



## **CITY OF PITTSBURG AGENDA**

**September 04, 2018**

**CITY HALL COUNCIL CHAMBER  
65 CIVIC AVENUE, PITTSBURG, CA**

**CLOSED SESSION  
6:00 P.M.**

**REGULAR MEETINGS  
7:00 P.M.**

**CITY COUNCIL  
PITTSBURG POWER COMPANY**

### **PRESIDING**

**Dwaine “Pete” Longmire, Mayor/Chair  
Sal Evola, Vice-Mayor/Chair  
Juan Antonio Banales, Council Member/Board Member  
Jelani Killings, Council Member/Board Member  
Marilyn “Merl” Craft, Council Member/Board Member**

**FOR HOUSING AUTHORITY:  
VACANT, Housing Authority Member  
Annie Hill Herring, Housing Authority Member**

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Pittsburg City Council meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us). Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

**NOTICE TO PUBLIC (Attached)**

**COUNCIL COMMITTEES LIST (Attached)**

**COMMISSIONS/COMMITTEES MEETING SCHEDULE (Attached)**

**AUDIENCE REMARKS**

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

**6:00 P.M.**

**CONVENE IN CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: APN's 095-150-032, 094-080-011, 095-160-001, 095-160-002, 094-090-001, 094-080-002; Negotiators: Joe Sbranti, Garrett Evans; Negotiating Parties: Energy Delivery Solutions LLC; Under negotiation: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:

Two (2) cases

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

Two (2) cases

**7:00 P.M.**

**CONVENE IN OPEN SESSION FOR REGULAR MEETING**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CITY MANAGER REPORTS/REMARKS**

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)



## **CITIZENS REMARKS**

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

## **CITY COUNCIL MEETING**

### **PUBLIC HEARING**

4. Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburgh Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District AP-17-1235 (RZ)

This is a continued public hearing on a request for a zoning text amendment to add "small recycling facility" and "mail order or direct selling establishment," as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission adopted Resolution No. 10064, recommending adoption of the proposed amendment. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item to a date uncertain. On August 20, 2018, at the request of the Mayor, the City Council voted 3-0 to continue the item to the September 4, 2018, meeting.

5. Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)

This is a public hearing on a request to: 1) introduce and waive first reading of an ordinance approving a zoning map amendment and EIR addendum; and 2) adopt a resolution approving a vesting tentative map and design review, to allow for the construction of 346 single-family dwelling units, a 12-acre commercial site, and ancillary features. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005. On August 21, 2018, the Planning Commission considered the proposal in its entirety and adopted Resolution No. 10102, recommending approval of the project.

## **CONSIDERATION**

6. Adoption of a City Council Resolution Approving an Option Agreement between the City of Pittsburgh and MWF Holdings, LLC for Four City Owned Properties Located at 385 E. 3rd Street, 389 E. 3rd Street, E. 3rd Street, and 495 E. 3rd Street

The City of Pittsburgh and MWF Holdings, LLC, a Delaware limited liability company (Making Waves), propose to enter into an option agreement (Agreement) for four City owned properties located at 385 E. 3rd Street, 389 E. 3rd Street, E. 3rd Street, and 495 E. 3rd Street, with County Assessor's Parcel Numbers 073-010-005, 073-010-

004, 073-010-003, and 073-010-002 respectively (collectively, the “Properties”).

7. Adoption of a City Council Resolution Approving the Use of Business Improvement District Funds by the Pittsburgh Chamber of Commerce for Police and Staff Services for the 2018 Seafood and Music Festival

The Pittsburgh Chamber of Commerce (Chamber) proposes and the City accepts the use of Business Improvement District (BID) funds for police and staff services for the 2018 Seafood and Music Festival.

8. By Minute Order, Consider Commission Appointment to Vacancy on the Housing Authority Commission

One (1) opening exists on the Housing Authority Commission. Commissioners must be Section 8 tenants of the Pittsburgh Housing Authority. The City has advertised for the opening and received two applications. Both applicants were invited to interview with the City Council on August 20 and one applicant was interviewed at that time.

### **CONFLICT OF INTEREST STATEMENT**

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time. |
|-------------------------------------------------------------------------------------------------------------------------------|

### **CONSENT CALENDAR**

#### **COMBINED CITY COUNCIL, PITTSBURG POWER COMPANY CONSENT CALENDAR**

9. Minutes

Minutes of August 20, 2018

10. Adoption of a Pittsburgh Power Company Resolution Approving a Purchase and Sale Agreement, a Loan Agreement, a Promissory Note, and a Deed of Trust and Security Agreement between the Pittsburgh Power Company and Natalie Cooper for 615 Railroad Avenue

The Pittsburgh Power Company, a Joint Powers Authority (PPC, Seller, or Beneficiary) and Natalie Cooper, an individual, doing business as Lumpy’s Diner Pittsburgh (Buyer, Borrower, or Trustor), propose to enter into a purchase and sale agreement (PSA) and loan agreement, promissory note, and deed of trust and security agreement (collectively, the Loan Documents”) for the purchase and sale of 615 Railroad Avenue, also known as County Assessor’s Parcel Numbers 085-171-012 (Property).

11. Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for Teamsters Union, Local 856 for the Period July 1, 2018–June 30, 2020.

The Memorandum of Understanding between the City of Pittsburgh and the Teamsters Union, Local 856 expired on June 30, 2018. The City and Teamsters representatives have reached a tentative agreement on the terms and conditions of employment for fiscal years 2018–2019 and 2019-2020 that provides for a salary adjustment for all classifications, as well as the implementation of significant cost sharing measures

relating to the California Public Employees Retirement System (CalPERS). Should Council approve these terms, staff will prepare successor MOUs that incorporate the agreed upon changes.

### **COUNCIL MEMBER REPORTS/REMARKS**

|                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council Members may make brief announcements or informal comments at this time. Council members may ask questions for clarification from City staff, and make a report on their activities, including reports on committee assignments (see attached list of ad hoc committees and other public agencies in which Council members participate). (No Action Required) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **ADJOURNMENT to September 17, 2018**

## **NOTICE TO PUBLIC**

### **GENERAL INFORMATION**

Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). The full packets are also located on the City's website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us). If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

### **SPEAKER'S CARD**

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

### **PUBLIC HEARINGS**

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

### **NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED**

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

### **DISRUPTIVE CONDUCT**

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

### **LIVE MEDIA BROADCASTING ADVISEMENT**

City Council meetings are webcast live on the City's website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us) on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.

## City Council Outside Agency / Liaison / Sub-Committees Assignments - 2018

**Updated June 4, 2018**

| <u>OUTSIDE AGENCY BOARDS</u>             | <u>COUNCIL MEMBER(S)</u>                            | <u>TYPE</u> | <u>MEETS</u>                         | <u>STAFF</u>         |
|------------------------------------------|-----------------------------------------------------|-------------|--------------------------------------|----------------------|
| ABAG                                     | Merl Craft / Pete Longmire Alternate                | Standing    | Annual                               | J. Sbranti           |
| SF Bay Regional Water Quality Board      | Merl Craft / Pete Longmire Alternate                | Standing    | As needed                            | J. Sbranti           |
| Contra Costa County Fire Dist.           | Pete Longmire / Jelani Killings Alternate           | Standing    | 2 <sup>nd</sup> Monday               | J. Sbranti           |
| Delta Diablo**                           | Pete Longmire / Juan Banales Alternate              | Standing    | 2 <sup>nd</sup> Wednesday            | F. McKinley          |
| East Co.Co.County Habitat Conservancy    | Sal Evola / Juan Banales Alternate                  | Standing    | Monthly                              | K. Pollot            |
| East County Water Management             | Merl Craft / Pete Longmire Alternate                | Standing    | Annual                               | F. McKinley          |
| MCE Clean Energy Board                   | Juan Banales / Pete Longmire Alternate              | Standing    | 4 Per Year                           | G. Evans             |
| TRANSPLAN / ECCRFFA                      | Sal Evola / Juan Banales Alternate                  | Standing    | 2 <sup>nd</sup> Thursday             | J. Hecht             |
| Tri-Delta Transit (2 reps)***            | Pete Longmire& Merl Craft / Jelani Killings Alt.    | Standing    | Last Wednesday                       | J. Hecht             |
| <u>LIAISON TO</u>                        | <u>COUNCIL MEMBER(S)</u>                            | <u>TYPE</u> | <u>MEETS</u>                         | <u>STAFF</u>         |
| East Bay League of Calif. Cities         | Sal Evola / Merl Craft Alternate                    | Standing    | 3 <sup>rd</sup> Thursday             | *Rotational          |
| Mayor's Conference                       | Pete Longmire / Sal Evola Alternate                 | Standing    | 1 <sup>st</sup> Thursday             | J. Sbranti/G. Evans  |
| School Districts Committee               | Merl Craft &Jelani Killings / Juan Banales Alt.     | Standing    | 4 <sup>th</sup> Thursday even months | J. Sbranti           |
| <u>SUBCOMMITTEES</u>                     | <u>COUNCIL MEMBER(S)</u>                            | <u>TYPE</u> | <u>MEETS</u>                         | <u>STAFF</u>         |
| CAC/CDBG                                 | Juan Banales & Jelani Killings / Pete Longmire Alt. | Standing    | As needed                            | M. Aliotti           |
| CIP                                      | Juan Banales & Jelani Killings                      | Ad Hoc      | As needed                            | F. McKinley/J. Hecht |
| Concord Hills Working Group              | Sal Evola & Juan Banales / Merl Craft Alt.          | Ad Hoc      | As needed                            | J. Sbranti           |
| Pittsburg Recognition Committee          | Merl Craft / Pete Longmire Alt.                     | Ad Hoc      | As needed                            | J. Hecht             |
| Economic Develop/Waterfront Subcommittee | Pete Longmire &Juan Banales / Sal Evola Alt.        | Standing    | Quarterly                            | G. Evans             |
| Finance Subcommittee                     | Sal Evola & Pete Longmire / Merl Craft Alt.         | Standing    | As needed                            | B. Farmer            |
| Land Use Subcommittee                    | Sal Evola &Juan Banales / Merl Craft Alt.           | Ad Hoc      | As needed                            | K. Pollot            |
| Local Contracting & Preference Policy    | Merl Craft & Sal Evola                              | Ad Hoc      | As needed                            | J. Sbranti           |
| Pittsburg Arts & Community Foundation    | Merl Craft& Jelani Killings / Pete Longmire Alt.    | Standing    | As needed                            | J. Sbranti           |
| Pittsburg Police Activities League (PAL) | Juan Banales & Pete Longmire / Killings Alt.        | Standing    | Monthly                              | B. Addington         |
| Power Company Advisory                   | Pete Longmire & Juan Banales / Merl Craft Alt.      | Standing    | As needed                            | G. Evans             |
| Public Outreach                          | Juan Banales & Jelani Killings                      | Ad Hoc      | As needed                            | K. Simonton          |
| Sister City Committee                    | Sal Evola&Merl Craft/ Pete Longmire Alt.            | Ad Hoc      | As needed                            | G. Evans             |
| Successor Agency Subcommittee            | Merl Craft &Jelani Killings / Pete Longmire Alt.    | Standing    | As needed                            | M. Aliotti           |

\*Rotational Staff as assigned by City Manager

\*\*Stipend of \$209 per month

\*\*\*Stipend of \$100 per month

## COMMISSION/SUBCOMMITTEE MEETING SCHEDULE

Following is a tentative list of currently scheduled Commission meetings for the upcoming month. For further information, please visit our website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us) and click on the CALENDAR link for meetings, dates, times and locations.

| Commission                    | Tentative Meeting Dates                      |
|-------------------------------|----------------------------------------------|
| Planning Commission           | 2 <sup>nd</sup> and 4 <sup>th</sup> Tuesdays |
| Community Advisory Commission | 1 <sup>st</sup> Wednesday                    |
|                               |                                              |

Planning Commission meetings are regularly held the second and fourth Tuesdays of the month in the Pittsburg City Hall Council Chambers.

Community Advisory Commission meetings are regularly held the first Wednesday of the month in the Pittsburg City Hall Council Chambers.

In addition to the Commission Meetings listed above, there are several Council Member Subcommittees that meet on an “as needed basis”. For a list of subcommittees that Council Members and staff are assigned to, please see the “Council Committee List” attached to the agenda.

Subcommittee Meetings that are anticipated to occur in the coming month vary. The meeting dates, times and locations for these meetings are yet to be determined. This information will be posted on the City’s website, [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us), as soon as it is determined. Please check the Calendar on the City’s website for information.

For further information, contact the City staff member assigned to that Commission or Subcommittee.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/22/2018

**TO:** Mayor and Council Members

**FROM:** Joe Sbranti, City Manager

**SUBJECT:** Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District AP-17-1235 (RZ)

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

This is a continued public hearing on a request for a zoning text amendment to add “small recycling facility” and “mail order or direct selling establishment,” as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission adopted Resolution No. 10064, recommending adoption of the proposed amendment. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item to a date uncertain. On August 20, 2018, at the request of the Mayor, the City Council voted 3-0 to continue the item to the September 4, 2018, meeting.

**FISCAL IMPACT**

There is no fiscal impact on the City from the proposed ordinance. Standard business license fees would be collected on an annual basis for businesses in the City of Pittsburg.

**RECOMMENDATION**

Staff recommends that after the staff presentation the City Council open the public hearing, allow the applicant an opportunity to speak, take public testimony, and close the public hearing.

If the City Council agrees with the Planning Commission’s recommendation, staff recommends the City Council move to introduce, waive further reading, and pass to second reading the attached ordinance amending Pittsburg Municipal Code (PMC) Title 18 (“Zoning”) related to the permitting of small recycling facilities and mail order or direct selling in the M District.

## **BACKGROUND**

Mt. Diablo Resource Recovery (formerly Pittsburg Disposal) purchased the vacant building at 555 California Avenue several years ago and relocated their downtown business office to this location. On April 3, 2017, Mt. Diablo Resource Recovery filed an application for a zoning text amendment to allow “small recycling facility,” and “mail order or direct selling of merchandise,” (as defined by PMC sections 18.08.080(27)(b) and 18.08.080(26)(e)), as conditionally permitted uses in the M District, in order to facilitate implementation of the “Recycle Smart” program.

## **SUBCOMMITTEE FINDINGS**

The general project has been brought before the Land Use Subcommittee on three occasions. On March 5, 2015, a proposal was first presented to the Subcommittee by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff’s recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all Subcommittee recommendations discussed.

On April 3, 2017, the applicant filed Zoning Text Amendment Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a small recycling facility and mail order or direct selling establishment (rather than a “secondhand clothing and appliance store”) in order to better match the best fit land use classification as defined in PMC section 18.08.080. The current proposal includes a zoning text amendment to allow both uses in the M District, but only in areas north of California Avenue and east of Harbor Street and also subject to use permit approval.

On April 10, 2017, the application was presented to the Subcommittee for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendment be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging. At the conclusion of the LUS meeting, the subcommittee recommended that the zoning text amendment be taken to the Planning Commission and then to the City Council for review, as appropriate.

On June 13, 2017, the Planning Commission held a public hearing to consider the zoning text amendment and voted 5-0, with two absent, to adopt Resolution 10064 (Attachment 2) recommending City Council approval of the text amendment.

On July 17, 2017, the City Council held a public hearing to consider the proposed zoning text amendment. Following the public hearing, the City Council voted 2-1 to continue this item to the next meeting. The item was subsequently continued to a date uncertain to allow the applicant additional time to meet with neighboring residents to address concerns raised during the meeting.



On May 8, 2018, the applicant held an informational meeting, and invited residents of the neighboring Stone Harbor subdivision to tour the site and provide feedback to the applicant.

On July 18, 2018, the project was once again brought before the Subcommittee to provide an update on the applicant's outreach efforts and discuss potential conditions of approval related to the potential use permit application. During this meeting, Councilmembers Craft and Banales, as well as Commissioner Robinson, voiced their concerns regarding noise resulting from the recycling component. The applicant stated that recyclables would be collected in smaller containers within the existing building and proposed that the bins could be taken from the site by bin trucks, which are smaller trucks with a forklift like attachment, which would eliminate much of the noise resulting from recyclable materials being dumped into a standard truck bed. Councilmember Banales recommended a condition be added to address where the trucks would be loaded, and how trucks and other clients would enter the parking area of the facility.

On August 20, 2018, the City Council voted 3-0 to continue this item to the September 4, 2018, City Council meeting.

### **STAFF ANALYSIS**

Project Description: Implementation of the Recycle Smart Program by Mt. Diablo would be a two-step application process: the first step, as mentioned above, would be approval of a zoning text amendment to allow a "small recycling facility" and "mail order or direct selling establishment," subject to a use permit, within that portion of the M District north of California Avenue and east of Harbor Street. It should be noted that the application being voted on by the City Council at this point only regards the zoning text amendment portion and would not entitle the use of the site as either a small recycling facility or a mail order or direct selling establishment.

If the zoning text amendment is approved, the applicant would be required to obtain a use permit to legally establish the use. While the City Council is not being asked to make a decision on the use permit at this time, staff and the applicant have put together information regarding the proposed use to help inform the public and City Council of the applicant's intent. As such, staff has worked with the applicant to draft potential conditions of approval intended to address concerns raised during the previous public hearings and Subcommittee meetings, which would be incorporated into a potential use permit approval (Attachment 3).

As part of the potential use permit portion of the application, the proposed retail/mail order or direct selling use would be limited to an 1,805 sq.ft. area within the existing warehouse along the eastern (front) end of the building (Attachment 4). This area would utilize display tables and include two new offices: one for sales persons who would handle both the online sales and future walk-in customers, and one for the warehouse manager. All proceeds would be distributed to non-profit organizations. The proposed recycling area, where recycling bins and a small scale would be located, would occupy a 500 s.f. portion (2.5%) of the 20,000 s.f. building (Attachment 4) and would be located at the southwestern end (back) of the building along California Avenue, more than 130 feet from the nearest residence. The use would utilize only small intake equipment, and no large processing equipment. Collected recyclables would be stored inside the building and removed from the site daily to control odor. There would be no outside storage of bins or materials, and trucks would be kept at the Loveridge Road facility. Operations would be limited to the hours of 9:00 a.m. and 3:00 p.m., and noise levels are not anticipated to exceed 60 decibels. The applicant

intends to continue the primary use of the building as an administrative office and payment center, which is permitted.

Analysis: The proposed zoning text amendment and use permit request is part of “Recycle Smart,” a comprehensive effort by Mt. Diablo to provide resource recovery to the fullest extent possible. To date, the applicant estimates that over 2,000,000 pounds of recyclable materials have been diverted from the landfill. The potential relocation of the buyback center from the heavily industrial Loveridge Road facility to 555 California Avenue would provide a more convenient, safer alternative for the community to recycle.

With the locational limitations proposed, the only area that the proposed amendment would apply too would include the stretch of land located on the north side of California Avenue, between Harbor Street and approximately 100 feet west of Edward Avenue. This area is zoned PD (Planned Development, City Council Ordinance No. 09-1319) District, and has been designated by the Railroad Avenue Specific Plan (RASP) as Transit Oriented Development Medium Density (TOD-M). Allowable land uses in TOD-M and Transit Oriented Development High Density (TOD-H) Districts are the same as those of the M District, as specified in the RASP and Title 18 of the PMC.

Prior to the adoption of the RASP, the General Plan and zoning designations for all of the parcels currently zoned M District along California Avenue east of Harbor Street, were CC (Community Commercial) District, which allowed for “small recycling facilities” subject to Zoning Administrator approval, and “mail order or direct selling establishments” as permitted uses. Because the current proposal would essentially be reverting back to allowable land uses in place prior to the adoption of the RASP, but under the same General Plan land use designation, it can be concluded that the proposed zoning text amendment would remain consistent with the General Plan.

Staff believes that the City Council can make the necessary findings to approve the proposed amendment to allow small recycling facilities and mail order or direct selling establishments within the M District subject to a use permit and limitation that allows these uses only in that area north of California Avenue and east of Harbor Street, as the amendment would support a community need for continued recycling efforts that would keep items out of the landfill, and would provide resident’s with additional environmentally-beneficial recycling options while supporting the City’s recycling goals by providing new avenues to divert useable items from the waste stream. By requiring a use permit for new establishments, the City would further retain site development and operational controls to ensure that new businesses do not become a nuisance for the surrounding neighbors and the City as a whole.

ATTACHMENTS:     1. Proposed Ordinance  
2. Adopted Planning Commission Resolution No. 10064  
3. Draft Conditions of Approval for Subsequent Use Permit  
4. June 13, 2017, Planning Commission Staff Report (with attachments)  
5. Public Hearing Notice

Report Prepared By: Cathy Munneke, Contract Planner

## BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

|                                            |   |                        |
|--------------------------------------------|---|------------------------|
| Ordinance of the City of Pittsburgh        | ) | ORDINANCE NO. 18-_____ |
| Amending Title 18 of the Pittsburgh        | ) |                        |
| Municipal Code as it Relates to Permitting | ) |                        |
| for Small Recycling Facilities and Mail    | ) |                        |
| Order or Direct Selling Establishments in  | ) |                        |
| <u>the M District, AP-17-1235 (RZ)</u>     | ) |                        |

The City Council of the City of Pittsburgh DOES ORDAIN as follows

SECTION 1. Recitals

- A. This is a proposal initiated by Mt. Diablo Resource Recovery to consider an amendment to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to facilitate a small recycling facility and mail order or direct selling in the M (Mixed Use) District, subject to limitations.
- B. On March 5, 2015, a proposal was presented to the Land Use Subcommittee by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The Subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M District, subject to approval of a use permit. During this meeting the Subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all Subcommittee recommendations discussed.
- C. On April 3, 2017, the applicant filed Zoning Text Amendment AP-17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in PMC section 18.08.080. The proposal includes a zoning text amendment to allow both uses in the M District, but only in areas north of California Avenue and east of Harbor Street, subject to use permit approval.
- D. On April 10, 2017, the revised concept was presented to the Land Use Subcommittee for consideration. During this meeting, the Subcommittee continued to be supportive of the process as proposed by staff; however, the Subcommittee raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendment be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant

agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

- E. On June 13, 2017, the Planning Commission held a public hearing to consider the proposed zoning text amendment related to “small recycling facilities” and “mail order and direct selling” in the M District. Following close of the public hearing, the Planning Commission voted 5-0, with two absent, to recommend City Council approval of the amendment as presented by staff.
- F. On July 17, 2017, the City Council held a public hearing to consider the proposed zoning text amendment. Following close of the public hearing, the City Council voted 2-1 to continue the public hearing to the August 7, 2017, City Council meeting. On August 7, 2017, the item was continued to the August 21, 2017, City Council meeting. On August 21, 2017, the item was continued to a date uncertain to allow the applicant time to meet with the neighbors to address concerns.
- G. On May 8, 2018, the applicant held an informational meeting and invited residents of the neighboring Stone Harbor subdivision to tour the site and discuss the project.
- H. On July 18, 2018, the project was once again brought before the Subcommittee to provide an update on the applicant’s outreach efforts and discuss potential conditions of approval related to the potential use permit application. During this meeting, Councilmembers Craft and Banales, as well as Commissioner Robinson, voiced their concerns regarding noise resulting from the recycling component. The applicant stated that recyclables would be collected in smaller containers within the existing building and proposed that the bins could be taken from the site by bin trucks, which are smaller trucks with a forklift like attachment, which would eliminate much of the noise resulting from recyclable materials being dumped into a standard truck bed. Councilmember Banales recommended a condition be added to address where the trucks would be loaded, and how trucks and other clients would enter the parking area of the facility.
- I. Before adoption of an ordinance, the City Council shall make findings that the proposed regulation is consistent with the policies of the general plan and the notice and hearing provisions of PMC Title 18, in accordance with PMC section 18.48.030.
- J. On or prior to August 10, 2018, notice of the August 20, 2018, public hearing to consider this application was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.
- K. On August 20, 2018, the City Council voted 3-0 to continue this item to the September 4, 2018, City Council meeting.

- L. On September 4, 2018, the City Council held a continued public hearing on the proposed zoning text amendments, at which time oral and/or written testimony was considered.

## SECTION 2. Findings

- A. Based on the City Council Staff Report entitled, "Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code as it Relates to Permitting for Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District, AP 17-1235" and based on all the information contained in the Planning Division files, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the City Council finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
  2. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendment proposed is procedural in nature and consistent with the General Plan land use designations for the sites in question.
  3. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as the new uses are allowable uses within the Mixed Use General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.
  4. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they will provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole.
  5. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's recycling goals by diverting useable items from the waste stream.
  6. The change will be in conformity with the public convenience as it would provide residents with additional easily accessible recycling and retail options within the M (Mixed Use) District designated areas located north of California Avenue and east of Harbor Street.

### SECTION 3. Decision.

A. Based on the findings and the authority set forth above, the City Council hereby amends Title 18 of the PMC, as identified below:

1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the “Recycling collection facility” heading, as follows (new text shown with underlines):

|                                  |              |
|----------------------------------|--------------|
| Recycling collection facility    |              |
| Reverse vending machine          | P            |
| <u>Recycling facility, small</u> | <u>L-148</u> |

2. PMC section 18.53.020 “M District – Additional Use Regulations,” Limitation L-148, is amended to read as follows (new text shown with underlines):

“Permitted above ground floor level, except for small recycling facilities. Use permit required for any establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.”

### SECTION 4. Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

### SECTION 5. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

### SECTION 6. Publication

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburgh held on September 4, 2018, and was adopted and ordered published at a meeting of the City Council held on September 17, 2018, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

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Dwaine "Pete" Longmire, Mayor

ATTEST:

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Alice E. Evenson, City Clerk

## BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

|                                              |   |                      |
|----------------------------------------------|---|----------------------|
| Resolution Recommending that the City        | ) |                      |
| Council Amend Title 18 of the Pittsburgh     | ) |                      |
| Municipal Code as it Relates to Small        | ) |                      |
| Recycling Facilities and Mail Order or       | ) | Resolution No. 10064 |
| Direct Selling Establishments in the Mixed   | ) |                      |
| Use District, for "Pittsburgh Disposal / Mt. | ) |                      |
| Diablo Recycling, AP-17-1235 (RZ)." )        | ) |                      |

The Planning Commission DOES RESOLVE as follows:

### Section 1. Background

- A. On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed.
- B. On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburgh Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburgh Disposal offices.
- C. April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.



- D. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC).
- E. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.
- F. On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.
- G. Pittsburg Municipal Code (PMC) section 18.48.030.A specifies that the following determinations must be made in order to recommend approval of an amendment to the Zoning Ordinance:
  - 1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;
  - 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
  - 3. there is a community need for the change proposed; and
  - 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- H. On June 13, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1235, at which time oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled "Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based



on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as the new uses are allowable uses within the *Community Commercial* General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.
3. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they would provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole
4. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's reuse, redeem and recycle goals by diverting useable items from the waste stream.
5. The change will be in conformity with the public convenience as it would provide residents with additional easily accessible recycling and retail options within the M District designated areas located north of California Avenue and east of Harbor Street.

### Section 3. Decision

- A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC section 18.53.020 "Land use and development regulations," as identified below:
  1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

|                                  |              |
|----------------------------------|--------------|
| Recycling collection facility    |              |
| Reverse vending machine          | P            |
| <u>Recycling facility, small</u> | <u>L-148</u> |

Small Recycling Facility on the north side of California Avenue and east of Harbor Street, allowed with a use permit

2. PMC section 18.53.020 "M District – Additional Use Regulations," Limitation L-148 is amended to read as follows (new text shown with underlines):

Permitted above ground floor level. Use permit required for an establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.

#### Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Croskey, seconded by Commissioner Foster, the foregoing resolution was passed and adopted the 13<sup>th</sup> day of June 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Croskey, Foster, Gargalikis, Guerrero

NAYES: None

ABSTAIN: None

ABSENT: Patrice Belleci-Shipe, Fardella

I hereby certify that the above Resolution No. 10064 was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.



HECTOR ROJAS, AICP, ACTING SECRETARY  
PITTSBURG PLANNING COMMISSION

**Attachment 3**  
**Selected Draft Use Permit Conditions of Approval**

*Recycle Smart and Buyback Use Permit Conditions*

1. The small recycling facility shall accept only glass, aluminum cans, plastic containers, papers and reusable items.
2. The small recycling facility shall not use power-driven processing equipment.
3. The small recycling facility shall be located within the existing building. No outdoor operations, including but not limited to outside storage or sorting of materials, shall be allowed.
4. The recycle buyback operations shall occur entirely within the existing building.
5. Only smaller containers that can be removed by a bin truck shall be used to collect and store recyclable materials.
6. All containers used as part of the small recycling facility buyback program shall be picked up within the existing building using bin trucks.
7. All vehicles, including trucks owned by the business operator, shall enter the site from the driveway off of Newport Drive. The gate along California Avenue shall be designated as exit only. The business operator shall make all reasonable efforts to ensure that vehicles exiting the site do not block California Avenue or the adjacent sidewalk.
8. Customer parking shall be limited to those spaces along the western property boundary and those spaces east of the existing security gate along the north side of the existing building. All spaces adjacent to the northern property line west of the existing gate along the north side of the building shall be reserved for employee parking.
9. Storage bins utilized as part of the buyback program shall be removed and replaced a minimum of once per week, or as needed when filled to capacity. This shall not be construed as to require empty, clean bins be removed.
10. The business operator shall maintain service with a private pest control company at all times.
11. Public business hours shall be limited to the hours of 9:00 a.m. and 3:00 p.m. (maximum hours) during weekdays only. The small recycling buy-back facility shall be closed on the day the surrounding Stone Harbor neighborhood trash collection occurs.
12. Loading and delivery of materials shall be limited to the hours of 7:00 a.m. to 5:00 p.m. weekdays and Saturday.
13. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00 a.m. to 5:00 pm.
14. The business operator shall ensure no idling of trucks takes place on the premises.
15. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.

16. The business operator shall be required to refuse accepting any materials brought to the site via shopping carts. The business operator shall maintain signage, approved by the Planning Division and subject to all requirements of Title 19 of the PMC, at both entry gates stating: "No Grocery Carts Allowed on Premises."
17. The business operator shall install and maintain signage within the existing pylon sign, approved by the Planning Division and subject to all requirements of Title 19 of the PMC.
18. The developer shall provide permanent, fixed bicycle racks or lockers for 8 bicycles. The final design and location of the bicycle racks shall be subject to approval by the Planning Division.
19. The developer shall plant a minimum of one (1) tree at the project entry off of Newport Drive within island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city's climatic, soil, geological and topographical conditions.
20. The developer shall repair sections of missing gate lattice on existing trash structure.
21. The developer shall repair and finish (to match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.
22. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
23. There shall be no outdoor display or storage of any kind.
24. The business owner shall ensure that items offered for sale do not spill or leak oil or other hazardous contaminants. The business operator shall ensure that accidental spills or leaks of oil or other hazardous contaminants are immediately cleaned using dry cleanup methods.
25. The business owner shall work with a City-approved theft prevention specialist to help identify and reject stolen goods. The operator shall work with the Police Department to the maximum extent feasible to report stolen items.

*Railroad Avenue Specific Plan Community Facilities District:*

26. If not already completed, the property owner shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-01 Railroad Avenue Specific Plan Area Community Facilities District (CFD 2014-1), prior to operation of the small recycling facility.



**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT**

**ITEM: No. 3 – Recommendation on a Zoning Text Amendment for Pittsburg  
Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)**

ORIGINATED BY: Robert Hammonds, Mt. Diablo Recycling - Garaventa Properties,  
PO Box 5397, Concord, CA, 94520

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a zoning text amendment to facilitate implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District, for Pittsburg Disposal / Mt. Diablo Recycling; APN 073-270-089. While the purpose of this request is to facilitate a specific development proposal, the zoning text amendments would apply to the entire M District, with limitations.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10064, recommending that the City Council approve an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

BACKGROUND:

The primary project site at 555 California Avenue was constructed in 1994 and is the former location of Wonder Bread and California Carpets. The site was vacated in 2012. Attachment 2 of this report includes a map showing the existing surrounding uses.

On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed (see Attachment 3 of this report for a full list of the draft use permit conditions, which would be subject to formal review at a later date).

On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project, as presented below. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg

## Planning Commission Staff Report

Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging (see Attachment 3). At the conclusion of the LUS meeting, the subcommittee recommended that the zoning text amendment be taken to Planning Commission and then to the City Council for review, as appropriate.

### PROJECT DESCRIPTION:

The applicant has proposed a zoning text amendment to facilitate a “small recycling facility” and “mail order or direct selling establishment” (as defined by PMC sections 18.08.080.24.B and 18.08.080.26.E, respectively), auxiliary to the Pittsburg Disposal Offices. This project requires amending the M District’s land use and development regulations (PMC section 18.53.020) to include and designate the two use classifications, which are required for the implementation of the Recycle Smart Program ancillary to the Pittsburg Disposal Office, upon approval of a conditional use permit.

As proposed, “small recycling facilities” and “mail order or direct selling establishments” would be allowed on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

Details related to the site specific development proposal at 555 California Avenue have been submitted by the applicant and are attached to this report for information purposes only (see Attachment 4 - 555 California Avenue Proposal). Upon City Council approval of the requested zoning text amendment, a use permit application would be processed and reviewed by the Planning Commission for use of the specific site, as presented in Attachment 4.

### GENERAL PLAN/CODE COMPLIANCE:

General Plan / Railroad Avenue Specific Plan: On November 2, 2009, the Pittsburg City Council adopted the Railroad Avenue Specific Plan (RASP) Ordinance No. 09-1309 and Resolution 09-11303, which designated the project site as Transit Oriented Development (TOD) Medium. Allowable land uses in TOD Medium and TOD High Districts are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.

The Mixed Use designation was established to allow for greater flexibility of land uses around and accessible by transit (General Plan, page 2-18). The RASP boundaries encompasses a half-mile radius around the new Pittsburg Center BART Station (currently under construction), and the project site is within these boundaries, but located very near the edge of the RASP's half-mile border.

Prior to the adoption of the RASP, the General Plan and zoning designations for all of the currently designated M District parcels located along California Avenue east of Harbor Street, was Community Commercial (refer to Attachment 5 - Railroad Avenue Specific Plan and PMC sections) which allowed for "Small Recycling Facilities" subject to zoning administrator approval, and "Mail Order or Direct Selling Establishments" as permitted uses.

Because the current proposal would essentially be reverting back to allowable land uses in place prior to the adoption of the RASP, but under the same General Plan land use designation, it can be concluded that the proposed zoning text amendment would remain consistent with the General Plan.

Zoning: Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.



## Planning Commission Staff Report

Public Notice: On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

### ANALYSIS:

Staff believes that the Commission can make the necessary findings to recommend approval of the proposed amendment to the M District in order to revise the existing Land Use Regulations table to allow small recycling facilities and mail order or direct selling establishments on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

The amendment would support a community need for continued recycling efforts that will keep items out of the landfill. The proposed amendments would also provide resident's with additional environmentally-beneficial recycling options while supporting the City's reuse, redeem and recycle goals by providing new avenues to divert useable items from the waste stream.

By requiring a use permit for new establishments and limiting the locations to M District areas north of California Avenue and east of Harbor Street, the City will further retain site development and operational controls to ensure that new businesses do not become a nuisance for the surrounding neighbors and the City as a whole.

### ACTION REQUIRED:

Move to adopt Resolution No. 10064, recommending City Council approval of an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

### ATTACHMENTS:

1. Draft Resolution No. 10064
2. Surrounding Uses Map
3. Draft Use Permit Conditions of Approval
4. 555 California Avenue Proposal
5. Railroad Avenue Specific Plan and PMC Sections
6. Public Hearing Notice & Vicinity Map
7. Public Comments Received as of June 6, 2017

## Planning Commission Staff Report

Prepared by: Christine Gregory, Contract Planner

PROPOSED  
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

|                                             |   |                      |
|---------------------------------------------|---|----------------------|
| Resolution Recommending that the City       | ) |                      |
| Council Amend Title 18 of the Pittsburg     | ) |                      |
| Municipal Code as it Relates to Small       | ) |                      |
| Recycling Facilities and Mail Order or      | ) | Resolution No. 10064 |
| Direct Selling Establishments in the Mixed  | ) |                      |
| Use District, for "Pittsburg Disposal / Mt. | ) |                      |
| Diablo Recycling,AP-17-1235(RZ)." )         | ) |                      |

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed.
  
- B. On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.
  
- C. April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

- D. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC).
- E. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.
- F. On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.
- G. Pittsburg Municipal Code (PMC) section 18.48.030.A specifies that the following determinations must be made in order to recommend approval of an amendment to the Zoning Ordinance:
  - 1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;
  - 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
  - 3. there is a community need for the change proposed; and
  - 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- H. On June 13, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1235, at which time oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled "Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based

on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as the new uses are allowable uses within the *Community Commercial* General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.
3. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they would provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole.
4. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's reuse, redeem and recycle goals by diverting useable items from the waste stream.
5. The change will be in conformity with the public convenience as it would provide residents with additional easily accessible recycling and retail options within the M District designated areas located north of California Avenue and east of Harbor Street.

### Section 3. Decision

- A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC section 18.53.020 "Land use and development regulations," as identified below:
1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

|                                  |              |
|----------------------------------|--------------|
| Recycling collection facility    |              |
| Reverse vending machine          | P            |
| <u>Recycling facility, small</u> | <u>L-148</u> |

Small Recycling Facility on the north side of California Avenue and east of Harbor Street, allowed with a use permit

2. PMC section 18.53.020 “M District – Additional Use Regulations,” Limitation L-148 is amended to read as follows (new text shown with underlines):

Permitted above ground floor level. Use permit required for an establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner , seconded by Commissioner \_\_\_\_\_, the foregoing resolution was passed and adopted the 13<sup>th</sup> day of June, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10064 was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.

\_\_\_\_\_  
KRISTIN POLLOT, AICP, SECRETARY  
PITTSBURG PLANNING COMMISSION

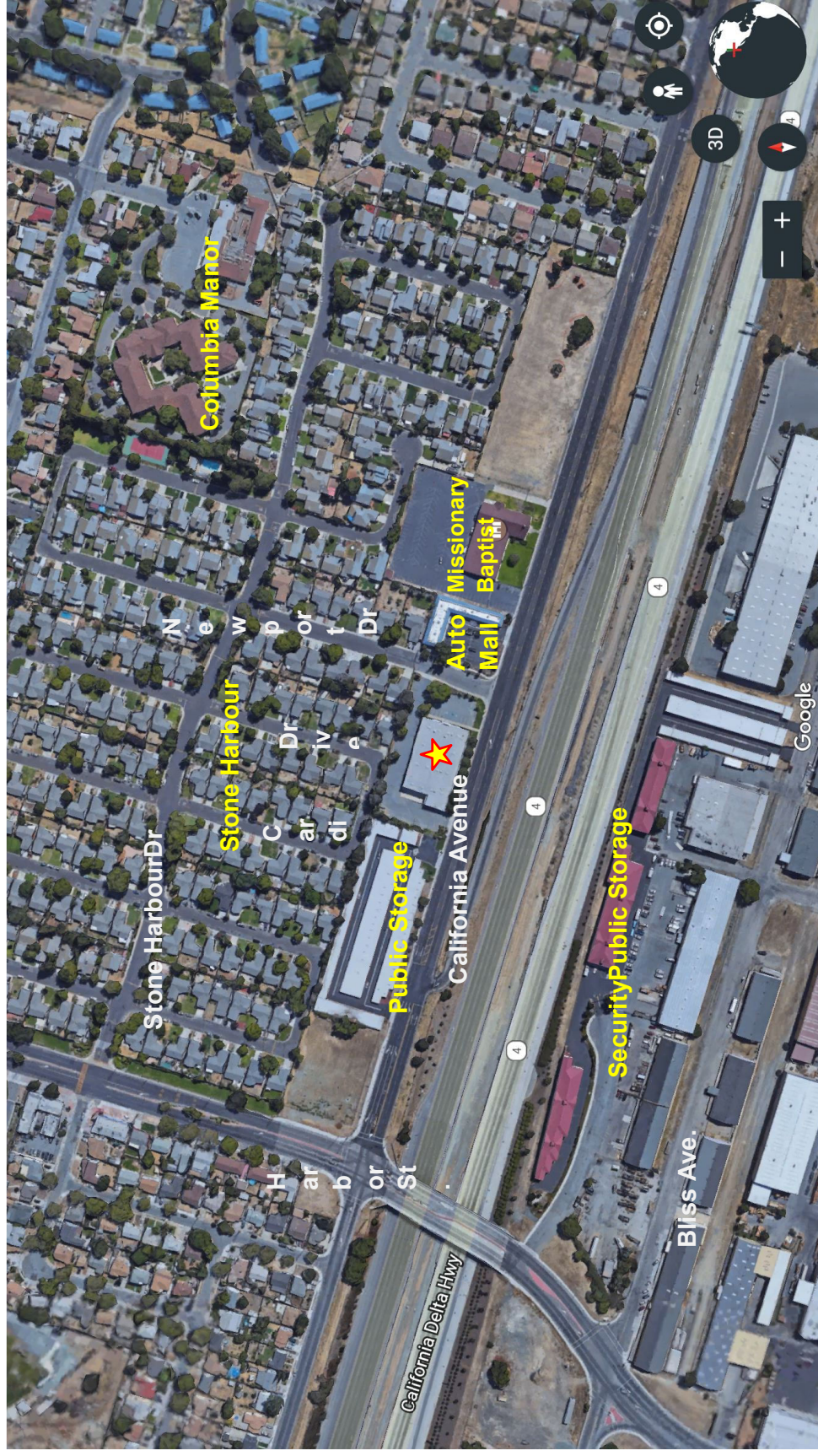


**Attachment2**  
**Surrounding Uses**

Pittsburg Disposal / Mt Diablo Recycling, AP-17-1235 (Zoning Text Amendment)



**Project Site**





## **Attachment 3Draft Use Permit Conditions of Approval**

### *Standard Conditions*

1. **Sales Tax:** The applicant or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Applicant or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.
2. **Standard Conditions of Development:** The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
3. **Other Agency Requirements:** The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
4. **Indemnification:** Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

### *Recycle smart and Buyback Use Permit Conditions*

5. The small recycling facility may accept only glass, aluminum cans, plastic containers, papers and reusable items.

6. The small recycling facility may not use power-driven processing equipment.
7. The small recycling facility must be located in the existing building a minimum of 20 feet from the California Avenue Sidewalk.
8. The project shall be:  
500 SF maximum area small recycling facility  
1,805 SF maximum Retail Secondhand Sales area
9. No outside storage or sorting of materials is allowed.
10. Recycling Buy-back shall be closed on the day the surrounding neighborhood trash and collection occurs.
11. Public business hours shall be 9:00 a.m. to 5:00 p.m. (maximum hours) weekdays.
12. Loading and delivery of materials shall be prohibited outside of hours 7:00 a.m. to 5:00 p.m. weekdays and Saturday.
13. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00a.m to 5:00 pm.
14. No idling of trucks onsite is allowed.
15. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.
16. No vehicle traffic is allowed to block California Avenue.
17. Signage shall be submitted for review and approval:
  - a. No Grocery Carts allowed on premises
  - b. gate at California Avenue: NO PUBLIC ENTRY
  - c. gate to rear of building off Newport Drive: NO PUBLIC ENTRY
  - d. existing pylon sign
18. Add Permanent, fixed bicycle racks or lockers for 8 bicycles.
19. Plant one (1) tree minimum at project entry off Newport Drive in island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city's climatic, soil, geological and topographical conditions.
20. Repair sections of missing gate lattice on existing trash structure.
21. Repair, and finish (match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.

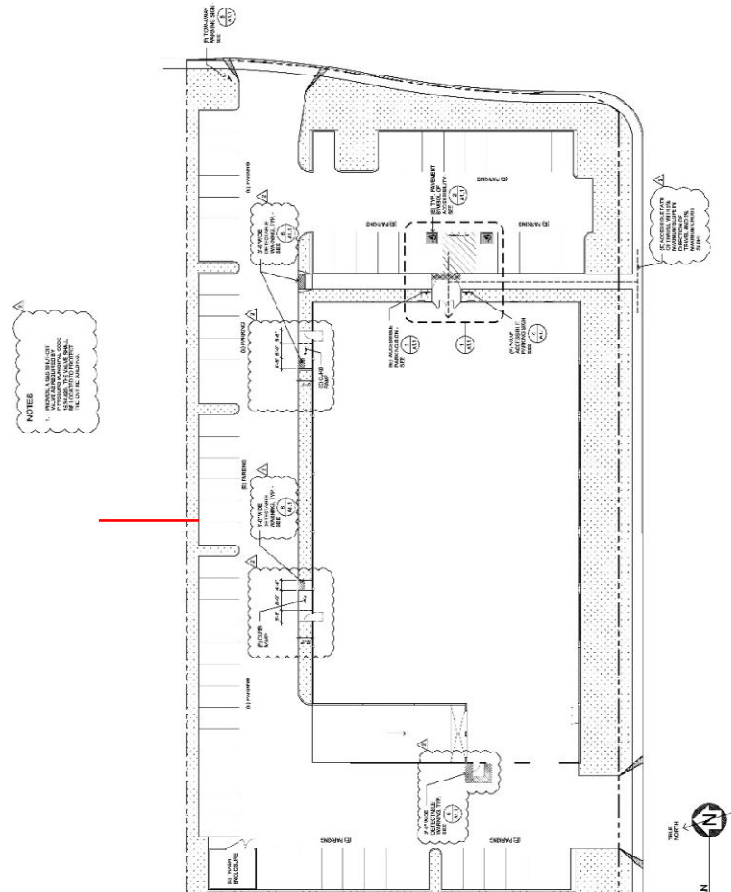
22. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.

*Railroad Avenue Specific Plan Community Facilities District:*

23. The subject property has been previously annexed into the Railroad Avenue Specific Plan (RASP) Community Facilities District 2014-1, The rate of the CFD is subject to City Council Ordinance No. 14-1383, if applicable.

## Attachment 4:555 California Avenue Proposal

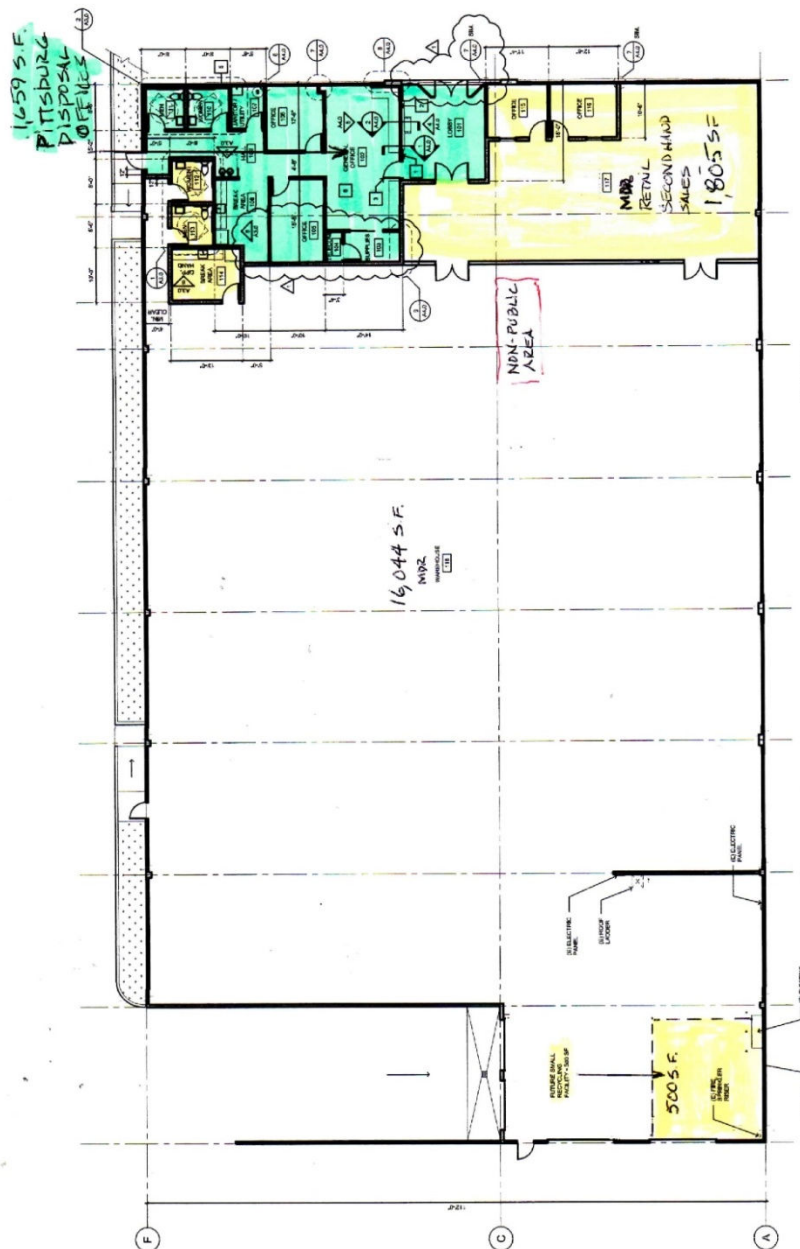
### 1. SITE PLAN (N



ode)

The project is gated to prohibit public entry to the employee and truck delivery area (shown as 2 red lines on the plan). The access to the public is the front doors. Within the gated area, only vehicular traffic relating to the Recycle Smart program implantation and occasional escorted recycle buy-back patrons.

## 2. PROJECT PLAN



20,008 SF Building Constructed in 1994. 1,659 SF is for Pittsburg Disposal offices; 16,044 SF Main Warehouse area used as receiving and sorting re-use items; 500 SF recycling and buy-back area (Maximum allowed for small recycling facility); and 1,805 SF is offices and showroom for public sales of reuse items (10% max of area per ordinance) ancillary to Pittsburg Disposal Services

### 3. PHOTOS

Looking northwest across California Avenue and Newport Drive to project site



**SIGNAGE:** The only signage currently planned will be on the building main entry doors on the east side which will received vinyl window signage on the glass door identical to that of the 981 Railroad Ave office (Pittsburg Disposal) along with the standard ADA parking warning signage. No Plans have been received regarding the building's existing pylon sign.

Photo 2 Looking north towards across Newport Drive at project entry and Stone Harbour Residential Subdivision





Photo 3 Looking west at gated access and wall along Stone Harbour residential to north



Photo 4 looking easterly along California Avenue.





#### **4. Site Operations Information**

The proposed project utilizes an existing building and parking plan constructed in 1993. The building's primary use is now Pittsburg Disposal office, which is an allowable use. In addition to the Pittsburg Disposal Offices, a recycling buy-Back and direct and online sales are proposed:

##### **A. Mt Diablo Recycling buy-back:**

The proposed 500 SF Mt Diablo Buy-Back recycling consists of an area inside the southwestern end of the building, where recycling bins and a small scale would be located.

**Odor:** Recyclable material inside the building would be moved out daily to control any odor issues.

**Noise:** There would be no outside storage and trucks would be stored at the Loveridge Road facility. Noise levels would not exceed 60 decibels.

**Expected walk-in volume:** Due to the current low price of the recycled materials market, the initial customer-per-day count (both walk-in and drive in) will likely be low; likely no more than a few per day. Should recycling material prices rise in the future, the customer count could be as much as 20 to 30 per day.

**Operating Hours:** The operating hours are specifically defined in the City's Recycling Collections Facility Conditions PMC 18.84.575, Proposed facility to be open M-F 9am – 3:30pm. It should be noted that Mt. Diablo Recycling is proposing an additional condition whereby the buy-back operations would remain closed on the day the surrounding neighborhood trash and recycling collections occurs (included in Conditions).

**Recycled materials bin pick up:** Weekly to start, more often should demand increase.

**Hours of workers and trucks outside normal business hours:** Infrequently a recycling container service pick up may be scheduled outside of normal business hours. Typically, the recycling container pickups would occur during the same service schedule as the curbside recycling services for the adjacent neighborhood.

**California Avenue Gate operation:** This gate will remain closed, and will be opened as necessary for receiving re-use delivery items.

**Circulation of traffic:** All customer traffic would enter and exit the eastern driveway off of Newport Street.

**Bin Sizes:** PCM 18.84.575 Sets criteria and standards for Small Recycling Facility

The containers used would be 2 – 3 yard bins. This facility will not be accepting recycled motor oil at this location.

**Recycle bins** No Bins will be outside the building. Bins will be on wheels. Staff will push the recycling container to where the recycling truck will empty it and return it to inside the warehouse.

**How many employees?** Up to nine (9) onsite

**Recycling buy-back access:** The overhead (rollup) doors at the truck dock and one of the two doors on the west would be open during normal business hours as necessary to receive re-use material or for access to bring the recycling containers to and from the recycling truck..

**Foot versus auto traffic expectation:** 75% cars and 25% pedestrian.

**Grocery cart full of recyclables discouraged:** No purchases of recycling materials from anyone utilizing stolen shopping carts to transport recycling materials and all customers will be required to provide a valid Driver's License or ID"

**Facility is closed on days when recyclables are picked up in adjacent areas** The Buy Back would not be open on the same day as the local neighbor trash and recycling collection occurs.

**Loveridge facility closure to the public:** The recycling facility at Loveridge Rd has been closed due to the concerns of public safety within the high truck traffic areas on site.

**Buy-back safety:** Payment for recycled materials will be accessed only from within the building's main lobby and payments will only be issued from the secured pay windows. Access through the gates to the buy-back recycling area will be by staff direction.

#### **B. Mail Order and Direct Selling Use:**

The proposed direct selling Use is an 1805 SF (meeting the 10% allowed) area of enclosed warehouse on the eastern end of the building which will have display tables. It includes 2 new offices for the sales person who handles the E-sales and future walk-in customers, and one for the warehouse manager. Also included are 2 restrooms and a break room that serve only the Mt Diablo Recycling staff (non-public area).

Mt. Diablo Recycling, working in partnership with Recycle Smart, Republic Services and the Contra Costa County Solid Waste Authority operates the Re-Use program whereby reusable items destined for the landfill are collected, transported, sorted and redistributed. These re-usable items include household electronics and appliances, gardening and outdoor sporting equipment, furniture, home décor and accessories, clothing, shoes, books, toys, office and school supplies.

The main focus and intent of the Re-Use program is to provide as many non-profit charitable programs and organizations with free access to these re-use items as possible with the co-objective of reducing and redirecting as many of these re-use items

from winding up in the local landfills as possible. The ability to sell those re-use items (which are not claimed by the non-profit organizations) to the local community would provide low cost access of these items to the local community, while further promoting waste diversion goals. In addition to the local retail sales, internet marketing such as E-Bay and Craigslist assist in broadening the area of marketing to the public. In the future, as the more re-use items that can be diverted from the landfill, the more successful this re-use program will be.

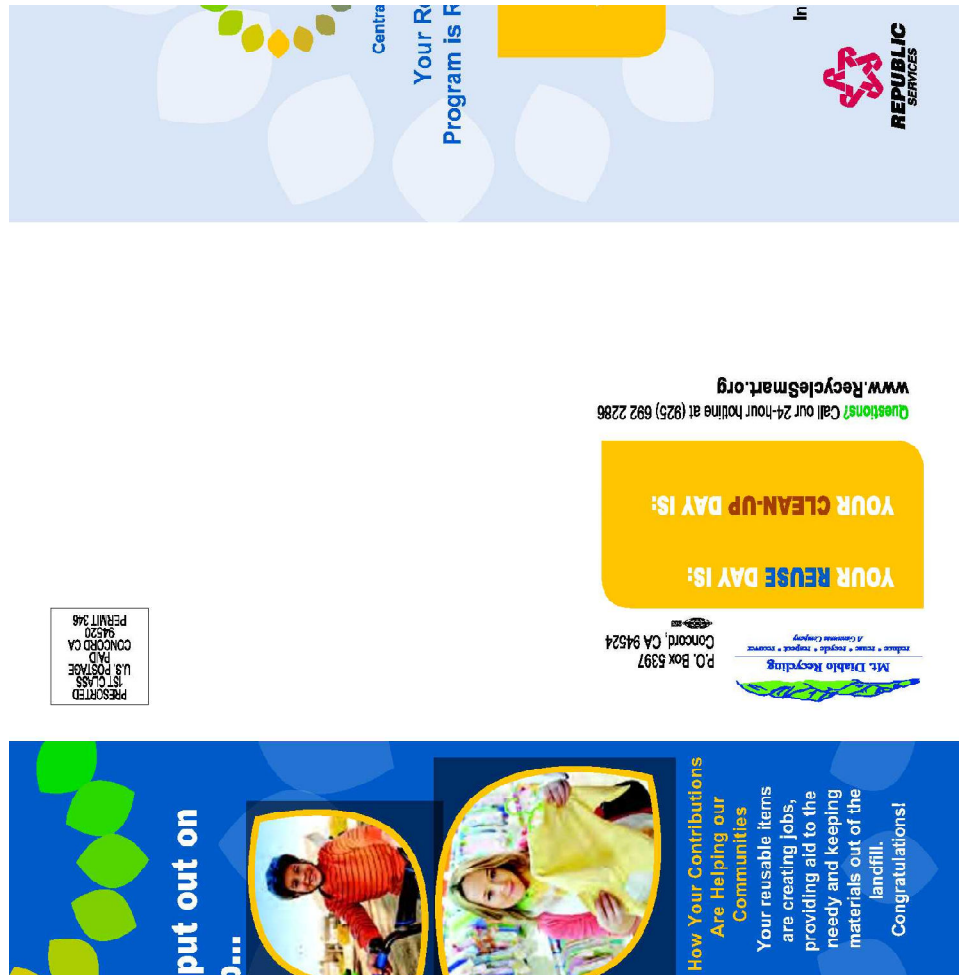
The majority of these reusable items are given directly to charitable organizations such as St. Vincent DePaul, Good Will Industries, and many other donation oriented charitable organizations. Through this programs re-use operations, in fiscal year 2016, more than 1,100 tons of re-use items were successful diverted from the local landfill.

The intent of the Mt. Diablo Re-Use Retail store will be to provide the local community (as well as internet sales) the opportunity to purchase those reusable items which have not been claimed by the other non-profit charities. Proceeds from the sale of these items will help to defray some of the cost of operations as well continuing to support Opportunity Junction and its job skills assistance programs.

The current office at 981 Railroad Ave (approx. 1,157 SF office) serves strictly as the business office for Pittsburg Disposal Service and has not been utilized for retail sales.

**Operation hours:** Proposed 7:00 am to 3:30 pm Mon thru Fri for receiving and shipping of re-use items; 9:00 am to 3:30 pm for the retail sales of re-use items.

## 5. Recycle Smart Brochure





**The RecycleSmart  
REUSE PROGRAM**  
Items Go to Local Non-Profits

**Acceptable items for collection**  
*(For State reporting purposes please put your name on all TV's and computer screens.)*

- Household Electronics & Appliances
- Home Decor & Accessories
- Office & School Supplies
- Garden, Outdoor & Sporting Equipment
- Gently-Used Furniture
- Clothes & Shoes









Please visit our website for a more detailed list.  
[www.RecycleSmart.org](http://www.RecycleSmart.org)

**What items are NOT acceptable on my Reuse Day?**

**Please NO:**

- Mattresses
- Construction or Demolition
- Tires
- Household Hazardous Waste
- Rocks or Dirt
- Cilbs or Car Seats
- Loose Wood
- Broken Items
- Car Batteries
- Dishwashers
- Throw Rugs
- Broken or Unassembled Furniture
- All Play Structures must be Broken Down.












**Reuse Day questions? Call Mt. Diablo Recycling at (925) 771-2786**

**RecycleSmart  
PROGRAM:  
Charities!**

between RecycleSmart, Inc. and the participating Charities. Items are then distributed to those Charities.

usable items at your curb. Items are then distributed to those Charities.

by 6 a.m. on your Reuse Day. (Items not taken for reuse on your Clean-Up Day).

ing with Opportunity Charities. For more information, please call (925) 771-2786.

on receipt, please contact (925) 771-2786.





**The RecycleSmart  
CLEAN-UP DAY  
Materials**

**What is a 'Clean-Up Day'?**  
The Clean-Up Day is a day when you can get rid of any items that are not wanted in your home. It is a day to clean up your home and get rid of items that are not wanted in your home. It is a day to clean up your home and get rid of items that are not wanted in your home.

**What do I need to bring?**  
• Place items at the curb by 6 a.m. on your Clean-Up Day. (Please do not place items on the street or in the yard.)  
• Cut and tie larger items (e.g., lawnmowers, etc.) into 4-foot or less in length.  
• Maximum clean-up volume is 32-gallon bags.  
• Items that are broken or damaged should be placed in a separate bag or container.

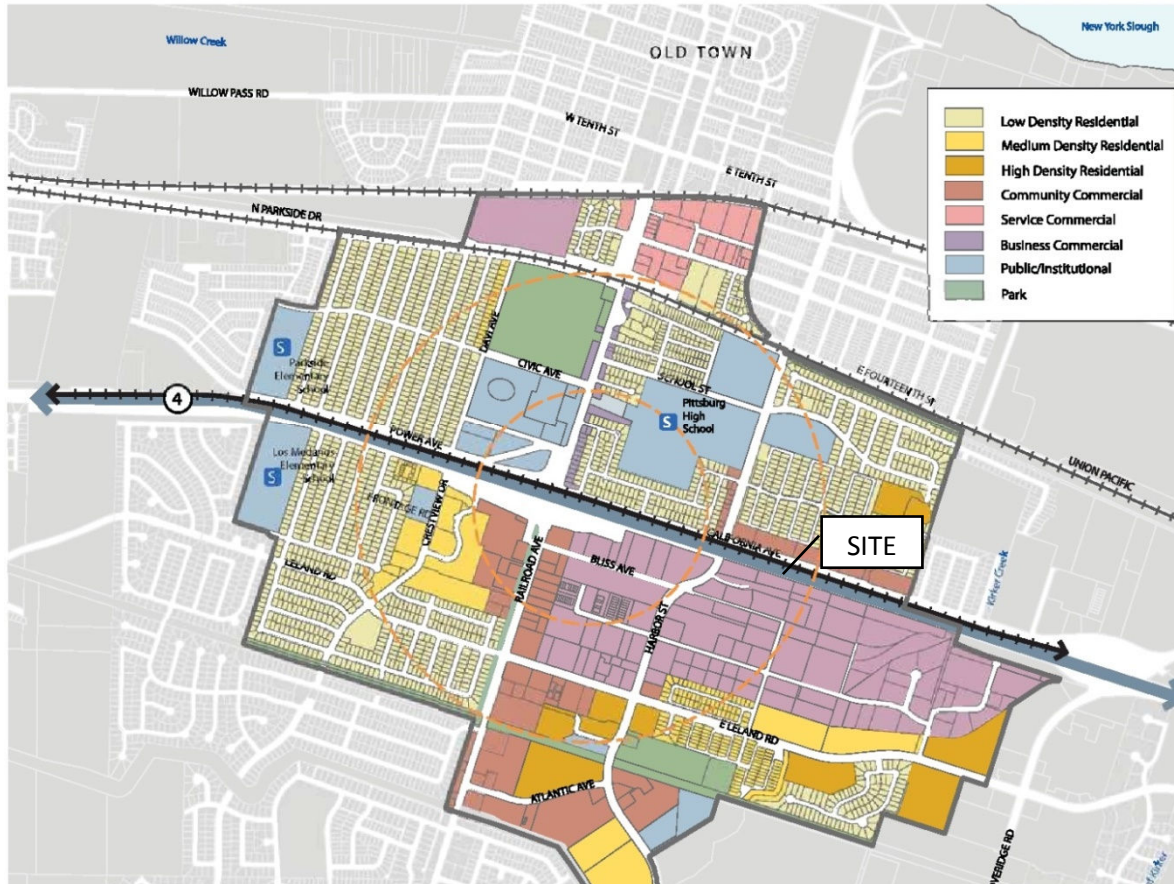
**What items are NOT acceptable?**  
• Household Hazardous Waste  
• Recyclables  
• Appliances  
• Large Car Parts or Large Furniture  
• Mattresses  
• Tree Stumps or Large Tree Trunks  
• Rocks, Dirt or Concrete

Please do not place clean-up items near or in front of garbage cans.

**Clean-Up Day questions?**

## Attachment 5 Railroad Avenue Specific Plan and PMC Sections

Figure 2.1 General Plan Land Use Map



1. **Figure 2.1 Railroad Avenue Specific Plan (RASP)** depicts the General Plan land use designations prior to the adoption of the RASP. The project site was designated Community Commercial.

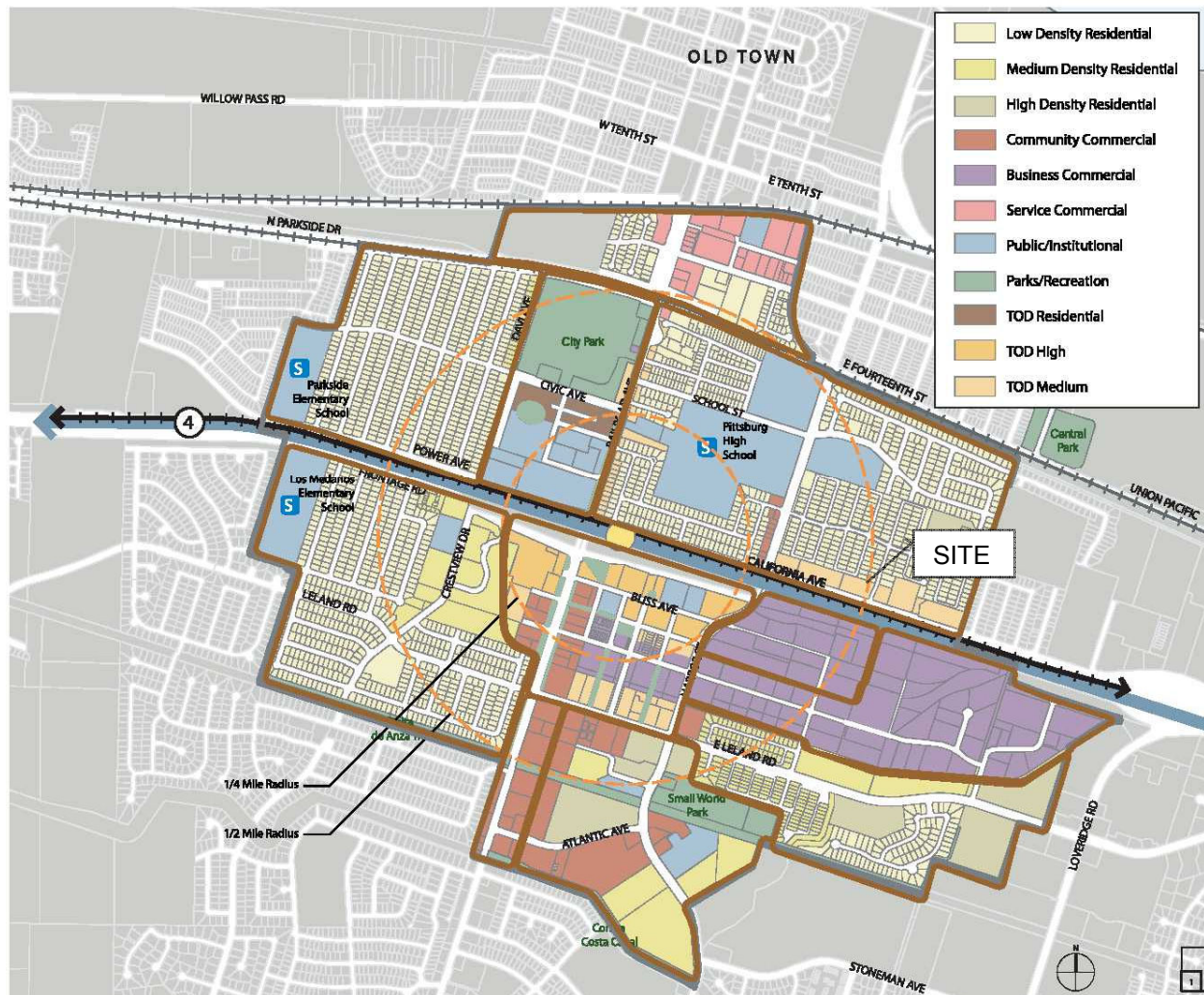
18.52.005.B.3 Community Commercial District (CC). To provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses;

A Small Recycling facility is an allowed with a Use Permit, Zoning Administrator in the CC District. A Mail order or direct selling establishment is a permitted use in the CC District

While the previous businesses at 555 California did not did not have a small recycling facility, California Carpets and Wonder Bread did have a retail element of new goods.



Figure 4.5 Land Use Plan with Sub-area Boundaries



**2. Railroad Avenue Specific Plan** Figure 4.5 Shows the project site located in the Transit Oriented Development (TOD) Medium district. Allowable land uses in TOD Medium District are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC. The Mixed Use land designation is established to allow for greater flexibility of land uses around and accessible by transit. (General Plan, page 2-18).

The goals of the TOD District is to create a vibrant, mixed-use, transit-oriented development district nearest the eBART Station; foster an engaging and active street environment; provide additional housing opportunities, including multifamily and affordable housing, within one-half mile of the eBART Station; and provide services and amenities that meet the needs of transit riders, local residents, employees, students and visitors such as childcare, education and job skills services, community centers, healthcare services, and neighborhood serving retail in close proximity to the eBART Station.

This project is a reuse, restore and renovate project of an existing vacant structure built in the early 90's.

### **3. PCM SECTIONS (REFERENCE)**

#### **Chapter 8.06 COLLECTION OF RECYCLABLE WASTE MATERIALS<sup>1</sup>**

##### **8.06.010 Findings and purpose.**

A. Existing landfill space for the disposal of municipal solid waste is rapidly diminishing. The California Integrated Solid Waste Management Act now mandates 25 percent landfill diversion by 1995 and 50 percent landfill diversion by the year 2000. (Public Resources Code Section 41780). The recycling of recyclable materials will help postpone the need for new landfill capacity, help the city meet its mandatory landfill diversion quotas and also reduce pollution and loss of resources which occurs when perfectly usable materials are discarded.

##### **8.06.030 Definitions *(select)***

"Recyclables" do not include household hazardous waste as defined by PMC [18.84.297](#), or refuse as defined by PMC [8.04.030](#).

"Recycle" or "recycling" means the process of separating and collecting used materials which would otherwise become solid waste, for the purpose of reprocessing them to create new materials to be returned to the economic mainstream.

"Recycling collection facility" means a center for the acceptance by donation, redemption, or purchase of recyclable waste materials from the public and includes the facilities regulated by Chapter [18.84](#) PMC.

##### **18.06.215 Collection facility.**

"Collection facility" is a building, structure or facility used for the acceptance by donation, redemption or purchase of recyclable material from the public and which, except for a reverse vending machine and as may be allowed for a large recycling facility, does not use power-driven processing equipment. Collection facility includes, but is not limited to, a mobile recycling unit, a kiosk type unit which may include a permanent structure, unattended containers placed for the donation of recyclable material, and bulk reverse vending machine. [Ord. 07-1284 § 3 (Exh. B), 2007; Ord. 1060 § 3, 1993; Ord. 979 § 2 (Exh. A), 1990.]

##### **18.08.080 Commercial use classifications**

Collection facility (defined in PMC [18.06.215](#)) established as a principal or accessory use or device.

- a. Reverse Vending Machine. An automated or mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to,

aluminum cans, glass and plastic bottles and issues cash refund or a redeemable credit slip. Typically, this type of vending machine does not cover an area larger than 50 square feet.

b. Small Recycling Facility. Collection facility established as an accessory use to a principal use, not exceeding 500 square feet in size. This facility may include: mobile recycling units (truck, trailer, van, boxes, bins, containers transported by truck, car or train), reverse vending machines, or grouping of reverse vending machines (more than three machines), kiosk type units (may be permanent), and unattended container placed for donation of recyclable materials.

26.e Retail and Wholesale Sales / **Mail Order or Direct Selling Establishment.** Retailing of merchandise outside of a fixed retail location or store. Uses in this classification include those businesses that store merchandise on-site within an enclosed building; accept orders transmitted by mail, telephone or the Internet; and distribute merchandise from an on-site office/point-of-sale desk through vending machines, person-to-person sales, or shipment directly to the consumer. Businesses within this use classification generally do not provide on-site retail opportunities to consumers, **but may dedicate up to 10 percent of the total building floor area to walk-in retail sales.**

### **Article XIII. Recycling Collection Facilities**

#### **18.84.575 Criteria and standards for collection facilities.**

B. Small Recycling Facility. Before approving a zoning administrator permit for a small recycling facility as indicated in PMC [18.84.560](#), the zoning administrator must make each of the findings set forth in PMC [18.16.040](#), and find that the facility meets the following standards as applicable:

1. The facility must be established in conjunction with an existing commercial or industrial use which is in compliance with the zoning, building and fire codes of the city;
2. The facility must be no larger than 500 square feet and occupy no more than three parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
3. The facility must be set back at least 20 feet from the closest public right-of-way or public sidewalk and not obstruct pedestrian or vehicular circulation;
4. The facility may accept only glass, aluminum cans, plastic containers, papers and reusable items. Used motor oil may be accepted with approval from the chief building official and Contra Costa County fire protection district;
5. The facility may not use power-driven processing equipment except for reverse vending machines;

6. The facility must use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and be of a capacity sufficient to accommodate materials collected;
7. Multiple collection containers at one location must be all the same color (white or some other subdued color);
8. The facility must store all recyclable material in containers or in the mobile unit vehicle, and not leave materials outside of containers when attendant is not present;
9. The facility must be maintained free of litter and any other undesirable materials; mobile facilities, at which truck or containers are removed at the end of each collection day, must be swept and left clean at the end of each collection day;
10. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA;
11. Attended facilities located within 100 feet of a property zoned or occupied for residential use may operate only during the hours between 9:00 a.m. and 7:00 p.m.;
12. Containers for the 24-hour donation of materials must be at least 30 feet from any property zoned or occupied for residential use;
13. A trash receptacle must be included with the recycling facility and collection arrangements made with Pittsburg Disposal;
14. Containers must be clearly marked to identify the type of materials which may be deposited; the facility must be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material may be left outside the recycling enclosure or containers;
15. The facility may not impair any landscaping required by this title;
16. No additional parking spaces are required for customers of a facility located at the established parking lot of a principal host use unless otherwise determined by the zoning administrator;
17. The facility must be located on the site to be visually in the least conspicuous area to the general public or it must be screened with landscaping, fencing or walls in a manner to provide an aesthetic quality compatible with surrounding structures.



## Attachment 6 Public Hearing Notice& Vicinity Map



# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

**DATE:** June 13, 2017  
**TIME:** 7:00 p.m.  
**PLACE:** City Council Chamber at City Hall  
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

---

### **Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235.**

This is a public hearing on a request for a recommendation for City Council approval of a Zoning Text Amendment and Use Permit application to allow implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District for Pittsburg Disposal / Mt. Diablo Recycling.

**PROJECT PLANNER:** Christine Gregory (925) 252-4824 or [cgregory@ci.pittsburg.ca.us](mailto:cgregory@ci.pittsburg.ca.us)

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**Why am I receiving this notice?** You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

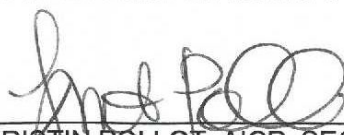
**Where can I get more information about this project?**

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

**What can I do if I have comments on the project?**

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

  
KRISTIN POLLOT, AICP, SECRETARY  
PITTSBURG PLANNING COMMISSION





# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

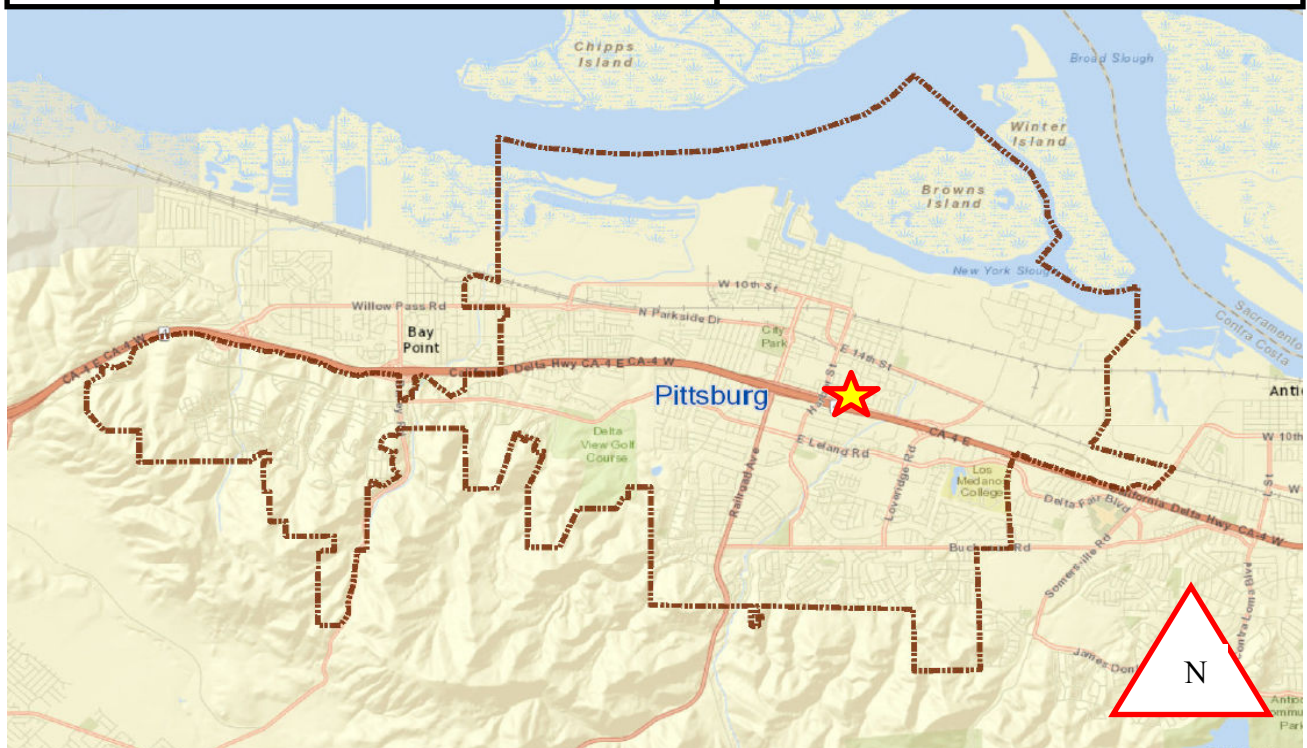
## Public Hearing Notice

Page 2 of 2



**Project Title:** Pittsburg Disposal / Mt. Diablo  
Resource Recovery Park  
AP-17-1235

**Location:** 555 California Avenue  
APN: 073-270-089





## Attachment 7 Responses to Public Hearing Notice

From: Claude Battaglia<claudedude1@yahoo.com>  
Sent: Saturday, June 3, 2017 5:34 PM  
To: Christine Gregory  
Subject: No to Recycle Center  
Hi Christine,

I am a home owner in Stone Harbor and I am totally against having a recycle center in the old Wonder Bread Building. This will bring some shady characters in and around our neighborhood. It will bring shopping carts to our area, which people will just leave lying around. It will draw more traffic to our back gate and probably a lot of garbage as well. I think the City of Pittsburg can find a different place to put their recycle center.

Sincerely,

Claude J. Battaglia

From: Kathy Stevens <kassienutchen@gmail.com>  
Sent: Saturday, June 3, 2017 5:30 PM  
To: Christine Gregory  
Subject: California Ave. Recycle Center  
Dear Ms. Gregory,

I would like to take this opportunity to state my opposition to the proposed recycle center in the old Wonder Bread Store.

My main concern in the additional traffic added to an already congested California Ave as well as additional traffic at the entrance to our homeowner's association. I do not think we should be subjected to the noise and litter recycle centers produce either.

Pittsburg Disposal needs to find somewhere that is not next to a residential area.

I hope the City Council thinks of the citizens they serve instead of a business when they make their final decision.

Sincerely,

Kathy Kemp

Stone Harbour



# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **CITY COUNCIL** of the City of Pittsburg will conduct a public hearing on:

**DATE:** August 20, 2018  
**TIME:** 7:00 p.m.  
**PLACE:** City Council Chamber at City Hall  
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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### **Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District, AP-17-1235 (RZ)**

This is a public hearing on a request for a zoning text amendment to add “small recycling facility” and “mail order or direct selling establishment,” as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission held a public hearing and subsequently adopted Resolution No. 10064, recommending approval of the proposed amendments. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item.

**PROJECT PLANNER:** Cathy Munneke, (925) 252-4824 or [cmunneke@ci.pittsburg.ca.us](mailto:cmunneke@ci.pittsburg.ca.us)

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**Why am I receiving this notice?** You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

**Where can I get more information about this project?**

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

**What can I do if I have comments on the project?**

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

ALICE E. EVENSON, CITY CLERK  
CITY OF PITTSBURG



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/24/2018

**TO:** Mayor and Council Members

**FROM:** Joe Sbranti, City Manager

**SUBJECT:** Introduction and Waive First Reading of an Ordinance and  
Consideration of a Resolution Approving the Alves Ranch Project, AP-  
18-1348 (RZ, SUBD, DR)

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

This is a public hearing on a request to: 1) introduce and waive first reading of an ordinance approving a zoning map amendment and EIR addendum; and 2) adopt a resolution approving a vesting tentative map and design review, to allow for the construction of 346 single-family dwelling units, a 12-acre commercial site, and ancillary features. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005. On August 21, 2018, the Planning Commission considered the proposal in its entirety and adopted Resolution No. 10102, recommending approval of the project.

**FISCAL IMPACT**

One-time revenues related to construction permits and other development fees and exactions (as outlined in the proposed development agreement) are anticipated with this project.

**RECOMMENDATION**

City Council open the public hearing; take public comment; close the public hearing; introduce, waive further reading, and pass to second reading, the attached ordinance approving a zoning map amendment and an Addendum to the previously certified Environmental Impact Report (EIR), and adopt the attached resolution approving vesting tentative map and design review for the Alves Ranch Project.

**BACKGROUND**

In 2004, William Lyon Homes, Inc. and Alves Ranch LLC submitted a plan to develop approximately 293-acres of the Alves' property as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units, approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site.

In August 2008, a revised development plan was proposed for the approximately 57.81-acre portion of the 2004 Vista Del Mar development, located north of West Leland Road. These changes contemplated development of up to 308 multifamily units (including 93 affordable housing units), and 170 single-family detached units (478 units total) on 31.7 acres; the plan also included 221,500 square feet of commercial floor space on approximately 14.0 acres. The City and the applicant continued to refine the revised development plan, making minor changes to the site plan and project design before approving the revisions on January 20, 2009 (Ordinance No. 08-1312). The January 20, 2009, approval ultimately anticipated the development of up to 560 housing units, a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area.

Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road. On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee (additional details below).

On August 21, 2018, the Planning Commission held a public hearing on this item and voted 3-1 (with three members absent) to recommend approval of the project in its entirety.

**Existing Conditions:** The proposed project covers approximately 57.81 acres and is located north of West Leland Road, south of State Route (SR) 4, and approximately one-half mile west of the Pittsburg/Bay Point BART Station. The site proposed for development has been previously graded, so it is relatively flat, with the exception of a dirt mound that exists along the eastern project boundary and straddles the property line between the Alves Ranch site and the West Coast Home Builders owned property to the east, and a large detention basin located along the northern property boundary. The project site is also located at a higher elevation than the adjacent SR 4, so there are large graded slopes along the northern project boundary line that slope down to the adjacent freeway. The elevation difference from the freeway and the areas proposed for residential development is approximately 35 to 40 feet. The rest of the project site is currently vacant and undeveloped and there is no infrastructure (water, sewer, etc.) built on the site yet, with the exception of the intersection signal improvements at West Leland Road and Alves Ranch Road. This intersection will serve as the main entrance to the new development.

**Surrounding Land Uses:** See Attachment 10, "Project Location Map and Existing Conditions," for an overview of surrounding uses.

**Proposed Project:** The applicant proposes to construct 346 single-family residential units. The residential portion of the project is broken up into three sub-neighborhoods: Neighborhood A (comprised of sections A-1 and A-2), which includes 136 single-family attached units ("duets"); Neighborhood C, which includes 110 alley-loaded detached units; and Neighborhood D (comprised of sections D-1 and D-2) which includes 100 small lot, traditional single family detached homes.

Multiple approvals are requested for this project; the first is for a zoning map amendment that would rezone the entire site to PD District. The PD District would allow for flexible, small lot development, as well as a commercial opportunity which would complement the surrounding residential areas. As shown in the PD Plan (Attachment 3), the proposed development regulations and lot sizes for the residential portion of the project, as well as for the recreation area, streets, alleyways, and other features, would be the same as those shown within the vesting tentative map and project plans.

The second approval is for a vesting tentative map (Attachment 7) that would subdivide the 57.81-acre site into 346 residential lots ranging in size from approximately 1,686 to 4,645 square feet (yielding a residential density of approximately 14 dwelling unit per acre); a 12-acre commercial parcel; a 0.8-acre recreation area; a 9.11-acre stormwater detention area to be dedicated to the Southwest Geological Hazard Abatement District (GHAD); and various smaller open spaces, streets, and alleyways. Access to the residential portions of the development would be provided at two separate access points, one leading directly into Neighborhood D, and another between the commercial parcel and residential Neighborhood C.

All homes within Neighborhood A would be served by private, 20-foot wide driveways which would allow for automobile access to each unit's garage. Access to each Neighborhood A unit's front door would be via a pedestrian pathway between each four- or eight-unit bunch. Homes within Neighborhood C would be served by private streets or alleyways which would provide garage access. Similar to Neighborhood A, the front of each home would be accessed via a private paseo. Units in Neighborhood C would each have a private yard approximately 9-feet wide, which would be placed between houses. Lots 75-76, as well as 177-186 would be oriented so that the front façade faces West Leland Road, helping to create an active streetscape that encourages non-automobile travel.

Neighborhood D would have a more traditional layout, with each home maintaining a rear yard and two side yards. Seventy-six of the proposed units in Neighborhood D would be accessed via private driveways, similar to recent development approved within the City, such as the Waterstone and Liberty Subdivisions; the remaining 24 units would be accessed via private streets. Parking would be prohibited along alleys/motorcourts; however, approximately 163 marked, on-street spaces would also be available for guest parking.

Six-foot sidewalks would be installed along all streets and within paseos as necessary to provide a safe pedestrian pathway to all homes. In addition, the developer has proposed a Class I bike/pedestrian facility along the frontage of Neighborhoods C and D. This facility would include an eight-foot wide pathway, as well as two-foot wide shoulders on either side, allowing for a comfortable pedestrian or biking experience.

The third approval is for design review of architectural and landscape plans (see Attachment 7). The architectural plans contain numerous house models, including two plans and three architectural styles for Neighborhood A, and three different plans and distinct architectural styles for Neighborhood C and D. In addition, the applicant has proposed over a dozen different color schemes and a plotting plan which shows no two adjacent homes would be alike.

Each unit within the subdivision would be two-story. The house model designs are characterized by a mixture of hipped and gable-end roofs with composite tile roofing

material, stucco siding and simulated stone veneer or horizontal lap siding, and windows with wrought iron railings. The proposed house models range from 1,375 to 1,934 square feet in total living area. Homes in Neighborhoods A and C would include three bedrooms and two and one-half baths, while homes in Neighborhood D would include up to five bedrooms and two and one-half baths. Ten of the homes in Neighborhood D would be designed with a 452 square foot, two-story, one bedroom/one bathroom accessory dwelling unit (ADU) to meet the City's affordable housing requirements. These ADUs would maintain a separate entrance from the main home.

The landscape plans include fencing, planting, and irrigation details. Along West Leland Road, the proposed landscape improvements include wide landscaped areas with the aforementioned Class I pathway and upwards of 80 street trees. Although the vesting tentative map and landscape plans show otherwise, the applicant has agreed to construct decorative masonry walls along all side and rear residential yards adjacent to West Leland Road. The applicant also proposes a recreation area complete with bocce courts, a basketball half-court, an asphalt track, and benches, picnic tables, and a generous amount of open turf space, along with decorative plantings.

#### GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the 'Southwest Hills' subarea of the General Plan. The approximate western half of the site is designated 'Business Commercial', while the approximate eastern half is designated 'High Density Residential.' The 'Business Commercial' designation is intended to provide sites for administrative, financial, business, professional, medical, research and development, and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses. It also allows mixed-use development with a maximum floor-to-area-ratio (FAR) of 1.0. While the General Plan states limits on retail activities will be specified in the Zoning Ordinance, no limitations or complementary zoning districts are specified. The 'High Density Residential' designation is intended to provide sites for residential development with a density of 14 to 25 units per acre. A wide range of housing types, from single-family attached units to multi-family complexes are permitted; however, it should be noted that the previous master plan approved the development of single family detached units within the 'High Density Residential,' land use designation, as these units were proposed at a density consistent with the land use designation, and with the intent of providing a private yard area, and were consistent with the provisions of the Vista Del Mar DA.

The residential portion of the proposed master plan includes a total of 346 residential units, as well as 10 ADUs, on approximately 25.2 acres, yielding an overall gross project density of 14.13 dwelling units per acre. The project density would be within the allowable density range identified by the General Plan for the 'High Density Residential' designation. The uses proposed (including the single family detached residential units) are consistent with the accompanying General Plan land use designation and the provisions of the Vista Del Mar Development Agreement.

In addition, General Plan policy 2-P-88 is directly applicable to the project site, and it generally states that development shall be allowed on the site east of the proposed West Leland Road/San Marco Boulevard intersection (Alves Ranch) with a maximum of 560 medium- and high-density residential units and a maximum of 20 acres of 'Business Commercial' land between West Leland Road and SR 4. As mapped, the approximately 57.81-acre site is split in half between the 'Business Commercial' and High Density



Residential' designations, meaning that approximately 29 acres of land is designated 'High Density Residential,' with another 29 as 'Business Commercial,' exceeding the 20-acre threshold of 'Business Commercial' land called for in the Policy. It should also be noted that the designation boundaries do not follow an established parcel boundary or natural bifurcation. As such, staff has determined that the land uses identified within the General Plan Land Use Map are intended to be programmatic, with the final layout of the different uses to be determined as part of a master planning effort. The current project proposal is consistent with policy 2-P-88 and the overall intent of the General Plan in that there would be approximately 12 net acres of commercial development and 356 residential units proposed, which is within the maximum allowable development program.

**Zoning:** In similar fashion to the land use designations mentioned above, the western third of the site is zoned CO-P (Office Commercial with a Master Plan Overlay) District, while the eastern two-thirds is zoned and RH-P (High Density Residential with a Master Plan Overlay) District. These zoning districts were established as part of the 2009 Alves Ranch Master Plan, which was never developed. The requested zoning map amendment would change the zoning designation for the project site from RH-P and CO-P Districts to PD District. Pursuant to PMC section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

Pursuant to PMC section 18.62.010(D), PD Districts can be utilized in order to provide for flexibility, consistent with the general plan, from the rigid land use and development regulations found in base districts in order to take advantage of unique land use or site characteristics. The proposed PD District is consistent with the PMC section, in that it includes reduced setback and lot size requirements, and increased lot coverage allowances, in order to construct a unique development pattern on a relatively-large infill site with a variety of housing types which have successfully been implemented in other areas of the City, as well as a commercial area. The development pattern was not contemplated by the existing base districts and would likely not be possible using the City's established standard residential development regulations.

In contrast to the previous Master Plan, which identified more general design and development regulations for the majority of the residential areas, the proposed PD Plan provides a more detailed development program, and the developer proposes to entitle and construct all units in succession.

**Design Guidelines:** The proposed project is subject to the City's Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. As shown in Attachment 12, the project is substantially consistent with the City's DRDGs.

**Required Findings – Zoning Map Amendment:** In order to approve zoning changes, the City Council must determine, in accordance with PMC section 18.48.030, that:

A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;

B. a community need is demonstrated for the change proposed; and

C. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Tentative Map: In order to approve a tentative map, the City Council must determine, in accordance with PMC section 17.20.060(c), that:

- A. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
- B. the site is physically suitable for the type of development;
- C. the site is physically suitable for the proposed density of development;
- D. the design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- E. the design of the subdivision or the type of improvements would not cause serious public health problems; and
- F. the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Required Findings – Design Review: In order to grant design review approval for a project, the City Council must determine, in accordance with PMC section 18.36.220.B, that:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and
- E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Environmental Review: An Environmental Impact Report (EIR) was previously prepared for the Vista Del Mar project, which included a programmatic plan for the Alves Ranch site. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the Council adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.

The original 2004 EIR addressed the environmental implications of a proposed comprehensive mixed-use development project occupying an approximately 293-acre site

(2004 EIR project site) located south of State Highway 4 between the Oak Hills and San Marco subdivisions (both north and south of West Leland Road) in the City's Southwest Hills planning subarea. The development project addressed in the 2004 EIR consisted of a residential and commercial subdivision including a maximum of 1,100 housing units (537 single-family lots and courtyard houses south of West Leland Road, and 563 multi-family units north of West Leland Road), approximately 257,500 square feet of commercial floor space (also north of West Leland Road), an 11.3-acre school/park site, approximately 117.7 acres of permanent hillside open space, and associated landscaped buffers, public and private roadways (including an extension of West Leland Road through the site), detention basin site, water tank site, and water pump station site.

Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.

A previous addendum originally prepared for the project in 2008, and analyzed development of a maximum of 560 units on approximately 32.12 acres, as well as approximately 227,000 square feet of commercial space on approximately 14 acres. The revised proposal includes a site layout and design details for 346 residential units (as well as 10 ADUs). The current Alves Ranch application request is for approval of a rezoning, a vesting tentative subdivision map, and design review approval for the approximately 57.81-acre portion of the 2004 EIR project located north of West Leland Road.

Since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), and since no new significant impacts were found, preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 (Addendum to an EIR or Negative Declaration) is the appropriate method for achieving CEQA compliance for the current project.

Public Notice: On or prior to August 25, 2018, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and D, a "Notice of Public Hearing," for the September 4, 2018, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

### **SUBCOMMITTEE FINDINGS**

As mentioned above, on November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications and amendment to the previous affordable housing requirement specified within the Development Agreement in exchange for reduced density, a parcel sized and zoned to provide for a successful commercial development that would provide retail opportunities for the surrounding neighborhoods, and prioritization of development of the commercial portion of the project.

## **STAFF ANALYSIS**

Staff believes that the City Council can make the required findings to approve the proposed project. In particular, staff believes the proposed project would promote a diversity of housing types and densities near the Pittsburg/Bay Point BART station. The development would also enhance the visual quality of the area by developing a long-standing vacant site. In addition, the proposed development would potentially kick-start a new, large commercial development in the area, which residents west of Bailey Road have been adamantly pushing for for several years.

The proposed rezoning would be consistent with the objectives, goals, and policies in the General Plan in that, among other reasons provided as part of the resolution, the project would: a) provide a variety of types of single-family residential units in an area accessible to transit and services; b) expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots; c) promote the development and intensification of the area near the Pittsburg/Bay Point BART Station as a neighborhood retail center by increasing the demand for retail and other amenities, while providing utility stub-outs to streamline commercial development; d) encourage walking as a regular means of transportation due to the site's proximity to various amenities; e) provide a recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision; f) provide sound walls along the northern site perimeter; and g) provide ten single-family homes with ADUs that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

The design of the proposed subdivision and accompanying improvements would not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the project would comply with the mitigation measures identified in the 2004 Vista Del Mar EIR, as applicable and outlined within the prepared addendum. Furthermore, the design of the subdivision and type of improvements proposed would not cause serious public health problems.

The proposed project would conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models would feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, composite tile roofing material; stucco siding with horizontal trim, and simulated stone veneer and/or horizontal lap siding; and windows with decorative wrought iron railings. The proposed project would also provide an attractive outdoor environment for residents. A variety of colorful, drought-tolerant landscaping would be provided, and a decorative, masonry sound wall with wall caps would be installed. Residential front yards would feature drought-tolerant plants and blooming street trees that would provide seasonal color throughout the subdivision.

Lastly, the proposed project would substantially conform to the applicable DRDGs for single-family development, particularly if conditions are added requiring the developer to: a) provide split face block walls with pilasters at intervals of 25 feet or less along West Leland Road; b) provide screening for utility boxes, transformers, backflow preventers, meters, and junction boxes; c) provide, as part of the options package for homebuyers, solar panels or an option offering pre-wiring for solar panels; d) proposed landscaping be required to meet the standards set forth in PMC Section 18.84.310; and e) provide cool roofs for reduction of

heat island effect or installation of solar panels, consistent with DRDG sections 1.c, 2.b through 2.d, 2h, and 6.A.1 through 6.A.2, 6.A.4, and 6.A.6.

- ATTACHMENTS:
1. Proposed Ordinance
  2. Exhibit A to Proposed Ordinance – Third Addendum to 2004 Vista Del Mar Final EIR and Mitigation Monitoring and Reporting Program (MMRP)
  3. Exhibit B to Proposed Ordinance – PD Plan
  4. Proposed Resolution
  5. Exhibit A to Proposed Resolution – Conditions of Approval
  6. Planning Commission Resolution No. 10102
  7. Vesting Tentative Map 9235 and Project Plans
  8. Site Access and Circulation Assessment
  9. Preliminary Trash Pickup Plan
  10. Project Location Map and Existing Conditions
  11. Applicable General Plan Goals and Policies
  12. Development Design Review Guidelines
  13. Public Hearing Notice

Report Prepared By: Jordan Davis, AICP, Senior Planner

## BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

|                                       |   |                       |
|---------------------------------------|---|-----------------------|
| Ordinance Approving a Zoning Map      | ) | ORDINANCE NO. 18-____ |
| Amendment and Environmental Impact    | ) |                       |
| Report Addendum, for the "Alves Ranch | ) |                       |
| Development, AP-18-1348 (RZ, SUBD,    | ) |                       |
| DR)."_____                            | ) |                       |

The City Council of the City of Pittsburgh DOES ORDAIN as follows:

SECTION 1. Recitals.

- A. On June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburgh General Plan, the Pittsburgh Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- C. On January 20, 2009, the City Council adopted Ordinance No. 08-1312, approving the Alves Ranch Master Plan and an EIR addendum. The previously approved master plan contemplated up to 560 residential units, as well as up to 14 acres of office commercial space.
- D. Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road.
- E. On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications and amendment to the previous affordable housing requirement specified within the Development Agreement in exchange for reduced density, a parcel sized and zoned to provide for a successful commercial development that would provide retail opportunities for the surrounding neighborhoods, and prioritization of development of the commercial portion of the project.



- F. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under Title 18 of this Code, requested or required in conjunction with a project be consolidated.
- G. Pursuant to PMC sections 18.16.02 and 18.48.030, the City Council, upon recommendation of the Planning Commission, may approve a zoning map amendment if it finds that: 1) the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan; 2) a community need is demonstrated for the change proposed; and 3) its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- H. On August 21, 2018, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10102, recommending approval the requested zoning map amendment.
- I. An Environmental Impact Report (EIR) was previously prepared for the Vista Del Mar project, which included a programmatic plan for the Alves Ranch site. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the Council adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.
- J. Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.
- K. Since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), and since no new significant impacts were found, preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 (Addendum to an EIR or Negative Declaration) is the appropriate method for achieving CEQA compliance for the current project.
- L. On or prior to August 25, 2018, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and D, a "Notice of Public Hearing," for the September 4, 2018, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to

the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

- M. On September 4, 2018, the City Council held a duly-noticed public hearing to: 1) introduce and waive further reading of this ordinance approving the proposed zoning map amendment and Environmental Impact Report Addendum; and 2) adopt resolution approving the proposed vesting tentative map and design review, at which time oral and/or written testimony was considered.

## SECTION 2. Findings.

- A. Based on the City Council Staff Report entitled, "Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)," dated September 4, 2018, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
  2. Since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.
  3. The proposed rezoning is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:
    - a. The proposed rezoning of the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts is consistent with the existing General Plan land use designations of Business Commercial and High Density Residential. The existing land use designations represent a prescribed development program which is intended to be planned, mixed-use, transit-oriented village, with a prescribed maximum number of residential units and Business Commercial acreage (Policies 2-P-89 and 2-P-92). The proposed PD (Planned Development) District is intended to support development of the Alves Ranch Residential Development, which is consistent with the intended function of the site and prescribed development program. The project proposes an overall residential density of approximately 14 dwelling units per acres, consistent with the prescribed density of the High Density Residential Land Use Designation.
    - b. The project will be developed on an infill site, thereby helping the City maintain a compact urban form (Goal 2-G-1).

- c. The project will provide higher-density single-family residential units in an area near public transit (Goal 2-G-4). The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and directly adjacent to two bus stops located near the intersection of Alves Ranch Road and West Leland Road.
- d. The project will expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 1,686 to 4,645 square feet, with a variety of traditional detached units, alley-loaded detached units, and attached "duet-style" units (Goal 2-G-5 and Housing Goal G-1).
- e. The project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
- f. The project will provide an 34,848-square-foot recreation area, complete with a bocce court, basketball court, BBQs, and seating areas as a community amenity within the planned development (Policy 2-P-6). A condition of approval will require the developer also install a covered seating area, drinking fountains, and waste receptacles.
- g. The project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). It will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RTDIM) in accordance with the PMC.
- h. The project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).
- i. The existing transportation system has adequate capacity to accommodate the proposed development (Policy 3-P-2). Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
- j. A traffic impact study was prepared as part of the 2004 Vista Del Mar EIR, which analyzed development of up to 563 residential units and over 250,000 square feet of commercial area. An updated Trip Generation Analysis and revised Site Access and Circulation Assessment was prepared as part of the proposed project to ensure the proposed project is consistent with the previously prepared traffic impact study (Policy 3-P-5).
- k. The project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40). While a Class II bicycle facility exists along the project frontage, as part of the proposed project, the developer has proposed a combination of a Class I bicycle facility and

temporary path along the southern boundary of the project site, connecting to existing sidewalks on either side. In addition, a condition of approval will require the developer provide a separate Class I trail at a point along the eastern boundary of the site, which will potentially connect to a future Class I trail across the vacant parcel to the east.

- l. The project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of BART, existing commercial opportunities along Bailey Road and San Marco Boulevard, Ray Giacomelli Park, and a future Mt. Diablo Unified School District school site. In addition, the project will designate an approximately 12-acre commercial parcel, which, when developed, will allow for additional commercial opportunities within walking distance of the proposed development, but also existing developments in the area, further encouraging walking as a means of transportation in the area.
- m. The project will provide an approximately 0.8-acre recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision (Policy 8-P-2).
- n. The project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).'
- o. The project will provide sound walls adjacent to all homes along the northern perimeter of the site to help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).
- p. The project site being rezoned is vacant, underutilized, and deemed appropriate for higher-density residential use given its proximity to parks, transit, and commercial amenities (Housing Element Policy P-1.1 B).
- q. The project will provide market-rate and above-market-rate housing and increase demand for economic activity in nearby shopping centers (Housing Policy P-1.2).
- r. The project will provide at least ten single-family homes with accessory dwelling units that will allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
- s. The project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
- t. The project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).

4. There is a community need for the proposed zoning change, in that the amendment will facilitate occupancy of a long-standing vacant site in accordance with the City's housing goals calling for development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburgh's regional fair share housing needs for people of all income levels. Providing 346 small-lot, market-rate and above residential units along with multiple accessory units which are determined to be affordable by design at the site will provide diverse housing options for residents and create an opportunity for more residents to utilize the Pittsburgh/Bay Point BART Station and other public transit opportunities.
  5. The proposed zoning amendment will be in conformity with public convenience, general welfare, and good zoning practice, in that the amendment will facilitate development of a long-standing vacant site, which could help to eradicate existing problems that come with vacant sites, such as illegal dumping and loitering. Additionally, the proposed project will add additional residents to the area who may frequent the established and potential commercial uses envisioned in the area. In addition, the site's proximity to both the Pittsburgh/Bay Point BART Station and two existing bus routes presents an opportunity for more residents to utilize public transit opportunities.
- B. The City Council Staff Report entitled, "Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)," dated September 4, 2018, is referenced hereto as additional support for findings.

### SECTION 3. Decision.

Based on the findings and the authority set forth above, the City Council hereby:

- A. Adopts the attached EIR Addendum for the Alves Ranch Development, shown as Exhibit A, which Addendum is herein incorporated by reference; and
- B. Amends the Zoning Map, as referenced in Pittsburgh Municipal Code, Title 18 ("Zoning") section 18.04.020, to change the zoning for the project site from a combination of 'CO-P' and 'RH-P' Districts to 'PD' District and adopting specific land use and development regulations as substantially presented in Exhibit B of this resolution.

#### SECTION 4. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

#### SECTION 5. Publication.

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburg held on September 4, 2018, and was adopted and ordered published at a meeting of the City Council held on September 17, 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

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Dwaine "Pete" Longmire, Mayor

---

Alice E. Evenson, City Clerk



**FINAL**  
**3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR**  
**for the Proposed 2018 Alves Ranch Project**  
**City of Pittsburg, Contra Costa County, California**

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Kelsey Bennett, Project Manager

Date: August 16, 2018

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## SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting technical reports and other documents have been prepared to determine whether and to what extent the *2004 Vista Del Mar Project Final Environmental Impact Report* (“2004 FEIR” State Clearinghouse No. 2004012097), prepared for the City of Pittsburg remains sufficient to address the potential impacts of the proposed 2018 Alves Ranch development (“Master Plan Amendment” (“2018 proposed project”)), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.). The proposed project would be located at the project site (as that term is defined below), which is located within the area previously evaluated in the 2004 FEIR.

### 1.1 - Initial Study/Environmental Checklist

Pursuant to Public Resources Code Section 21166, and *CEQA Guidelines* Sections 15162 and 15164, subd. (a), this Addendum, checklist, and attached supporting documentation have been prepared to evaluate the 2018 proposed project and compare it to the 2004 EIR findings to determine whether any additional environmental review under CEQA is triggered. This Addendum, checklist, and attached supporting documentation use the standard environmental checklist categories provided in Appendix G of the *CEQA Guidelines*, but provides answer columns for evaluation consistent with the considerations listed under *CEQA Guidelines* Section 15162, subd. (a).

### 1.2 - Environmental Analysis and Conclusions

*CEQA Guidelines* Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a subsequent or supplemental EIR or ND have occurred (*CEQA Guidelines*, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to a final EIR or ND (*CEQA Guidelines* Section 15164, subd. (c)). The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project (*CEQA Guidelines* Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent or supplemental EIR or ND pursuant to Section 15162 (*CEQA Guidelines* Section 15164, subd. (e)).

Consequently, once a final EIR or ND has been certified for a project, no subsequent or supplemental EIR or ND is required under CEQA unless based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;<sup>1</sup>

<sup>1</sup> CEQA Guidelines Section 15382 defines “significant effect on the environment” as “ . . . a substantial, or potentially substantial

- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted. . . shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or ND or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This Addendum analyzes the proposed project in the context of the 2004 FEIR as required by CEQA. This Addendum, checklist, and attached supporting documentation constitutes substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required prior to approval of the proposed project and related approvals by the City, and provides the required documentation under CEQA.

This Addendum addresses the conclusions of the 2004 FEIR.

### 1.2.1 - Findings

The City of Pittsburgh certified a Final EIR for the Vista Del Mar development, which includes the site of the 2018 proposed project, on October 18, 2004. On November 29, 2004, the City adopted Resolution No. 04-10191 approving the required CEQA findings, adopting a Statement of Overriding Considerations, and approving a Mitigation, Monitoring and Reporting Program (MMRP). On January 20, 2009, the City approved an addendum to the 2004 FEIR (“2008 Addendum”) making minor modifications to the Vista Del Mar development previously studied in the 2004 FEIR and approving a Master Plan for the project site. In addition, on April 16, 2012, the City adopted Resolution No. 12-11800, approving a 2<sup>nd</sup> addendum to the 2004 FEIR (“2012 Addendum”) making minor modifications to the approved land uses within the Vista Del Mar development along the south side of West Leland Road previously studied in the 2004 FEIR.

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adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).



Since the 2018 proposed project would make minor modifications to the project that was originally reviewed in the 2004 FEIR and 2008 Addendum and approved in 2009, preparation of an addendum to the 2004 FEIR pursuant to *CEQA Guidelines* section 15164 (“Addendum to an EIR or Negative Declaration”) is the appropriate method for achieving CEQA compliance for the 2018 proposed project. This Addendum analyzes the 2018 proposed project revisions’ potential environmental impacts as they compare to the environmental analysis in the 2004 FEIR and, where necessary, for a full discussion of impacts, by comparing the proposed project to the modified development proposal approved in 2009 pursuant to the 2008 Addendum.

As described more fully herein, there are no substantial changes contemplated by the proposed project or in the circumstances in which the proposed project will be undertaken that require major revisions of the 2004 FEIR. The proposed revisions do not require preparation of a new subsequent or supplemental EIR, due to either the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As illustrated herein, the proposed project and its associated impacts are consistent with those analyzed in the 2004 FEIR, and would involve only minor changes to the development evaluated in the 2004 FEIR; therefore, an addendum is appropriate CEQA compliance for the proposed project.

### 1.2.2 - Conclusions

The City of Pittsburg may approve the proposed project based on this Addendum. The impacts of the proposed project remain consistent with the impacts previously analyzed in the 2004 FEIR, and would not result in any new significant impacts or an increase in the severity in previously identified significant impacts (*CEQA Guidelines* Section 15164).

## 1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), an MMRP has been prepared for the proposed project in order to ensure the enforceability and monitor the implementation of the mitigation measures that have been adopted for the proposed project through a project-specific MMRP (see attached Appendix I). Any long-term monitoring of mitigation measures imposed on the overall Vista Del Mar development evaluated in 2004 (and again in 2008 and 2012), separate and apart from the proposed project, will be implemented through the 2004 FEIR MMRP.

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## SECTION 2: PROJECT DESCRIPTION

### 2.1 - Location and Setting

#### 2.1.1 - Location

The project site is located within the southwest portion of the City of Pittsburg, Contra Costa County, California (Exhibit 1). The project site consists of approximately 57.81 acres and is bounded by California State Route 4 (SR 4) on the north, West Leland Road and the Vista Del Mar Subdivision to the south, the San Marco development, containing residential developments of varying densities, on the west, and an undeveloped area on the east (Exhibit 2). The site is approximately 0.5 miles from the Pittsburg/Bay Point BART Station to the east. In addition, the Keller Canyon Landfill is located approximately 1.5 miles to the southeast of the project site, and a Pacific Gas & Electric (PG&E) transmission line easement is located 1,200 feet to the south of the project site.

#### 2.1.2 - Characteristic of Existing Project Site

The northern boundary of the site, south of SR 4, includes a slight slope gradient between the project site and the highway. There are no notable creeks or ridgelines located on the project site, but intermittent drainage ditches are located throughout and there is evidence of previous grading activity. Along the northern side of the project site is an approximately 7-acre detention basin. Most of the surrounding area is developed with a mix of residential and commercial uses in various densities.

#### 2.1.3 - General Plan and Zoning

The site of the proposed project was originally part of a larger property purchased in 1917 by Virginia Alves for use as a cattle ranch and grazing land. The Alves property served many purposes over the years, including manufacturing, commercial, and ranching endeavors. In 2001, the City of Pittsburg adopted a comprehensive General Plan update designating the Alves property for future development with a mix of open space, residential, and commercial uses. Specifically, the *2001 City of Pittsburg General Plan* ("General Plan") and its accompanying certified EIR anticipated development in Alves Ranch as follows (General Plan Policy 2-P-89.):

- Up to 306 Hillside Low and Low Density units, and 794 Medium and High Density residential units; and,
- Up to 20 acres of Business Commercial between West Leland Road and State Route 4.

The General Plan land use designation for the project site is a combination of *Business Commercial and High Density Residential*. The western portion of the project site is zoned CO-P (Office Commercial with a Master Plan Overlay, Ordinance No. 04-1230) District and the remaining portion of the project site is zoned RH-P (High-Density Residential with a Master Plan Overlay, Ordinance No. 04-1230). The proposed project's design requires a minor modification to the location of some portions of the residential and commercial uses; however, the overall proposed land uses and residential density remain consistent with the development program identified for the Alves site as dictated by the General Plan land use designations (General Plan Figure 2-2) and the Southwest Hills

planning area diagram (General Plan Figure 2-4K). Relevant General Plan Goals and Policies are incorporated throughout the 2004 FEIR and related mitigation measures and remain applicable to this analysis since the proposed project would be required to adhere to all relevant General Plan Policies and Goals.

## 2.2 - Project Background

### 2.2.1 - 2004 Vista Del Mar Certified EIR

In 2004, William Lyon Homes, Inc. and Alves Ranch, LLC submitted a plan to develop approximately 293-acres of the Alves' property as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units, approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site. The City prepared the 2004 FEIR to analyze the potential environmental impacts associated with the Vista Del Mar development.

The 2004 EIR contemplated high density residential, business commercial, and detention basin land uses on the 57.81-acre project site north of West Leland Road. The 2004 EIR assumed that the northern portion of the Vista Del Mar development (i.e. the 2018 proposed project site) would include 563 housing units on 32.1 acres and 257,500 square feet of commercial building space on 14.78 acres, along with a 7.56-acre detention/water quality control basin site.

The 2004 EIR identified the significant environmental effects that could result from implementation of the development as well as the ways in which those impacts could be feasibly reduced to less than significant levels, either through the imposition of mitigation measures or through the implementation of specific alternatives. After a detailed analysis and implementation of relevant mitigation measures, the City identified a total of nine significant but unavoidable impacts associated with the 2004 Vista Del Mar development project:

- visual factors (one significant unavoidable impact);
- traffic and circulation (five significant unavoidable impacts);
- cultural and historic resources (one significant unavoidable impact);
- noise (one significant unavoidable impact); and
- air quality (one significant unavoidable impact).

The City concluded that the Vista Del Mar development was generally consistent with the land use designations in the Pittsburgh General Plan and, on October 18, 2004, certified the 2004 Final EIR (FEIR) for the Vista Del Mar development. On November 29, 2004, the City adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP).

After certifying the 2004 FEIR, the City granted a General Plan Amendment to change the distribution of residential densities within the Vista Del Mar development area, executed a development agreement, and amended the zoning for the entire 293-acre site.



Source: Census 2000 Data, The CaSIL.

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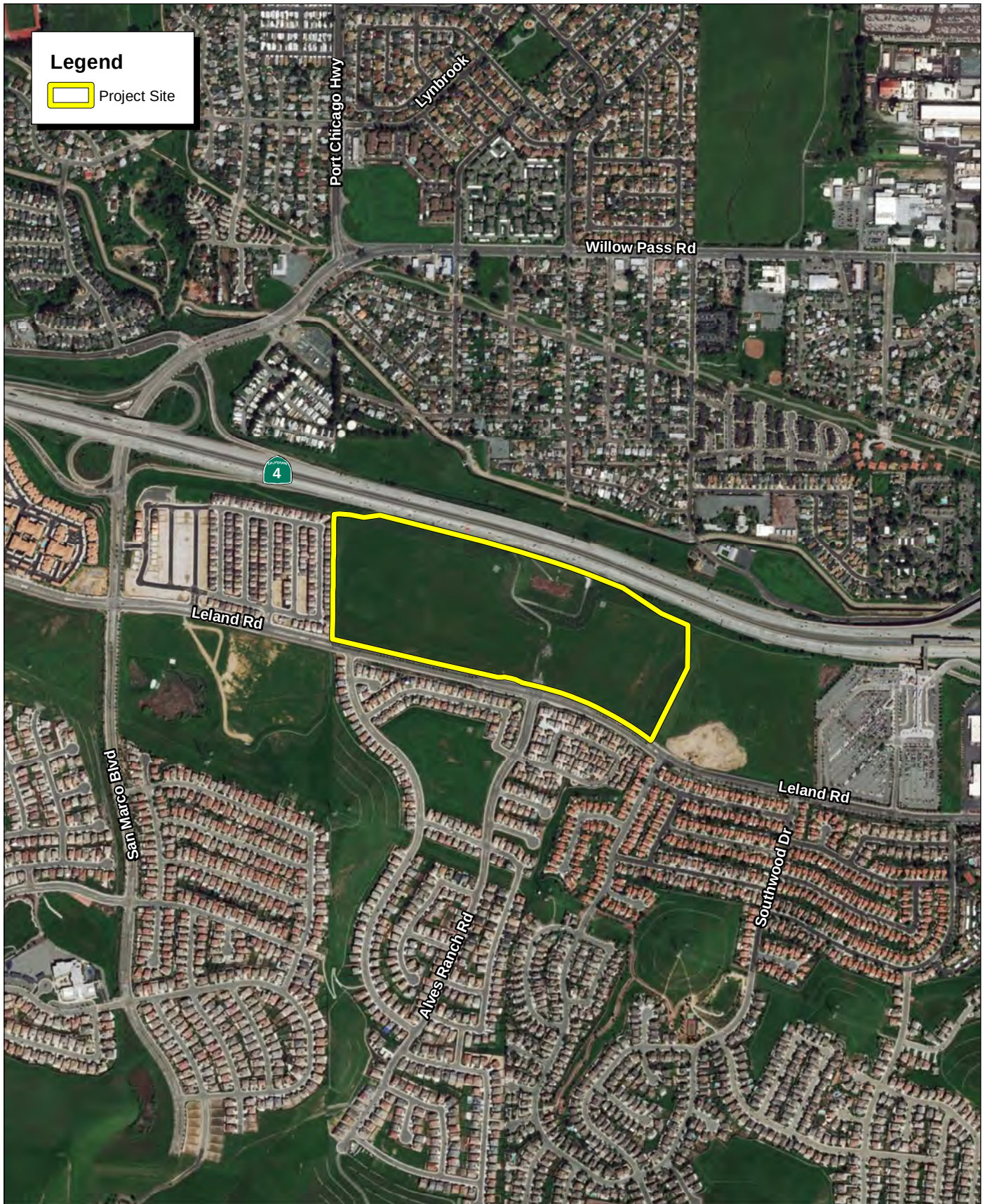


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## Exhibit 1 Regional Location Map

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Source: ESRI Aerial Imagery.

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## Exhibit 2 Local Vicinity Map Aerial Base

CITY OF PITTSBURG • ALVES RANCH PROJECT  
3RD ADDENDUM TO THE 2004 VISTA DEL MAR EIR



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### 2.2.2 - 2008 “Alves Ranch Addendum #1” and 2009 Revised Project

In August 2008, a revised development plan was proposed for the approximately 57.81-acre portion of the 2004 Vista Del Mar development, located north of West Leland Road. These changes contemplated development of up to 308 multifamily units (including 93 affordable housing units), and 170 single-family detached units (478 units total) on 31.7 acres; the plan also included 221,500 square feet of commercial floor space on approximately 14.0 acres. The 2008 development plan required the approval of: 1) a rezoning to establish a Development Master Plan, 2) a vesting tentative subdivision map, and 3) design review. An addendum was prepared to analyze whether the proposed changes were adequately addressed in the 2004 FEIR (“2008 Addendum”). The 2008 Addendum concluded that the revised development plan would contribute to eight of the nine significant unavoidable impacts identified in the 2004 FEIR; however, none of the significant unavoidable impacts involved a new significant impact or a more severe significant impact than those previously identified and addressed in the statement of overriding considerations accompanying the 2004 FEIR. The City considered, but did not approve, the 2008 Addendum in the fall of 2008.

After the preparation of the 2008 Addendum, the City and the applicant continued to refine the revised development plan, making minor changes to the site plan and project design before approving the revisions and the 2008 Addendum on January 20, 2009 (Ordinance No. 08-1312). Differences between the proposal originally analyzed in the 2008 Addendum, and the development ultimately approved by the City on January 20, 2009, were addressed in a letter attached to the 2008 Addendum, dated December 2008. Consistent with the 2004 FEIR, the January 20, 2009, approval ultimately anticipated the development of up to 560 housing units (a slight decrease from the 563 units analyzed in the 2004 FEIR), a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area (a slight decrease from the originally approved 257,000 square feet analyzed in the 2004 FEIR).

### 2.2.3 - 2012 “Vista Del Mar Addendum #2” and 2012 Revised Project

In 2012, the City adopted a second addendum to the 2004 FEIR that analyzed a request to amend the General Plan designations of approximately 20.4 acres of land within the Vista Del Mar development. The amendment changed the 20.4 acres from *Low Density Residential* or *Hillside Low Density Residential* to *Open Space*, and also amended the adopted PD Plan (PD 04-1230) to reflect the changes of the two locations from “Single Family Residential” and “Estate Lots” to “Open Space.” These areas were subsequently included in the Geological Hazard Abatement District (GHAD) established to address and appropriately mitigate the identified geotechnical hazards within the Vista Del Mar development area.

This Vista Del Mar Addendum #2 (“2012 Addendum”) affected the portion of the Vista Del Mar development area south of West Leland Road, which does not involve the project site and thus is not under consideration within this addendum document; however, it suffices as the second addendum document to the 2004 FEIR.

William Lyon Homes is now requesting additional modifications to the initial project design analyzed in the 2004 FEIR and the revised design analyzed in the 2008 Addendum and the 2012 Addendum, as described more fully in Section 2.3, Project Characteristics.

## 2.3 - Project Characteristics

### 2.3.1 - Project Summary

The proposed project consists of the development of the approximately 57.81-acre project site north of West Leland Road with 346 housing units on approximately 25.93 acres and up to 140,000 square feet of retail/commercial uses, including a grocery store of approximately 40,000 square feet, on approximately 12.0 acres. The proposed project also proposes to relocate the retail/commercial uses to the center of the project site, with residential uses to be located on the northern, eastern, and western edges.

As anticipated in the 2004 FEIR, the proposed project includes a detailed development plan for the project site (excluding the detention basin area). Table 1 provides a summary and comparison of the proposed project with the 2004 FEIR land use assumptions, as well as the development plan revisions analyzed in the 2008 Addendum. As shown in Table 1, the proposed project as currently envisioned involves less development than was evaluated and disclosed in the 2004 FEIR and the 2008 Addendum. Exhibit 2 illustrates the preliminary site plan for the proposed project.

**Table 1: Summary of Proposed Project Changes for the Project Site between 2001 and 2018**

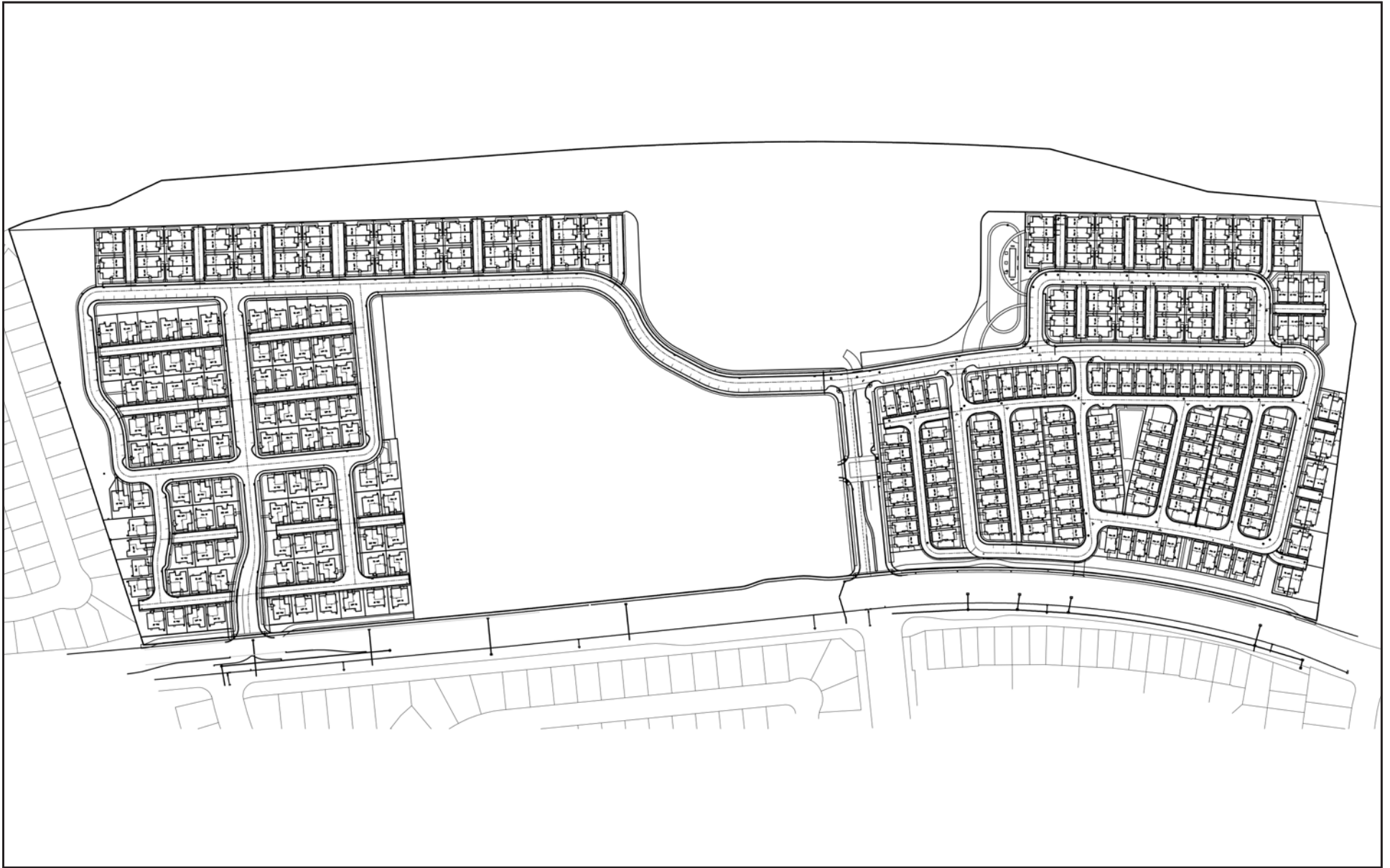
| Planning Document                    | Residential Acres | Residential Units | Overall Residential Density | Commercial Floor Area                                                                                |
|--------------------------------------|-------------------|-------------------|-----------------------------|------------------------------------------------------------------------------------------------------|
| 2001 City of Pittsburgh General Plan | —                 | 1,100             | —                           | * The General Plan anticipates up to 20 acres of Business commercial development in the project area |
| 2004 Final EIR                       | 32.10             | 563               | 17.54                       | 257,000 on 14.78 acres                                                                               |
| 2008 Addendum                        | 31.66             | 478               | 15.10                       | 221,500 on 13.98 acres                                                                               |
| 2009 Approved Project                | 31.66             | 560               | 17.70                       | 221,500 on 13.98 acres                                                                               |
| 2012 Addendum and Approved Project   | N/A               | N/A               | N/A                         | N/A                                                                                                  |
| 2018 Proposed Project                | 25.93             | 346               | 13.34                       | 140,000 on 12 acres                                                                                  |

The specific differences between the 2004 FEIR development and the proposed project are described in more detail below.

### 2.3.2 - Proposed Land Uses

**Residential.** The proposed project contemplates a total of up to 346 housing units, as well as 10 accessory dwelling units (ADUs), on approximately 25.5 acres, for an overall residential density of approximately 14 units per acre. As shown on the preliminary site plan (Exhibit 3), the proposal provides for a range of housing types and densities, including:

- 136 “Duet” units on approximately 7.1 acres, for a gross density of 19.15 units per acre;
- 110 “Alley” units on approximately 9.2 acres, for a gross density of 11.96 units per acre; and
- 100 “Traditional” units, as well as 10 ADUs, on approximately 9.2 acres, for a gross density of 10.87 units per acre.



Source: WHA Architects, Planners, Designers.



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The 2004 FEIR previously identified a 32.1-acre RH-D (High Density Residential) District area and provided for development of 563 residential units with an overall residential density of 17.53 units per acre. The 2008 Addendum analyzed the reduced development of 478 units in the project area for an overall density of 15.10 units per acre, but the City ultimately approved 560 units with a density of 17.70 units per acre.

The proposed project includes fewer single-family attached units (393 compared to 136 units) and slightly more single-family detached lots (167 compared to 210). Overall, the proposed project includes 214 fewer housing units and a lower overall residential density compared to the 2009 approval.

The location of residential uses would be adjusted, as compared to the location identified in the 2004 FEIR and the 2009 approval. As shown in Exhibit 3, Neighborhoods A2 (comprising 60 units) and D (comprising 100 units) would be located along the western side of the project site, which is currently zoned CO-P District. This change would improve circulation, site accessibility, and compatibility with neighboring residential uses; however, it would require a zoning change/master plan amendment to allow residential development in this area.

**Residential Open Space and Trails.** The proposed project contemplates several open space areas. A total of approximately 0.9 acre for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space are contemplated. The open space areas would be owned and maintained by the homeowners association(s) of the adjoining neighborhoods.

As part of the proposed project, an approximately 12-foot-wide Class I trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk to the west. Therefore, subsequent to the completion of the proposed project, the sidewalk gap would be reduced to approximately 1,100 feet on the north side of West Leland Avenue between Woodhill Drive and the BART access roadway. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the proposed project.

**Retail/Commercial.** The proposed project contemplates approximately 140,000 square feet of general commercial uses on approximately 12 acres. As part of the retail/commercial component, the proposed project contemplates approximately 40,000 square feet for development of a grocery store. The retail/commercial portion of the proposed project would be relocated from the western side to the center of the site. Circulation would be modified to accommodate this revision.

The 2004 FEIR included 257,500 square feet of business commercial floor area on 14.78 acres and the 2008 Addendum analyzed 221,500 square feet of business commercial floor area on 13.98 acres. The proposed project would therefore remain within the square footages evaluated and disclosed in the 2004 FEIR and the 2008 Addendum, and would remain consistent with the land uses anticipated in the 2001 General Plan.

**Utility Infrastructure.** The capacity of the existing stormwater detention facility on-site would be increased to a total of approximately 6.2 acre-feet as part of the proposed project design to



accommodate anticipated stormwater peak discharges. The increase in capacity will be accomplished by raising the outfall by 2 feet, thereby accommodating more water in the facility.

**Roadway Infrastructure.** Access to the residential portion of the project site is proposed from two locations on West Leland Road. As part of the proposed project, Alves Ranch Road would be extended north into the site and would form the fourth leg of an existing signalized intersection with West Leland Road. A full access unsignalized intersection is also proposed on West Leland Road, west of Alves Ranch Road. This unsignalized intersection would be off-set from Tomales Bay Drive, which would remain a right-in/right-out side-street stop-controlled intersection. A separate entrance to the commercial portion of the project off of West Leland Road would also be constructed at a later date. An additional emergency vehicle access location would be provided on the eastern portion of the site south of Neighborhood C, approximately 750 feet east of Alves Ranch Road.

## 2.4 - Discretionary Approvals

The proposed project requires the following discretionary approvals from the City of Pittsburgh:

- Rezoning
- Vesting Tentative Subdivision Map
- Design Review

## SECTION 3: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result that could trigger additional environmental review (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (*CEQA Guidelines* Section 15162).

The questions posed in the checklist come from Appendix G of the *CEQA Guidelines*. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but rather that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the FEIR. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

This 3<sup>rd</sup> addendum addresses the conclusions of the 2004 FEIR.

### 3.1 - Explanation of Checklist Evaluation Categories

#### (1) Conclusion in 2004 FEIR and Related Documents

This column summarizes the conclusion of the 2004 FEIR relative to the environmental issue listed under each topic.

#### (2) Do the Proposed Changes Involve New Impacts?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(1), this column indicates whether the changes represented by the proposed project will result in new significant environmental impacts not previously identified or mitigated by the 2004 FEIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

#### (3) New Circumstances Involving New Impacts?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the proposed project is undertaken that will require major revisions to the 2004 FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

#### (4) New Information Requiring New Analysis or Verification?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(3)(A–D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2004 FEIR was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this addendum were to find that the conclusions of the 2004 FEIR remain the same such that no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental review would be required.

## **(5) Mitigation Measures Implemented to Address Impacts**

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the 2004 FEIR provided mitigation measures to address effects in the related impact category. Any previously adopted mitigation measures will be identified. The addendum analyses will also address whether any proposed revisions to previously adopted mitigation measures are recommended. These mitigation measures will be implemented with the construction of the 2018 proposed project, as applicable. If “N/A” is indicated, the 2004 FEIR concluded that the impact either would not occur or is not significant, and, therefore, no additional mitigation measures are needed.

## **3.2 - Discussion and Mitigation Sections**

### **(1) Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue (both with respect to the original 2004 FEIR and the 2018 proposed project), how the proposed project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

### **(2) Mitigation Measures**

Applicable mitigation measures from the 2004 FEIR that apply to the proposed project are listed under each environmental category. It was determined that no new mitigation measures beyond those identified in the 2004 FEIR are necessary for purposes of addressing impacts of the 2018 proposed project.

### (3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

| Environmental Issue Area                                                                                                                                                  | Conclusion in 2004 FEIR                                                                              | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|
| <b>I. Aesthetics</b>                                                                                                                                                      |                                                                                                      |                                                                         |                                                                     |                                                         |                                                             |
| <i>Would the project:</i>                                                                                                                                                 |                                                                                                      |                                                                         |                                                                     |                                                         |                                                             |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                   | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                  | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                                       | Significant and unavoidable (only with respect to Impact 5-3 related to power lines) with mitigation | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2 (MM 5-3 does not apply to the proposed project) |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                     | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| e) Conflict with any applicable land use plan, policy, or regulation adopted by the City of Pittsburg for the purpose of avoiding or mitigating an adverse visual impact? | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |

## Discussion

Aesthetic impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of visual factors. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance. Impacts 5-1, 5-2, and 5-3 and the related aesthetics impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR did not identify any significant impacts to scenic views or vistas as a result of the Vista Del Mar development. The 2004 FEIR did conclude that the proposed conversion of the northern portion of the Vista Del Mar development area to high density residential and business commercial development could result in a substantial degradation of the visual character and quality of this area as viewed from community vantage points to the north and east (Impact 5-1). The City concluded that this potential impact associated with development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measures 5-1 and 5-2.

### Proposed Project Analysis and Conclusion

The proposed project is on a portion of the same site as the Vista Del Mar development previously analyzed in the 2004 FEIR and contemplates the same general uses. The proposed project contemplates less commercial acreage and a minor shift in the location of the commercial component of the proposed project from the western side to the center of the site; however, the overall footprint of the proposed project does not differ from the previously approved project. In addition, the proposed project contemplates buildings of the same height and character as previously approved and would be required to comply with all relevant requirements of 2004 FEIR Mitigation Measures 5-1 and 5-2. Residential building heights would range from 25 feet to 30 feet depending on the architectural style of the proposed residential development. The residential areas of the proposed project would include landscaping, sloping rooflines, and natural materials in keeping with General Plan Goal 4-G-5 emphasis on maintaining the rural character of the area. Commercial buildings would be limited to 35 feet.

The proposed project would be required to adhere to the relevant policies and programs set out in the 2004 FEIR. No new scenic vistas, corridors, resources, or views in the project vicinity have been established. For the reasons set forth above, the proposed project would not result in any significant visual changes beyond those analyzed in the 2004 FEIR, and impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.



**b) Summary of 2004 FEIR**

There are no designated State scenic highways in the City (California Scenic Highway Mapping System, 2016), and there has been no change in the designation of SR 4 through the project site for the proposed project. Therefore, the proposed project would not impact the scenic resources of any state designated scenic highway. However, as noted in the 2004 FEIR, the segment of SR 4 north of the project site is a County-designated Scenic Highway. Accordingly, the 2004 FEIR (as well as the 2008 Addendum) extensively discussed potential impacts on the views from SR 4. In the discussion of Impact 5-1 and 5-2, the 2004 FEIR concluded that development of residential and commercial uses contemplated on the project site, while consistent with the General Plan, could substantially change the character and quality of views from SR 4. 2004 FEIR Mitigation Measure 5-2 incorporates several design requirements to reduce the impact to views from SR 4, including limits on building heights, the imposition of appropriate setbacks, and the inclusion of landscaping. The City also refined 2004 FEIR Mitigation Measure 5-2 when making project approvals in 2009 to require that adequate landscaping be placed along the outer edge (southern side) of the SR 4 sound wall. With these mitigation measures, the City concluded that development north of West Leland Road on the project site would result in less than significant impacts related to the County-designated Scenic Highway.

**Proposed Project Analysis and Conclusion**

The site of the proposed project is located on the same parcels previously analyzed and proposed development would remain within the same footprint; however, the proposed project contemplates slightly less overall development, which would further reduce the visual impact of buildings. As shown in Exhibit 3, the proposed project would provide vegetation along West Leland Road and between SR 4, consistent with applicable General Plan policies and 2004 FEIR Mitigation Measure 5-2. The reduced density would allow for visual separations between buildings sufficient to preserve through views of the hills from SR 4 as contemplated in 2004 FEIR, and would not result in any new or increased significant impacts to SR 4, because the proposed project does not contemplate any new or increased development activity than what was previously assumed.

2004 FEIR Mitigation Measure 5-1 and 5-2 remain applicable to the proposed project, and would be enforced through implementation of the proposed project's MMRP. Additionally, there has been no change in the designation of SR 4 that would require additional analysis. Similar to the 2004 FEIR, impacts of the proposed project would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

In 2004 FEIR Impact 5-3, it was determined that the publicly accessible areas proximate to the proposed homes closest to PG&E's electrical transmission lines would have views that were substantially and adversely diminished. However, this impact is not applicable to the proposed

project. Impact 5-3 is specific to the publicly accessible areas proximate to residences within 200 feet of the PG&E transmission line easement. The proposed project is located approximately 1,200 feet north of the transmission line; therefore, this impact is not applicable to the proposed project, and no further analysis of this impact is required.

In Impact 4-3, the 2004 FEIR indicated that the residential development densities may conflict in visual character and scale with the adjoining Oak Hills Park neighborhood; effects that may be inconsistent with the General Plan, which calls for project compatibility with existing surrounding land uses and use of buffering to separate incompatible uses. As described in 2004 FEIR Impacts 5-1 and 5-2, it was also determined that the proposed conversion of the northern portion of the Vista Del Mar development area to high-density residential and business commercial development could result in a substantial degradation of the visual character and quality of the area. To mitigate potential impacts, the City adopted 2004 FEIR Mitigation Measures 5-1 and 5-2. These mitigation measures require that new developments include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and implementation of light and glare (including outdoor lighting) plans. The criteria in 2004 FEIR Mitigation Measures 5-1 and 5-2 further limit building heights, identify the need for visual separations, and require landscaping surrounding the development to visually screen commercial and residential development on the project site. The City concluded that, with the exception of the significant and unavoidable impact identified in Impact 5-3, development was consistent with the applicable provisions of the General Plan and implementation of the proposed design guidelines and mitigation measures reduced the impact to visual character and quality to a less than significant level.

### **Proposed Project Analysis and Conclusion**

Development under the proposed project contemplates buildings on the same site and of similar character as previously analyzed. The density of development would be substantially reduced from the previously approved 560 residential units (as revised pursuant to the 2008 Addendum) to 346 units, and the commercial portion of the project would be substantially reduced from 221,500 square feet to 140,000 square feet. The reduction in density and intensity would further reduce aesthetic impacts associated with the buildings themselves and would not result in any increased significant impact or new significant impact as compared to the greater development density and intensity analyzed in the 2004 FEIR. The proposed project would be required to comply with 2004 FEIR Mitigation Measures 5-1 and 5-2, which limit building heights, require visual separations, and require landscaping surrounding the development to visually screen the commercial and residential development. Further, the proposed project includes landscaping in both the residential and commercial areas of the project and establishes setbacks. The proposed project also incorporates open space amenities into the design of the residential neighborhoods (in keeping with GP goals and policies 24'–26, 24'–89, 4-G-4, 4-P-9) which further lessens the visual impact consistent with the development contemplated by the 2004 FEIR. As stated in the 2004 FEIR, all design refinements must be incorporated in the proposed project to the satisfaction of the Planning

Commission, as determined through the City's normal design review process. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, impacts to the visual character or quality of the site associated with implementation of the proposed project have already been accounted for and analyzed within the 2004 FEIR, and no new significant impacts or any substantial increase in the severity of previously identified significant impacts would occur.

**d) Summary of 2004 FEIR**

The 2004 FEIR did not identify any significant light or glare impacts associated with development of residential and commercial uses on the project site. However, the 2004 FEIR required implementation of 2004 FEIR Mitigation Measures 5-1 and 5-2 which would further reduce potential aesthetic impacts related to light and glare to ensure they remain less than significant.

**Proposed Project Analysis and Conclusion**

The proposed project would involve commercial and residential development that is generally consistent with what was previously envisioned and analyzed in the 2004 FEIR and later approved pursuant to the 2008 Addendum. The proposed project contemplates a reduction in residential density and commercial square footage compared to the previously approved project and would not involve any land uses or operations that would cause an increase in the potential for light and/or glare impacts beyond what was previously analyzed. Therefore, the proposed project would not result in any changes to the previously certified EIR associated with light or glare. Nonetheless, the applicable mitigation measures set forth within the previous 2004 FEIR would be required. As identified in the Mitigation Monitoring and Reporting Plan, the proposed project would be required to comply with 2004 FEIR Mitigation Measures 5-1 and 5-2 and all applicable General Plan policies and goals. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR found that development of the project site was generally consistent with the General Plan and other applicable land use policies related to avoiding or mitigating an adverse visual effect. To ensure that development would be consistent, the City adopted 2004 FEIR Mitigation Measures 5-1 and 5-2 incorporating General Plan goals and policies. Incorporation of these mitigation measures and general plan goals and policies would reduce impacts to a less than significant level.

**Proposed Project Analysis and Conclusion**

The proposed project contemplates a similar mix of commercial and residential uses, at reduced density and intensity, on the same site as the previously analyzed and approved project. The proposed project would be required to adhere to 2004 FEIR Mitigation Measures 5-1 and 5-2 and all applicable General Plan goals and policies. Compliance with 2004 FEIR

Mitigation Measure 5-2 includes specific requirements with respect to views from SR 4 to ensure that the proposed project is consistent with the City's General Plan goals and policies. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Aesthetics mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 5-1** To minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the project shall include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and light and glare (including outdoor lighting), which to the satisfaction of the Pittsburgh Planning Commission, as determined through the City's design review process, will sufficiently minimize the degree of adverse impact on the general visual character of the project site. Based upon related land use and urban design goals and policies set forth in the City of Pittsburgh General Plan and General Plan EIR, these project design refinements should include some combination of the following:
- Incorporate natural creeks and open space amenities into the design of project residential neighborhoods (in keeping with GP goals and policies 24'-26, 24'-89, 4-G-4, 4-P-9).
  - Maintain the general character of on-site hill forms (in keeping with GP goals 2-G-31 and 2-P-89).
  - Plant trees and other vegetation along West Leland Road and other project collector and arterial roadways in order to maintain the sense of "rural" open space at the City's southern boundary (in keeping with GP policy 4-P-6).
  - Consider use of single-loaded peripheral residential streets at the southern and western edges of the project residential areas south of West Leland Road in order to encourage residential development at these outer edges to face outwards toward the rural landscape and prevent a solid wall of residential backyard fences (in keeping with GP policy 4-P-7).
  - Map all on-site natural features as part of future project development applications, including landforms, rock outcroppings, creekways and ridgelines, and during development and design review, ensure that site layouts are sensitive to these mapped features (in keeping with GP policy 4-P-9).

- Emphasize a sense of rural character in the design and construction of project hillside homes, including extensive landscaping, sloping rooflines, and use of natural materials (in keeping with GP goal 4-0-5).
- Preserve on-site natural creeks and drainage courses as close as possible to their natural locations (in keeping with GP policy 4-P-14).
- Encourage flexible (varying) residential setbacks in hillside residential areas (in keeping with GP policy 4-P-18 and GP Figure 4-5).
- Encourage architectural designs in hillside residential areas that reflect the undulating forms of the hillside setting, such as “breaking” buildings and rooflines into several smaller components (in keeping with GP policy 4-P-23 and GP Figure 4-6). Building forms in such areas should be “stepped” to conform to site topography.
- Encourage residential rooflines that are oriented in the same direction as the natural hillside slope (in keeping with GP policy 4-P-25).
- Use building colors and textures reflective of the surrounding hillside landscape, with roof colors tending toward darker earth tones so that they are less visible from adjacent and upslope on-site and off-site vantage points (in keeping with GP policy 4-P-26). Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27).
- **Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27)**
- To the extent possible, align project residential streets along natural grades (in keeping with GP policy 4-P-28).
- Encourage construction of split roadways in steeper hillsides where appropriate (in keeping with GP policy 4-P-29).
- Provide on-street parking along hillside road in parking bays where topography allows (GP policy 4-P31).

**MM 5-2**

In addition to those listed under Mitigation 5-1, at later phases of the project (when detailed, design level applications are submitted for areas north of West Leland Road), incorporate the following design refinements into the project to the satisfaction of the Planning Commission:

- Ensure that proposed residential development in the project designated High Density Residential area is oriented with the lowest building heights adjacent to SR 4, and set back from the edge of SR 4 sufficiently to mitigate visual impacts (in keeping with GP goal 2-P-87).
- As part of the subsequent development review process, limit building heights and massing in the designated Business Commercial area and/or maintain visual separations within the area, sufficient to preserve through views of the hills from SR 4 and the Bay Point community north of SR 4 (in keeping with GP policy 4-P-3).
- Emphasize beautification of the SR 4 corridor in project landscape plans through a sensitive combination of highway edge landscaping and significant view corridor preservation (in keeping with GP Goal 4-0-12).

- Ensure that all on-site multifamily residential development proposed along SR 4 provides adequate landscaping along related new sound barriers (berms or walls—see Mitigation 14-1 in chapter 14, Noise) (in keeping with GP policy 4-P-64).
- **Ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall (2008 Addendum).**

## Conclusion

The aesthetic resource conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



| Environmental Issue Area                                                                                                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>II. Agricultural Resources</b>                                                                                                                                                                                                              |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                      |                         |                                                                         |                                                                     |                                                         |                               |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | No impact               | No                                                                      | No.                                                                 | No                                                      | N/A                           |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                           | No impact               | No                                                                      | No.                                                                 | No                                                      | N/A                           |
| c) Involve other changes to the existing environment which, due to their location or nature, could result in conversion of farmland to other non-agricultural use?                                                                             | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Agricultural resources impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential significant impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. As described in the 2004 FEIR, the project site is classified as grazing land by the California

Department of Conservation, and does not include any lands designated as Prime, Unique, or of Statewide Importance. Accordingly, the project would have no impact in this regard.

### **Proposed Project Analysis and Conclusion**

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as noted in the 2004 Draft EIR. Similar to the 2004 FEIR, the proposed project—which involves the same overall development footprint but with reduced density and intensity of uses—would not convert designated Important Farmland as described previously to a non-agricultural use. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would conflict with an existing zoning for agricultural use or Williamson Act contract. As discussed in the 2004 FEIR, the project site does not contain any land zoned for agricultural use or land under Williamson Act contract. Accordingly, the project would have no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the analysis in the 2004 FEIR, the project site does not contain any land zoned for agricultural use or land under Williamson Act contract. Accordingly, the project would have no impact in this regard. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would result in other changes that could lead to the conversion of Important Farmland to other non-agricultural use.

In Impact 4-2, the 2004 FEIR indicated that the residential boundary of the southern portion of the development site was adjacent to the Seecon property, which was under Williamson Act contract and actively grazed. The 2004 FEIR included a Mitigation Measure 4-2, which required notification to all prospective residents regarding the potential nuisances associated with abutting or nearby animal grazing. The implementation of Mitigation Measure 4-2 was found to reduce potential impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The 2018 proposed project is located north of West Leland Road, and would not result in the potential conflicts identified in the 2004 FEIR for the residential lots in the southern portion of the site. Accordingly, Mitigation Measure 4-2 would not apply to the 2018 proposed project, and no impact would occur in this regard. Therefore, the proposed project would not

introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **Mitigation Measures**

No mitigation is required.

### **Conclusion**

The agricultural resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                   | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>III. Air Quality</b>                                                                                                                                                                                                                                                                    |                                             |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                  |                                             |                                                                         |                                                                     |                                                         |                               |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                            | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                         | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 15-2                          |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 15-2                          |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                     | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 15-1                          |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                    | N/A                                         | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Air quality impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of

significance. 2004 FEIR Impacts 15-1 and 15-2 and the related air quality impact discussions collectively address the above environmental issue areas as described below.

**a) Summary of 2004 FEIR**

When the 2004 FEIR was approved, the Bay Area was a designated nonattainment area for State and national ozone ambient air quality standards and as a nonattainment area for the state particulate matter (PM) standards for PM measuring 10 micrometers in diameter or less (PM<sub>10</sub>). The Bay Area Air Quality Management District (BAAQMD) prepares plans to attain ambient air quality standards in the San Francisco Bay Area Air Basin (SFBAAB), including ozone attainment plans for the national ozone standard and clean air plans for the California standard. The applicable plan at the time of the 2004 FEIR was the 1997 Clean Air Plan. No State PM<sub>10</sub> was prepared or required.

Projects that are consistent with the assumptions used in development of the 1997 Clean Air Plan are considered to not be in conflict with or otherwise obstruct the attainment of air quality levels identified in the relevant plan. Assumptions for emission estimates are based on population, employment, and land use projections taken from local and regional planning documents. As discussed in the 2004 FEIR, the contemplated development of up to 563 housing units and 257,500 square feet of commercial building space was generally consistent with the 2001 General Plan land use designations and maximum development capacities. As a result, the City concluded that impacts would be less than significant.

**Proposed Project Analysis and Conclusion**

Since the 2004 FEIR, BAAQMD has adopted the *2017 Clean Air Plan: Spare the Air, Cool the Climate*. The *2017 Clean Air Plan* incorporates the level of development assumed in the 2001 General Plan, which is consistent with the level contemplated by the proposed project. In fact, since the proposed project contemplates the development of 346 housing units compared to 563 housing units under the 2004 FEIR, the proposed project would result in a decrease in development intensity compared to the 2004 FEIR. Also, the proposed project would result in a decrease in the total commercial floor area from 257,000 square feet to approximately 140,000 square feet. Similar to the 2004 FEIR, the proposed project would result in a less than significant impact. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR determined that long-term operational emissions from the Vista Del Mar development could violate an ambient air quality standard or contribute substantially to an existing violation (Impact 15-2). Using the current model at the time of the analysis (URBEMIS 2002), the 2004 FEIR found that the Vista Del Mar development would generate 119 pounds per day of reactive organic gases (ROG), 121 pounds per day of nitrogen oxides (NO<sub>x</sub>), and 113 pounds per day of PM<sub>10</sub>. Those emissions exceeded the recommended threshold of 80 pounds

per day. This would result in potentially significant impacts. The 2004 FEIR Mitigation Measure 15-2 requires the proposed on-site commercial components to implement strategies to reduce traditional vehicle usage. However, even with implementation of 2004 FEIR Mitigation Measure 15-2, the City concluded that impacts would still be significant and unavoidable.

### **Proposed Project Analysis and Conclusion**

The BAAQMD *CEQA Air Quality Guidelines* include thresholds of significance that are applied to evaluate regional impacts of project-specific emissions of air pollutants and their impact on BAAQMD's ability to reach attainment (BAAQMD, 2017). These thresholds have been revised from 80 pounds per day for ROG, NO<sub>x</sub>, and PM<sub>10</sub> in the 1999 BAAQMD *CEQA Guidelines* to 54 pounds per day for ROG and NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub> in the 2017 BAAQMD *CEQA Guidelines*. The proposed project would result in a decrease in both the number of residential units and the square footage of commercial development compared to the 2004 FEIR. However, in terms of long-term operational impacts, the proposed project would generate a total of 7,810 trips per day, which is a slight increase from the estimate of 7,550 trips per day in the 2004 FEIR. This results in a net increase of 260 trips, or a nominal 3.4 percent increase from the estimate in the 2004 FEIR.

Although the overall daily trip generation would increase slightly from the previous estimates based on the changes in the commercial land use characteristics, the proposed project is anticipated to begin construction and operation in 2018, a much later date than assumed in the 2004 FEIR. In later years, advancements in engine technology, tailpipe emission standards, and turnover in the vehicle fleet result in lower emission rates. Therefore, even with the slight increase in vehicle trips associated with the proposed project, the decrease in the fleet average exhaust emission rates would offset the emissions from those nominal numbers of additional trips.

Consistent with the 2004 FEIR, emissions from the proposed project would be anticipated to exceed the recommended thresholds of significance. Implementation of 2004 FEIR Mitigation Measure 15-2 would be required. Considering the changes to the trip generation rates, emission factors, and recommended thresholds of significance, proposed project impacts would continue to remain significant and unavoidable. However, due to more stringent emissions standards and other technology as discussed above, the proposed project and minor increase in daily trips would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR**

According to the 2004 FEIR, BAAQMD guidance provides that projects that would individually have a significant regional air quality impact would also be considered to have a significant cumulative regional air quality impact. The development evaluated in the 2004 FEIR exceeded the thresholds of significance, and therefore, the City concluded that there would be a significant and unavoidable impact.

### **Proposed Project Analysis and Conclusion**

As discussed in III(c) above, the development evaluated in the 2004 FEIR would exceed thresholds of significance with respect to long-term operational impacts and result in significant and unavoidable impacts. Similarly, the proposed project would exceed thresholds of significance and result in significant and unavoidable impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **d) Summary of 2004 FEIR**

The BAAQMD CEQA Guidelines consider particulate matter to be the pollutant of greatest concern with respect to construction activities. BAAQMD does not have quantitative emission thresholds for fugitive dust. Fugitive dust emissions from construction activities can be greatly reduced by implementing specified control measures. BAAQMD recommends that all projects, regardless of the level of average daily emissions, implement applicable best management practices (BMPs), including those listed in the BAAQMD CEQA Guidelines.

The 2004 FEIR discussed construction activities, such as excavation and grading operations, that would generate exhaust emissions and fugitive particulate matter emissions that could result in elevated levels of particulate matter, creating a possible nuisance at residential, school, and other nearby properties. This represents a potentially significant Impact. The City concluded that implementation of the control measures included in 2004 FEIR Mitigation Measure 15-1 would be expected to reduce this impact to less-than-significant level.

### **Proposed Project Analysis and Conclusion**

#### *Construction*

Diesel exhaust poses both a potential health and nuisance impact to nearby receptors. The California Air Resources Board (CARB) has identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). High-volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic were identified as having the highest associated health risks from TACs. The dose, including the concentration of TACs and the exposure time, to which receptors are exposed is the primary factor used to determine health risk. Construction activities would occur intermittently for a short duration (approximately 30 months) at various locations on the project site, and at varying distances from sensitive receptors. Because of the relatively short duration of construction activities, and the majority of emission sources being located at varying distances from nearby receptors (ranging from 50 feet to 1,000 feet from the nearest receptors as equipment operates across the project site ), health risks due to diesel PM emissions would be less than significant and therefore, consistent with the 2004 FEIR.

Construction impacts of the proposed project would be similar to the analysis presented in the 2004 FEIR. Although there would be some decrease in the overall construction schedule and



amount of equipment required based on the reduced scale of proposed development, 2004 FEIR Mitigation Measure 15-1 would still be required to reduce fugitive dust emissions and ensure impacts remain less than significant.

#### *Operation*

Operation of the proposed project would involve residential and commercial land uses that would not be a substantial source of TAC emissions. As a result, implementation of 2004 FEIR Mitigation Measure 15-1 would ensure the proposed project's potential impacts are less than significant, similar to what was evaluated in the 2004 FEIR.

The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **e) Summary of 2004 FEIR**

The 2004 FEIR did not address impacts associated with whether the Vista Del Mar development would create objectionable odors.

#### **Proposed Project Analysis and Conclusion**

The land uses associated with the proposed project would be residential and commercial, which are not typically a generator of odor emissions, either during construction or as part of long-term operations. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people. The proposed impact would be less than significant. The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR.

### **Mitigation Measures**

Air Quality mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 15-1      Implement the following dust control measures during project construction activities:**
- (a) Water all active construction areas at least twice daily and more often during windy periods Active areas adjacent to existing land uses must be kept damp at all times or must be treated with non-toxic stabilizers or dust palliatives;**
  - (b) Cover all trucks hauling soil sand and other loose materials or require all trucks to maintain at least two feet of freeboard;**
  - (c) Pave or apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads parking areas and staging areas at construction sites;**
  - (d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites;**

- (e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;
- (f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;
- (g) Enclose, cover or water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- (h) Limit traffic speeds on unpaved roads to 15 miles per hour;
- (i) Install sandbags or other erosion control measures to prevent silt runoff from grading onto adjacent roadways paths and other paved areas and in particular into nearby drainage channels;
- (j) Replant vegetation in disturbed areas as quickly as possible;
- (k) Install windbreaks or plant trees as vegetative wind breaks at windward side(s) of construction areas;
- (l) Limit excavation and grading activity when winds' instantaneous gusts result in unmanageable dust; and
- (m) Limit the area subject to excavation grading and other construction activity at any one time.

**MM 15-2** Require on-site business commercial (office and retail) components of the project to implement strategies identified in the 2004 FEIR to reduce conventional vehicle usage by encouraging pedestrian bicycle and transit modes of travel. **Require project residential components to provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting.**

## Conclusion

The air quality conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                         | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>IV. Biological Resources</b>                                                                                                                                                                                                                                                                                  |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                        |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 11-5 through 11-10            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?                                                               | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                             | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                                                                                           | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                               | N/A                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Biological resources impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of biological resources. Exceptions include 2004 FEIR Mitigation Measure 11-2 that pertains to permits that have already been acquired and implemented, and Mitigation Measure 11-5 that pertains to areas south of West Leland Road. The remaining mitigation measures from the 2004 FEIR that identified potential impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance are discussed below.

- a) **Summary of 2004 FEIR.** The 2004 FEIR identified several species of concern on the Vista Del Mar development area. As a result, potentially significant impacts could occur. Therefore, the 2004 FEIR identified Mitigation Measures 11-3 through 11-10, which require that biological

surveys be conducted on-site prior to construction, and any mitigation imposed by the resource agencies be implemented, thereby ensuring that significant impacts to special status species are avoided or reduced to a less than significant level. The City concluded that impacts would be reduced to less than significant with incorporation of the above-identified mitigation.

### **Proposed Project Analysis and Conclusion**

The project site has already been graded as part of the Vista Del Mar development, which was constructed on the south side of West Leland Road between 2009 and 2015. However, for purposes of a conservative analysis and in accordance with the applicable mitigation measures, biological site surveys on the project site were conducted in June 2018 and found that no species of concern were present on-site. In addition, as noted in the June 2018 biological memorandum prepared in connection with this CEQA Addendum (Appendix A), no new significant biological resource issues were found on the site.

The proposed project would not trigger any significant impacts to biological resources beyond those analyzed in the 2004 FEIR, since the 2018 proposed project involves the same general uses within the same footprint. Therefore, similar to the findings in the 2004 EIR, impacts would be potentially significant with regard to potential impacts to certain identified species of concern. Implementation of 2004 FEIR Mitigation Measure 11-3, 11-4, and 11-6 through 11-10 would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

- b) Summary of 2004 FEIR.** The 2004 FEIR originally found that the development of the Vista Del Mar development area may be inconsistent the City's General Plan policies as they pertain to drainages and riparian areas or other sensitive habitats. The area to the south of West Leland Road includes seasonal creeks and drainages, with scattered trees and scrub cover that could provide habitat for nesting bird species.

The City concluded that the potential impact was less than significant with incorporation of 2004 FEIR Mitigation Measure 11-2, which required completion of a wetland delineation and implementation of any mitigation imposed. Since that time, 2004 FEIR Mitigation Measure 11-2 was fulfilled, as the wetland delineation was prepared and certified by the US Army Corps of Engineers (USACE), and a Wetlands Mitigation and Monitoring Plan was submitted, approved, and implemented, including the creation of mitigation ponds as required by the permit conditions.

### **Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to riparian or other sensitive habitats. The creeks and seasonal wetlands identified in the 2004 FEIR are located to the South of West Leland Road and would not therefore be affected by the 2018 proposed project. Therefore, the proposed project

would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR originally found that construction of the Vista Del Mar development may be inconsistent the City's General Plan policies as they pertain to drainages and wetlands. However, the City concluded that the impact was less than significant with incorporation of 2004 EIR Mitigation Measure 11-2, which required completion of a wetland delineation and implementation of any mitigation imposed. Since that time, 2004 EIR Mitigation Measure 11-2 was fulfilled, as the wetland delineation was prepared and certified by the USACE, and a Wetlands Mitigation and Monitoring Plan was prepared, approved, and implemented, including the creation of mitigation ponds as required by the permit conditions.

**Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to riparian or other sensitive habitats. The creeks and seasonal wetlands identified in the 2004 FEIR are located to the South of West Leland Road and would not therefore be affected by the 2018 proposed project. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR did not expressly analyze wildlife movement on the site. However, a less than significant impact would have been anticipated due to proximity to surrounding urban development and lack of high quality habitat on-site. The 2004 FEIR at page 11-10 states that due to the limited amount of tree and shrub cover. . . the creeks and drainages do not allow for concealed wildlife movement.

**Proposed Project Analysis and Conclusion**

Given the project site's already-graded status, its proximity to surrounding urban development, and the lack of high-quality habitat on-site, there are no significant wildlife movement corridors that would be significantly impacted by the proposed project. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR analyzed application of local policies or ordinances protecting biological resources, and identified impacts related to natural drainage courses as potentially significant based on potential conflicts with the proposal to construct the Vista Del Mar development.

However, the 2004 FEIR concluded that implementation of 2004 FEIR Mitigation Measures 11-1, which required consistency with local biological resources protection, including the actions required by the other 2004 FEIR biological mitigation measures (i.e., species surveys, protections where warranted, reseeding of cut and fill slopes, setbacks from natural drainage courses, etc.), would reduce this impact to less than significant.

### Proposed Project Analysis and Conclusion

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to natural drainage courses on the project site, or otherwise result in any conflicts with other applicable local policies or ordinance protecting biological resources. As noted in the biological resource memorandum, the 2018 project site does not contain sensitive species or habitats, and would not therefore introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### f) Summary of 2004 FEIR

The initial study prepared as part of the 2004 FEIR noted that the project site is not subject to any adopted Habitat Conservation Plan, and concluded that there would be no impact in this regard.

### Proposed Project Analysis and Conclusion

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts in this regard. Since the 2004 FEIR was certified, the City of Pittsburg has become a party to the East Contra Costa County Habitat Conservation Plan (ECCC HCP), which identifies the site as a combination of ruderal and grasslands. However, the City's ordinance implementing the ECCC HCP exempts projects with vested rights as established by California law including Government Code Sections 65864 through 65869 ("development agreements"). Accordingly, it has been determined that no additional impact would occur and therefore no additional mitigation measures are required. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

## Mitigation Measures

Biological resources mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 11-1**      The ultimate determination whether the proposed project, after implementation of the mitigations identified in this EIR, is or is not inconsistent with one or more General Plan goals or policies, would be the responsibility of City officials assigned



such authority. In particular, interpretation of project consistency with City of Pittsburg General Plan policy is the ultimate responsibility of the City of Pittsburg Planning Commission and City Council.

In order to comply with City of Pittsburg General Plan policies 9-P-1 and 9-P-8, the project shall incorporate the following changes and mitigations into the project:

- (1) Implement Mitigations 11-3 through 11-12 which are discussed on the following pages (see Policy 9-P-1); and
- (2) **Reseed cut and fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No nonnative or invasive species shall be included in the mix (see Policy 9-P-8).**
- (3) The current preliminary version of the applicant's Mitigation and Monitoring Plan formulated for review by the resources agencies proposes preservation of approximately 3,300 linear feet of onsite drainages and onsite enhancement of approximately 1,000 linear feet of drainages.

The City of Pittsburg shall make the above items conditions of project approval and shall not approve grading plans until the above mitigations have been incorporated into the project to City satisfaction. During the local development review process, the City shall determine whether the applicant-proposed onsite drainage preservation program achieves project consistency with General Plan goals and policies related to creeks, or whether additional design measures are warranted.

**MM 11-3      The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the USFWS. To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a "non-jeopardy" Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.**

**MM 11-4      The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the CDFG (and the USFWS since the species has recently been federally listed). To satisfy the CDFG and USFWS, the applicant will need to: (1) consult with the CDFG and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFG and USFWS requirements, and in accordance with specifications discussed in Mitigation 11 1; and (4) salvage adults and/or larvae.**

- MM 11-6**      The applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS' survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, Section 2, of USFWS' 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFG personnel shall be contacted immediately. Implementation of this mitigation would reduce any project impacts on San Joaquin kit fox to a less-than-significant level.
- MM 11-7**      Completion of the CDFG-protocol surveys for burrowing owl shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct CDFG-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a Habitat Mitigation Plan and a Mitigation Agreement for any burrowing owls identified. The City shall receive copies of the approved Mitigation Plan and Mitigation Agreement between the applicant and the CDFG prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinate by the applicant with CDFG. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirement for burrowing owls shall be required by the City. Implementation of these measures would reduce this potential impact to a less-than-significant level.
- MM 11-8**      Completion of nesting surveys for these raptors and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:
- (1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below).
  - (2) Having a biological monitor present during all grading activity near the buffer zone; and
  - (3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.
- If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.

Implementation of this measures would reduce this potential impact to a less-than-significant level.

**MM 11-9** Completion of loggerhead shrike nesting surveys and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:

- (1) Establish a 250-foot fenced buffer zone around each active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for the bird shall be required by the City. Implementation of this mitigation would reduce this potential impact to a less-than-significant level.

**MM 11-10** Completion of California horned lark nesting surveys and establishment of CDFG-approved mitigation for any identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:

- (1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City. Implementation of this mitigation would reduce this potential impact to a less-than-significant level.

## Conclusion

The biological resources conclusions in the 2004 EIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                             | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>V. Cultural Resources</b>                                                                                         |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                            |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?    | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-2                          |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                 | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |

## Discussion

Cultural resource impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified two potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 12-1 and 12-2 and related cultural resources impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The California Historic Resource Information System (CHRIS) records search did not identify historic resources on or within 0.5 miles of the Vista Del Mar development area. The 2004 FEIR found that several on-site structures associated with previous ranch activity (located south of West Leland Road) are more than 45 years old and could qualify as historic structures. As a result, potentially significant impacts could occur. However, the 2004 EIR required

implementation of 2004 FEIR Mitigation Measure 12-2, which would ensure a historical resources survey would be conducted for all on-site structures meeting the requirements of section 5024.1(g) of the State Public Resources Code and, to the extent any historic resources are on-site, the survey would identify appropriate measures to mitigate any significant impacts. The City concluded that impacts would be reduced to less than significant with incorporation of mitigation.

### **Proposed Project Analysis and Conclusion**

The project site was graded as part of the Vista Del Mar development. An updated CHRIS records search was conducted on June 25, 2018 and found that no additional historic resources have been recorded at the project site since 2004. A pedestrian survey of the site conducted on June 25, 2018, confirmed that no structures remain at the site (see Appendix B). The proposed project does not anticipate any significant changes to historic resources beyond those analyzed in the 2004 FEIR.

Nevertheless, similar to the findings in the 2004 FEIR, impacts would be potentially significant with regard to unknown historic resources that could potentially be exposed as a result of construction. Implementation of 2004 FEIR Mitigation Measure 12-2 would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR noted that excavation and construction on the Vista Del Mar development area (which included the Alves Ranch project site) could uncover previously unknown prehistoric and archeological resources. As explained further in the 2004 FEIR, the CHRIS Northwest Information Center was contacted and it was determined that the Vista Del Mar development area was in an area with a moderate potential for undiscovered Native American sites. Therefore, the 2004 FEIR concluded that project-related grading and construction activities could uncover previously undiscovered prehistoric and archeological resources resulting in potentially significant impacts. However, the 2004 FEIR also concluded that with implementation of 2004 FEIR Mitigation Measure 12-1, this would reduce these impacts to a less than significant level.

### **Proposed Project Analysis and Conclusion**

The proposed project involves development within the same general footprint that was analyzed in the 2004 FEIR. However, the project site was previously graded as part of the Vista Del Mar development. An updated CHRIS records search was conducted on June 25, 2018, and found that no additional archeological resources have been recorded at the site since 2004. In addition, the Native American Heritage Commission (NAHC) was asked to perform a search of its Sacred Lands File (SLF), which returned negative results for recorded Tribal Cultural Resources at the site.

FirstCarbon Solutions (FCS) sent letters to the six tribal representatives identified by the NAHC on June 29, 2018 to further determine the potential for Native American sites on the project site, and no replies have been received to date.

An updated pedestrian survey conducted at the site on June 25, 2018, failed to identify any unrecorded archaeological resources within the project boundaries; however, visibility was poor due to grasses and ground cover that obscured the majority of the site (Appendix B). The proposed project does not anticipate any significant cultural resources changes beyond those analyzed in the 2004 FEIR. Furthermore, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would ensure that if any significant finds are uncovered, appropriate measures would be implemented to ensure that impacts are mitigated to a less than significant level, similar to the conclusions set forth in the 2004 FEIR. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR considered whether construction in the Vista Del Mar development area could potentially impact previously unknown paleontological resources. According to the 2001 General Plan EIR, potential paleontological resources could be unearthed during excavation and construction activities on the Vista Del Mar development area (including the Alves Ranch project site). However, the 2004 EIR concluded that with implementation of 2004 EIR Mitigation Measure 12-1, this would reduce potentially significant impacts to a less than significant level.

**Proposed Project Analysis and Conclusion**

The proposed project would be developed in the same general footprint as previously evaluated in the 2004 FEIR, and thus there is the possibility of uncovering previously unknown paleontological resources. Therefore, on June 11, 2018 a Paleontological Records Search was conducted by Dr. Ken Finger for FCS (see Appendix B) to determine the potential for paleontological resources to occur on the project site. No known paleontological resources are located within a half-mile radius of the project site based on the University of California Museum of Paleontology (UCMP) database. However, the project site is located on Pliocene nonmarine deposits and these soils have the potential to yield paleontological resources during construction and grading activities. Any activity that destroys paleontological resources would result in significant impacts. However, similar to the conclusions set forth in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would reduce impacts to less than significant. Therefore, the proposed project would not create or result in cultural resources impacts greater than evaluated in the 2004 FEIR. No further analysis is required.

**d) Summary of the 2004 FEIR**

The 2004 FEIR determined that construction in the Vista Del Mar development area could potentially disturb human remains, including remains interred outside of formal cemeteries. For these reasons, the 2004 FEIR determined that if inadvertent discovery of human remains occurred during construction activities, this would be a significant impact. Therefore, the 2004 EIR identified Mitigation Measure 12-1 as necessary to be imposed on the Vista Del Mar development to ensure impacts would be reduced to a less than significant level.

**Proposed Project Analysis and Conclusion**

Mass grading has previously occurred on the project site as part of the Vista Del Mar development and as part of this grading, 2004 FEIR Mitigation Measure 12-1 was implemented to ensure that impacts remained less than significant. However, because the proposed project would be located within the same general footprint as the development analyzed in the 2004 EIR, construction of the proposed project could uncover human remains during excavation, which would result in potentially significant impacts. Therefore, consistent with the conclusions in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**Mitigation Measures**

Cultural resources mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 12-1      Require that a qualified archaeologist be retained at applicant expense to monitor project-related on-site excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing; e.g. excavation by auger shovel or backhoe unit. The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures**



set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines shall be implemented. Specifically a data recovery plan which makes provisions for adequate recovery of the scientifically consequential information about the site shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e. the NWIC at Sonoma State University). If Native American artifacts are indicated the plan shall also be submitted to the Native American Heritage Commission (NAHC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 archaeological sites. The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and or required by the City. If human remains are found special rules set forth in State Health and Safety Code section 70505 and CEQA Guidelines section 15126.4(b) shall apply. The identified mitigations shall be undertaken to City satisfaction if necessary prior to resumption of grading activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data provided that the data are available for review at the California Historical Resource Regional Information Center CEQA Guidelines section 15126.4(b) Implementation of these measures will reduce this potential impact to a less-than-significant level.

**MM 12-2**

The Applicant shall hire a qualified archaeologist or architectural historian to conduct a historical resources survey HRS for all on site ranch structures which appear to be over 45 years old, meeting the requirements of section 50241(g) of the State Public Resources Code. Further mitigation shall not be required if the City accepts an HRS finding that none of the existing on-site ranch structures is a significant historic resource as defined in CEQA Guidelines section 15064.5(a). For any project action that may cause a substantial adverse change in one or more HRS-identified potentially significant historic resources the applicant shall incorporate measures that would seek to improve the affected historic resource in accordance with either of the following publications:

- Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating Restoring and Reconstructing Historic Buildings, or
- Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

## Conclusion

The cultural resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                               | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|
| <b>VI. Geology and Soils</b>                                                                                                                                                                                                                                                           |                                       |                                                                         |                                                                     |                                                         |                                         |
| <i>Would the project:</i>                                                                                                                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                                         |
| a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:                                                                                                                                                           |                                       |                                                                         |                                                                     |                                                         |                                         |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | No impact                             | No                                                                      | No                                                                  | No                                                      | None.                                   |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1                                    |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1                                    |
| iv) Landslides?                                                                                                                                                                                                                                                                        | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1 and 10-2                           |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-9                                    |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral                                                                                                       | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-3, 10-4, 10-5, 10-6, 10-8, and 10-12 |

| Environmental Issue Area                                                                                                                                                             | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| spreading, subsidence, liquefaction or collapse?                                                                                                                                     |                                       |                                                                         |                                                                     |                                                         |                               |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-7                          |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Geology and soils impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified 12 potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 10-1 through 10-12 and related geology and soils impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR (Surface Rupture, Seismic Shaking, and ground failure, including liquefaction)

**Surface rupture:** The 2004 FEIR determined that there are no active or potentially active faults or traces on the project site. Accordingly, there would be no impact related to surface rupture.

**Groundshaking:** The project site is located in the San Francisco Bay Area and thus at risk of moderate to high ground shaking. The 2004 FEIR determined that adherence to California Building Code requirements would ensure that potential impacts related to seismic groundshaking would be reduced to a less than significant level

**Ground failure due to liquefaction and/or landslides:** The 2004 FEIR determined that although a geotechnical study had been prepared by Berlogar Geotechnical Consultants (BGC), there was no assurance that the recommendations and construction guidelines would be implemented into the Vista Del Mar development. In addition, the BGC study identified areas susceptible to landslides, which could destroy impoundment ponds and significant impacts could potentially occur. Further, the BGC study did not fully describe remediation required to prevent landslides from occurring, which could result in potentially significant impacts. As a result, 2004 FEIR Mitigation Measures 10-1, 10-2, and 10-11 were proposed to ensure that a geotechnical study would evaluate future project impacts and identify specific measures that would be incorporated into project grading and site preparation plans to reduce these significant impacts to a less than significant level. Implementation of these measures was determined by the City to reduce impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project involves the same types of uses, to be developed in the same general footprint as was previously evaluated; however, there will be fewer residential units and less commercial square footage as compared to the development evaluated in the 2004 FEIR. Therefore, fewer people and structures overall would be exposed to the geological risks previously identified.

Furthermore, as required by the applicable mitigation measures, Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) prepared a Geotechnical Memo (Appendix C) for the proposed project on June 1, 2018. As already noted in the 2004 FEIR, the proposed project is not located in an Alquist-Priolo Fault Zone as designated by the State of California.

Although the project site is located in the San Francisco Bay Area and thus at risk of moderate to high ground shaking, similar to other developments in the vicinity, this finding is consistent with the analysis in the previous 2004 FEIR, which determined that 2004 FEIR Mitigation Measure 10-1 would reduce these potentially significant impacts to a less than significant level.

Furthermore, according to the SFB report, the project site's susceptibility to liquefaction is low, and thus, there would be less than significant impacts in this regard. In addition, previous mass grading and removal of weak soils have since created a relatively level site that has a low potential for landslides. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

### **b) Summary of 2004 FEIR (soil erosion/loss of topsoil)**

The 2004 FEIR determined that construction of the Vista Del Mar development would leave on-site soils exposed to wind and water erosion. The resulting erosion could cause sediment to block culverts and stormwater channels and result in increased flooding in the development's vicinity. In addition, soil erosion would ultimately degrade water quality in Suisun Bay. These soil erosion impacts could be potentially significant. Therefore, to reduce these impacts to a

less than significant level, the 2004 FEIR identified Mitigation Measure 10-9, which required the preparation and implementation of an erosion control plan subject to City approval. Therefore, with implementation of this mitigation measure, the City concluded that impacts were less than significant.

### **Proposed Project Analysis and Conclusion**

Similar to the Vista Del Mar development evaluated in the 2004 FEIR, construction of the proposed project would reduce the project site's vegetation cover and increase the potential for significant soil erosion impacts. Implementation of 2004 FEIR Mitigation Measure 10-9 would reduce these potentially significant impacts to less than significant levels through preparation and implementation of an erosion control plan subject to approval by the City. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **c) Summary of 2004 FEIR (geologic instability)**

The 2004 FEIR determined that existing slopes on the Vista Del Mar development area greater than 30 percent could be subject to soil creep, and slopes greater than 20 percent could be susceptible to liquefaction and landslides during heavy rains. In addition, slopes that were proposed to be cut and filled could be subject to slope failure due to the steep gradients proposed. As a result, the development's grading proposals would be inconsistent with General Plan policy 10-P-3. Furthermore, the 2004 FEIR determined the BGC study did not identify mitigation for the adverse effects of long-term settlement, and therefore the development could result in potentially significant impacts. Additionally, soils on the Vista Del Mar development area were identified as moderately to highly corrosive to unprotected steel, resulting in potentially significant impacts to underground utility systems or building foundations. The 2004 FEIR also determined that future project site slope failure on the development area could damage on-site subsurface drainage systems without proper maintenance, resulting in potentially significant impacts. However, the City concluded that implementation of 2004 FEIR Mitigation Measures 10-3, 10-4, 10-5, 10-6, 10-8, and 10-12 would reduce the foregoing potentially significant impacts to less than significant levels.

### **Project Analysis and Conclusion**

According to the recent SFB Geotechnical Memo (Appendix C), the project site was previously graded under the guidance of BGC including the removal of all expansive soils and slopes. As a result, all significant impacts related to slope failure, liquefaction, debris flows, and landslides that were previously identified in the 2004 EIR would be less than significant with respect to the proposed project because the site no longer contains slopes susceptible to these risks. Similar to the 2004 EIR, the proposed project could still result in potentially significant impacts from long-term differential settlement, corrosive soils, and geotechnical maintenance. However, the proposed project would be required to implement 2004 EIR Mitigation Measures 10-6, 10-8, and 10-12, which would reduce these impacts to less than significant. Therefore,

the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR determined that the Vista Del Mar development area contained expansive soils and any development, such as utility lines, roads, or building foundations, could result in long-term damage to these structures and therefore the 2004 EIR characterized these impacts as potentially significant. However, the 2004 EIR determined that implementation of Mitigation Measure 10-7 would require that expansive soils be removed or amended in accordance with applicable City standards. Therefore, the City concluded that impacts would be reduced to less than significant with incorporation of this mitigation.

**Proposed Project Analysis and Conclusion**

The project site is located within the same general footprint evaluated in the 2004 FEIR and contains the same expansive soils. According to the recent SFB Geotechnical Memo (Appendix C), the site was previously mass graded as a part of the larger Vista Del Mar residential development to the south under the guidance of Berlogar Geotechnical Consultants (BGC). In addition, the 2008 BGC report describes that all expansive soils on the project site were removed as part of previous mass grading and replaced with engineered fill. As a result, the proposed project is no longer at significant risk to expansive soils, and impacts would be less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR determined that the Vista Del Mar development area did not contain septic tanks or alternative wastewater systems. In addition, the Vista Del Mar development would connect to the City of Pittsburg sewer system and would not involve the installation of septic tanks or alternative wastewater systems. As a result, the 2004 FEIR determined that no impacts would occur.

**Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint evaluated in the 2004 FEIR, and would connect to the existing City sewer system. Similar to the Vista Del Mar development evaluated in the 2004 FEIR, the proposed project does not propose the use of septic tanks or alternative wastewater systems and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Geology and soils mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 10-1**      The project geotechnical engineer shall prepare a final design-level project geotechnical study subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The review shall evaluate if the study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. Relevant provisions of the geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a State-certified geotechnical engineer or these measures to the satisfaction of the independent engineering geologist and the City Engineer would reduce this potential impact to a less-than-significant level.
- MM 10-4**      The City and its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require slope repairs at the expense of the West Pittsburgh GHAD. If the stability of these proposed slopes can be independently confirmed, implement the construction measures recommended in the project geotechnical study. If the slopes stability cannot be confirmed redesign the slopes to achieve a flatter more sustainable gradient. Implementation of this measure to the satisfaction of the City-retained independent engineering geologist and City Engineer would reduce this potential impact to a less-than-significant level.
- MM 10-6**      Specification for site development shall include mandatory phasing for construction of site improvements as recommended by the project geotechnical engineer if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements. Implementation of this measure to the satisfaction of the City retained engineering geologist and City Engineer would reduce this potential impacts to a less than significant level.
- MM 10-7**      In addition to the observation of all cut and fill slope construction the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development the project geotechnical engineer shall make site-specific recommendations for grading,



drainage, installation of foundation design, the addition of soil amendments and or the use of imported non-expansive fill materials as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see Mitigation 10-1) these recommendations shall be incorporated into a report to be included with each building permit application and with the plans for all public and common-area improvements.

- MM 10-8** Specification for site development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol with final approval by the City Engineer. Implementation of this measure would reduce this potential impact to a less-than-significant level
- MM 10-9** Prepare an erosion control plan subject to City approval and implement the plan during construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development. Implementation of this measure would reduce this potential impact to a less than significant level.
- MM 10-10** Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners and commercial/multi-family property managers at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage. Area 1 property managers shall also be required to regularly maintain onsite drainage systems to ensure that storm water runoff is directed away from all slope areas.
- MM 10-12** Require project annexation to the West Pittsburgh Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. Establish a long-term funding mechanism for the maintenance of slopes and all other on-site conditions that could affect slope stability. The existence of and the responsibilities attached to project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition, all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase. Implementation of these measures to the satisfaction of the City-retained engineering geologist and City Engineer would this potential impact to a less than significant level.

## Conclusion

The geology and soils conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>VII. Hazards and Hazardous Materials</b>                                                                                                                                                                                    |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                      |                         |                                                                         |                                                                     |                                                         |                               |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                        | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                                                                                                                         | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                             | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Hazards and hazardous materials impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potentially significant

impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance. 2004 FEIR hazards and hazardous materials impact discussions collectively address the above environmental issue areas as described below.

**a) Summary of 2004 FEIR**

The development analyzed in the 2004 FEIR was consistent with the General Plan land use designations for the site. In addition, since the General Plan did not identify significant hazardous materials use or disposal impacts with buildout of the Vista Del Mar development because land uses would be residential and commercial. These land uses are not associated with significant routine transport, use, or disposal of hazardous materials. Although hazardous materials could be stored, generated, and/or used on the project site, all hazardous materials would be required to be stored and handled in compliance with applicable local, State, and federal laws and regulations. Therefore, the City concluded that impacts were less than significant.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would develop residential and commercial land uses. Project development would result in some hazardous materials storage and use typically associated with commercial and residential development; however, the proposed project does not propose industrial uses that would involve the routine transport, use, and disposal of significant hazardous materials. In addition, all hazardous materials used and stored on-site would be required to comply with applicable local, State, and federal laws and regulations. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR evaluated whether the Vista Del Mar development could potentially create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Though the EIR did not include further detailed analysis, the Vista Del Mar development, with its typical residential and commercial uses, was determined to have less than significant impact.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would not develop industrial land uses that involve significant uses of hazardous materials. In addition, the proposed project consists of fewer residential units and commercial space and as a result would result in less hazardous materials associated with these land uses. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing school. The City concluded that there would be a less than significant impact.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would develop residential units and commercial space generally consistent with the current General Plan land use designations. In addition, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste, because the proposed land uses do not involve these types of hazardous wastes. Similar to the 2004 FEIR, the proposed project would result in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 FEIR did not identify significant soil or groundwater contamination on the project site. Past underground storage tanks (USTs) were found to have released gasoline and impacted soils. However, previous laboratory analysis determined contaminated soil did not impact groundwater and would be excavated according to all applicable state and county laws, regulations and policies. The City determined that compliance with these requirements would reduce impacts to a less than significant level. Note that the 2004 FEIR does not discuss any findings of hazardous materials database sites, such as Envirostore or GeoTracker.

**Proposed Project Analysis and Conclusion**

According to the 2018 ENGEO Phase I ESA (Appendix D), there is no evidence of soil or groundwater impairments on the project site. In addition, ENGEO conducted an environmental records search of the project site and found no database sites on the property or in the vicinity that pose a significant risk. Similar to the 2004 FEIR, the proposed project would result in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be located within an airport land use plan and would if so, would the development result in a safety hazard for people residing or working in the project area. Although the 2004 FEIR did not include further detailed analysis, the City determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

The closest public or private airport or airstrip is the Buchanan Field Airport, located approximately 5.83 miles to the southwest. The project site is located well outside the boundaries of the Airport Land Use Plan and no impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **f) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be located in proximity to a public airport or private airstrip or otherwise would be located within the boundaries of an airport land use plan and thus result in a significant safety hazard for people residing or working in the project area. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the conclusions set forth in the 2004 FEIR, the proposed project would not include development in the vicinity of a private airstrip or public airport or otherwise fall within the boundaries of an airport land use plan. No impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **g) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would result in significant impacts by impairing implementation of an emergency plan or evacuation plan. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would be located in an otherwise fully developed area along West Leland Road, and SR 4 and would be accessible to all emergency services and evacuation routes; therefore, no substantial impairment to an emergency plan or evacuation route would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**h) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be result in significant risks associated with wildland fires. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would be located in a highly urbanized area and not in an area susceptible to wildland fires and thus no impacts would occur. The project includes secondary access in compliance with fire district requirements, and also includes street widths and turnarounds in compliance with current fire code standards to ensure appropriate emergency access, circulation, and ingress/egress. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**Mitigation Measures**

No mitigation is required.

**Conclusion**

The hazards and hazardous materials conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                      | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>VIII. Hydrology and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                      |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                     |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-4                           |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-3                           |

| Environmental Issue Area                                                                                                                                                                                                                                                  | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1                           |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1 and 9-2                   |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                         | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-3 and 9-4                   |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                      | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |
| h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?                                                                                                                                                                            | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                         | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |
| j) Inundation of by seiche, tsunami, or mudflow?                                                                                                                 | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Hydrology and water quality impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified four potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 9-1 through 9-4 and related hydrology and water quality impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR found that stormwater runoff from the Vista Del Mar development area would degrade water quality downstream due to non-point source pollutants. This would result in potentially significant impacts to water quality standards. The 2004 FEIR determined implementation of 2004 FEIR Mitigation Measure 9-4 and incorporation of a Storm Water Pollution Prevention Plan (SWPPP) as described in 2004 FEIR Mitigation Measure 9-3 would reduce long-term non-point source pollutants. Therefore, the City concluded that impacts would be reduced to a less than significant level with incorporation of mitigation.

### Proposed Project Analysis and Conclusion

The proposed project involves development of the same uses within the same general footprint evaluated in the 2004 FEIR; however, the overall number of residential units and commercial square footage would be reduced. Similar to the Vista Del Mar development evaluated in the 2004 FEIR, development of the proposed project could potentially degrade water quality due to non-point source urban pollutants, resulting in potentially significant impacts.

Similar to the 2004 FEIR, implementation of 2004 FEIR Mitigation Measure 9-4 and incorporation of a SWPPP would reduce proposed project impacts to a less than significant level. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR considered the potential for a new development to substantially deplete groundwater supplies or interfere with groundwater. The 2004 FEIR found that groundwater quality in the Pittsburg Plain basin was poor, and there was no significant use of groundwater in the City; rather, it primarily obtains drinking water from surface supplies available through the Contra Costa Water District (CCWD). In addition, soils in the project vicinity were determined to have low permeability so it was unlikely significant groundwater recharge occurs on the project site. The City concluded that impacts were less than significant.

**Proposed Project Analysis and Conclusion**

Consistent with the Vista Del Mar development that was studied in the 2004 EIR, the City would continue to obtain water from CCWD and would provide potable water through available surface water supplies to the project site, as well as a small amount of well water (approximately 12 percent) to supplement the water purchased from CCWD. As a result, the proposed project would not substantially and adversely affect local aquifers by depleting groundwater supplies or interfering with groundwater recharge since CCWD relies primarily on surface water supplies, and therefore impacts would be less than significant in this regard.

The proposed project involves development of the same uses within the same general footprint evaluated in the 2004 FEIR; however, the overall number of residential units and commercial square footage would be reduced, with concurrent reduction in water demand. As a result, impacts would be similar to or less than what was evaluated in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR found that grading and construction activity associated with the Del Mar Vista development would increase soil erosion and lead to increased sedimentation of downstream drainage facilities. This increase in sedimentation could cause localized flooding and increase turbidity in Suisun Bay resulting in potentially significant impacts. However, the 2004 EIR concluded that with the implementation of 2004 FEIR Mitigation Measure 9-3, which would require the incorporation of a SWPPP consistent with applicable State, RWQCB and local standards, impacts would be reduced to a less than significant level. Therefore, the City concluded that impacts would be less than significant with mitigation incorporated.

### **Proposed Project Analysis and Conclusion**

The project site has already been mass graded in connection with the adjacent Vista Del Mar development, and as part of this mass grading, applicable mitigation measures were implemented (including the incorporation of a SWPPP).

Similar to the development analyzed in the 2004 FEIR, the proposed project would require grading and construction activity that could lead to increased sedimentation in downstream drainage facilities; however, significant grading of the project site has already occurred as part of the broader Vista Del Mar development, as noted above. However, the proposed project would be required to implement 2004 FEIR Mitigation Measure 9-3, which would ensure that a SWPPP is incorporated into the proposed project's design. Implementation of this mitigation measure would reduce impacts to a less than significant level, consistent with the conclusions set forth in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **d) Summary of 2004 FEIR**

The 2004 FEIR found that construction of the Vista Del Mar development would create new impervious surfaces and increase the rate of stormwater runoff. This would be a potentially significant impact, because peak flow rates could exceed the existing planned capacity of downstream drainage systems. However, the 2004 EIR determined that implementation of 2004 FEIR Mitigation Measure 9-1 would ensure peak flows into the east highway culvert that would be located on-site as part of the stormwater detention facilities would be built to accommodate anticipated peak flows, and would be maintained according to adopted design criteria set by Caltrans, Contra Costa County Flood Control and Water Conservation District (CCCFCWCD), and the City. Therefore, the City concluded that the facility would be appropriately sized and would be operated and maintained to pursuant to performance standards to ensure that the planned capacity is not exceeded, and impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

A stormwater detention facility was built in the northern portion of the project site as part of the Vista Del Mar development. This detention facility was built in order to mitigate post development 10-year peak flows from the Vista Del Mar, San Marco, and Alves Ranch developments.

According to the 2018 Schaaf and Wheeler Detention Basin/Stormwater Memo (see Appendix E), the existing on-site stormwater detention facility would need to be increased to a total of 6.2 acre-feet as part of the proposed project design to be able to contain stormwater peak discharges. (While the project proposes a reduced unit count and commercial square footage, the remaining acreage could conservatively be covered in impervious surface leading to an overall increase in stormwater flow off-site.)

Similar to the analysis in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 9-1, which would require the mitigation of the project's post-development 10-year peak flows on-site through appropriate sizing of the detention facility. As noted in the project description, the increase in capacity would be accomplished by raising the elevation of the outfall structure. As a result, anticipated stormwater peak flows would continue to be adequately accommodated on-site in compliance Mitigation Measure 9-1. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR found that increased runoff caused by the Vista Del Mar development could worsen downstream flooding. In addition, CCCFCWCD determined the existing culvert and channel section were undersized and thus unable to fully accommodate the anticipated flows. These impacts could be potentially significant. However, the 2004 EIR concluded that with implementation of 2004 FEIR Mitigation Measure 9-2, which would require that proposed downstream improvements on Lines B and B-1 be completed, this would ensure that downstream culverts would provide sufficient capacity to accommodate post-development runoff in accordance with applicable standards and requirements. Therefore, the City concluded that impacts would be less than significant with the incorporation of mitigation.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 Vista Del Mar development evaluated in the 2004 FEIR, the proposed project would also increase runoff volumes due to the creation of more impervious surfaces compared to existing conditions. However, the existing on-site stormwater detention facility would be increased to a total of 6.2 acre-feet as part of the proposed project design to be able to contain stormwater peak discharges. In addition, the proposed project would be required to implement 2004 FEIR Mitigation Measures 9-1 and 9-2, which would ensure that these impacts are reduced to less than significant, consistent with the conclusions in the 2004 FEIR. The proposed project does not anticipate any significant stormwater drainage changes beyond those analyzed in the 2004 FEIR. Therefore, the revised project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

As discussed in impact "a," stormwater runoff from the Vista Del Mar development could potentially grade water quality downstream due to non-point source pollutants associated with urban development. This would result in potentially significant impacts to water quality standards. The 2004 FEIR determined implementation of 2004 FEIR Mitigation Measure 9-4, which involved construction of an extended detention basin to accommodate anticipated stormwater runoff would reduce long-term non-point source pollutants. Therefore, the City

concluded that impacts would be reduced to a less than significant level with incorporation of mitigation.

#### **Proposed Project Analysis and Conclusion**

As discussed in impact “a,” and similar to the evaluation in the 2004 EIR, development of the proposed project could potentially degrade water quality due to non-point source urban pollutants resulting in potentially significant impacts. The proposed project would increase the capacity of the existing stormwater basin to ensure that anticipated peak stormwater flows can be accommodated, in compliance with Mitigation Measure 9-4. Similar to the 2004 FEIR, implementation of 2004 FEIR Mitigation Measure 9-4, which would involve retrofitting of the detention basin to raise the elevation of the outfall structure by 2 feet, would ensure that impacts related to water quality remain less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **g) Summary of 2004 FEIR**

The 2004 FEIR found that the Vista Del Mar development area was not located within a 100-year flood zone as delineated by the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM), and no impact would occur. Therefore, no impacts were further discussed.

#### **Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint previously evaluated in the 2004 EIR, and thus would not be located in a 100-year flood zone as designated by FEMA FIRM. Accordingly, no impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **h) Summary of 2004 FEIR**

The 2004 FEIR found that the Vista Del Mar development area is not located within a 100-year flood zone as delineated by the FEMA FIRM. Therefore, no impacts were further discussed.

#### **Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint previously evaluated in the 2004 FEIR, and thus would not be located in a 100-year flood zone as designated by FEMA FIRM. Accordingly, no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**i) Summary of 2004 FEIR**

The 2004 EIR considered whether construction of the Vista Del Mar development could potentially expose people or structures to significant risk or loss as a result of dam or levee failure. The 2004 EIR noted the development area was not located in vicinity of a dam or levee. Therefore, the City concluded that no impact related to levee and dam failures would occur.

**Proposed Project Analysis and Conclusion**

The project site is within the general footprint previously analyzed by the 2004 EIR. Similar to the 2004 EIR, the proposed project is not located in a dam or levee inundation hazard zone, and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**j) Summary of 2004 FEIR**

The 2004 EIR considered impacts as a result of the Vista Del Mar development associated with inundation by seiches, tsunamis, or mudflows. The 2004 EIR noted that the development area was not at risk to seiches, tsunamis, or mudflows due to its location, and no impacts would occur.

**Proposed Project Analysis and Conclusion**

Similar to the Vista Del Mar development evaluated in the 2004 EIR, the proposed project involves development within the same general footprint as previously evaluated in the 2004 EIR, which is not subject to seiches, tsunamis, or mudflows, and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**Mitigation Measures**

Hydrology and water quality mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 9-1** Provide an on-site stormwater detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria, and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long term maintenance. Implementation of this measure to the satisfaction of the City Engineer would reduce this identified impact to a less than significant level.



- MM 9-2** The existing rate and volume of stormwater discharges from the project site shall not be increased until the proposed downstream drainage improvements on Lines B and B-1 have been completed and it has been confirmed that project-related discharges would not worsen either the extent or duration of downstream flooding. The applicant shall prepare a hydrology study that (a) confirms that the proposed new culverts to be installed downstream of Highway 4 would have sufficient capacity to accommodate post-development flows from the project site in addition to existing and future flows from the surrounding neighborhoods and (b) identifies which if any existing Line B and B-1 segments located farther downstream might also need upgrades to accommodate higher flow rates and/or alternatively what interim or permanent increase in on site detention storage volume should be provided to lower the rate of discharge during all storms to a level that does not cause new or more widespread flooding within neighborhoods located north of Highway 4. **The developer would then be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B 1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report.**
- MM 9-3** In accordance with National Pollution Discharge Elimination System (NPDES) regulation, prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer. Implementation of this measure would reduce construction-related soil erosion impacts to a less than significant level.
- MM 9-4** To help reduce long-term accumulation of non-point source pollutants from the project within downstream surface water, incorporate long-term source control and pre-discharge treatment measures into the Storm Water Pollution Prevention Plan (SWPPP) described in MM 9-3, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division. Implementation of this measure would this identified impact to a less than significant level.

## Conclusion

The hydrology and water quality conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                    | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>IX. Land Use and Planning</b>                                                                                                                                                                                                                                                                            |                                             |                                                                         |                                                                     |                                                         |                                                                                |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                   |                                             |                                                                         |                                                                     |                                                         |                                                                                |
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                                                                            |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 4-1, 4-2, and 4-3 (MM 4-1, 4-2, and 4-3 do not apply to the proposed project.) |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | N/A                                         | No                                                                      | No                                                                  | No                                                      | N/A                                                                            |

## Discussion

Given that the proposed project involves the development of the same uses (although with fewer overall residential units and commercial square footage) within the same general footprint, land use impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of land use and planning impacts. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *State CEQA Guidelines* as thresholds of significance; all three impacts related to areas south of West Leland Road. As described below, Impacts 4-1, 4-2, and 4-3, as identified and discussed in the 2004 FEIR do not apply to the 2018 proposed project.

**a) Summary of 2004 FEIR**

The initial study prepared as part of the 2004 FEIR concluded that the project would not result in any impact related to physically dividing an established community. The initial study notes that “the project is located within the Pittsburgh city limits and is surrounded by existing or planned urban development and would not divide an established community.” No further analysis is required.

**Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the development previously analyzed in the 2004 FEIR and contemplates similar residential and commercial uses. The proposed project contemplates less development (with an overall reduction the number of residential units and commercial square footage) and a minor shift in the location of the commercial portion of the proposed project from the western side of the site to the center of the site; however, the overall footprint of the proposed project does not differ from the previously approved development.

The proposed project would promote connectivity to the surrounding land uses, which consist of West Leland Road and the Vista Del Mar Subdivision to the south, and the San Marco development, containing residential and commercial developments on the west. Similar to the 2004 FEIR, the proposed project does not include features that would divide an established community, and therefore would be no impact. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR identified three potentially significant impact related to how the Vista Del Mar development could conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but no limited to the general plan, specific plan, local coastal program, or zoning ordinance) that was adopted for the purpose of avoiding or mitigating an environmental effect.

In Impact 4-1, the 2004 FEIR discussed the fact that approximately 57 of the proposed single family lots would be located within 150 feet of the PG&E electrical transmission line easement, which could result in concerns and complaints regarding visual and noise effects, as well as electromagnetic field exposure. This relationship raised questions of consistency with the General Plan Policy 2-P-7, which calls for consideration of project compatibility with surrounding sensitive uses and ensuring that sensitive uses such as residences are not subject to hazardous or unhealthy conditions. The 2004 FEIR included Mitigation Measure 4-1, which requires the use of buffers between the residences and transmission lines, as well as notification in writing to all prospective residents of units within 150 feet of the edge of the transmission line easement to confirm the specific power ratings and associated visual characteristics would reduce impacts to less than significant.

In Impact 4-2, the 2004 FEIR indicated that the estate lots located to the south of West Leland Road was adjacent to property under Williamson Act contract. Mitigation 4-2 required notification to all prospective residents of the potential nuisances associated with abutting or nearby agricultural practices would reduce the impact to less than significant.

In Impact 4-3, the 2004 FEIR indicated that the residential development densities may conflict in visual character and scale with the adjoining Oak Hills neighborhood, effects that may be inconsistent with the General Plan, which calls for project compatibility with existing surrounding land uses and use of buffering to separate incompatible uses. Mitigation Measure 4-3 required either the development of detailed design guidelines for the transitional edges of the development, or relocation of higher density residential components to the central or western portion of the site, would reduce impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project is located approximately 1,200 feet north of the transmission line, therefore Impact 4-1 is not applicable to the proposed project, and no further analysis of this impact is required.

The project site is not located adjacent to land under the Williamson Act, and therefore Impact 4-2 is not applicable to the proposed project; therefore, no further analysis of this impact is required.

Regarding Impact 4-3, the Oak Hills neighborhood is located south of West Leland Road, and the Vista Del Mar development has already been constructed. The associated mitigation would not therefore be applicable to the 2018 proposed project.

The proposed project does not anticipate any significant land use planning conflict changes beyond those analyzed in the 2004 FEIR, and would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR**

The 2004 FEIR did not consider impacts related to applicable habitat conservation or natural community conservation plans as there were no habitat conservation or natural community conservation plans applicable to the Vista Del Mar development area at the time the 2004 FEIR was certified. It was therefore determined that no related impacts would occur.

### **Proposed Project Analysis and Conclusion**

There are no habitat conservation or natural community conservation plans applicable to the project site for the proposed project, and therefore no conflicts could arise. Therefore, the proposed project would not result in impacts different than analyzed under the 2004 FEIR. Therefore, the revised project would not introduce new significant environmental impacts or

create more severe significant environmental impacts than those analyzed in the 2004 FEIR.  
No additional analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The land use conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                              | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>X. Mineral Resources</b>                                                                                                                                           |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                             |                         |                                                                         |                                                                     |                                                         |                               |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Mineral resource impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 16.3 and related mineral resources impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. As discussed in the 2004 FEIR, the California Department of Conservation has concluded that there are no significant mineral deposits in the City of Pittsburg. Therefore, the City concluded that there would be no impacts related to mineral resource that would be of value to the region and the residents of the state.

### Proposed Project Analysis and Conclusion

Similar to the development analyzed in the 2004 FEIR, the project site consists mainly of previously disturbed undeveloped land, historically used for cattle grazing. The proposed

project would be located on the same site as the development previously analyzed in the 2004 FEIR and contemplates the same uses. The California State Mining and Geology Board designates the project site as MRZ-1, an area where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.<sup>2</sup> Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR, which found that no potential impacts to mineral resources. No further analysis is required.

**b Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could result in the loss of availability of a locally important mineral resource site as delineated on a local general plan, specific plan, or other land use plan. The Mineral Deposits map in the *Pittsburg General Plan Update Existing Conditions Report* indicated that there is inadequate information for assignment to any other mineral resource zone. Therefore, the City concluded that there would be no impacts related to a locally important mineral resource recovery site.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the project site consists mainly of previously disturbed undeveloped land, historically used for cattle grazing. The site is not landscaped and is primarily characterized by bare soil and relatively flat and level ground. The proposed project is on the same site as the development previously analyzed in the 2004 FEIR and contemplates the same uses. Furthermore, the General Plan states that there are currently no significant deposits or active mining operations within the City of Pittsburg.<sup>3</sup> Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR, which found that no potential impacts to mineral resources. No further analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The mineral resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

<sup>2</sup> California Department of Conservation. 1996. Generalized Mineral land Classification Map of the South San Francisco by Production-Consumption Region. Accessed June 2018. Website: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR\\_96-03/OFR\\_96-03\\_Plate1.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_96-03/OFR_96-03_Plate1.pdf).

<sup>3</sup> City of Pittsburg. 2001. General Plan Pittsburg: A Vision for the 21<sup>st</sup> Century. November.

| Environmental Issue Area                                                                                                                                                                                                                                            | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XI. Noise</b>                                                                                                                                                                                                                                                    |                                             |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                           |                                             |                                                                         |                                                                     |                                                         |                               |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 14-1                          |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 14-2                          |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 14-3                          |
| e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |



| Environmental Issue Area                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Noise impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 14-1, 14-2, and 14-3 and related noise impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The Vista Del Mar development area is located in an urbanized area adjacent to SR 4. The 2004 EIR considered that housing constructed as a result of the Vista Del Mar development would be located within 300 to 400 feet of SR 4, and along the edge of West Leland Road. The 2004 FEIR found that exterior noise levels at these future homes would exceed the “normally acceptable” noise level guideline established by the City for residential development, thereby resulting in potentially significant impacts. Implementation of 2004 FEIR Mitigation Measures 14-1(a), (b), and (c) would reduce noise levels to within the normally acceptable range. As such, the City concluded that impacts would be reduced to less than significant.

### Proposed Project Analysis and Conclusion

According to the “Revised Noise Contour Analysis,” prepared by Salter Associates in 2018 (Appendix F), the residential units that would be constructed near SR 4 as part of the proposed project would expose residents on private balconies to noise levels of approximately 75 db L<sub>dn</sub>. However, the proposed project no longer includes multi-family units; all proposed residential construction would be single family residences.

Similar to the 2004 FEIR, the proposed project would exceed the City’s 70 db L<sub>dn</sub> conditionally acceptable exterior noise level guideline for single family residences, thereby resulting in potentially significant impact. However, implementation of 2004 FEIR Mitigation Measures 14-1(a), (b) and (c), which require a detailed acoustical study, identification of site design

measures, and construction of noise barriers, where needed, would ensure that resulting noise levels are less than significant. Furthermore, this proposed project would expose fewer residents to excessive noise levels compared to the 2004 FEIR, because the proposed project involves the development of 346 housing units compared to 563 housing units that were evaluated under the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The initial study prepared for the 2004 FEIR concluded that the project would have no impact related to groundborne vibration or groundborne noise. Accordingly, no further analysis was provided in the 2004 FEIR.

**Proposed Project Analysis and Conclusion**

The proposed project would be located on the same site as was evaluated in the 2004 FEIR and associated initial study. Accordingly, similar to the conclusions from the 2004 FEIR initial study, the project would have no impact related to groundborne vibration or groundborne noise. The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR found that proposed water pump station facilities as part of the Vista Del Mar development (located south of West Leland Road, adjacent to the PG&E transmission line easement) could result in a 3 dBA or more periodic increase in ambient noise levels at the adjoining residential property line. This was determined to be a potentially significant impact. Implementation of 2004 FEIR Mitigation Measure 14-2 would reduce these impacts to less than significant.

The 2004 EIR determined that implementation of the Vista Del Mar development would result in traffic noise increases along roadway segments in the project vicinity of between 1 dBA and 2 dBA. The City concluded that such increases would not cause a significant noise impact.

**Proposed Project Analysis and Conclusion**

As noted above, the pump station is located south of West Leland Road and was constructed as part of the Vista Del Mar development. Therefore, this impact and the associated Mitigation Measure 14-2 do not apply to the 2018 proposed project.

With respect to mobile source noise, while there would be a slight increase in the number of trips associated with the proposed project (despite the overall reduction in the number of residential units and commercial square footage) the increase in vehicle trips is associated with proposed retail uses as opposed to business commercial uses assumed in the 2004 FEIR.

However, this nominal increase would not result in periodic increases in ambient noise levels by three or more dBA to adjoining residential lots. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR found that construction activity on the Vista Del Mar development area would increase noise levels at the adjacent Oak Hills and San Marco developments in excess of 60 dBA. In addition, due to the phasing of the development, this impact was determined to be significant because significant temporary noise impacts would occur over an extended construction period, which could last from six to 15 years. The 2004 EIR requires compliance with the General Plan policy limiting construction hours to between 8:00 a.m. and 5:00 p.m. from Monday to Friday. In addition, 2004 FEIR Mitigation Measure 14-3 would reduce temporary construction noise impacts to the maximum extent practicable. However, the City concluded that impacts would still be significant and unavoidable because of the length of construction period.

**Proposed Project Analysis and Conclusion**

The noise impacts from the construction of the 2018 proposed project would be similar in regard to maximum noise levels evaluated under the 2004 FEIR, but would be anticipated to be substantially less in overall length due to a reduction in the anticipated construction period. Therefore, impacts would remain significant and unavoidable and Mitigation Measure 14-3 would still apply. The proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The closest airport to the previously approved Vista Del Mar development is Buchanan Field Airport located approximately six miles to the southwest in the City of Concord. At this distance, the 2004 FEIR concluded that the Vista Del Mar development would be determined to not be located within the Land Use Compatibility Plan or noise contours. Therefore, given the distance of the development area from the nearest airport, the 2004 FEIR determined that it would not result in significant noise impacts in this regard.

**Proposed Project Analysis and Conclusion**

Consistent with the 2004 FEIR, the 2018 proposed project would develop the same site with the same uses (although with fewer overall residential units and less commercial square footage). The project site is approximately six miles to the northeast of Buchanan Field and not within the Land Use Compatibility Plan or noise contours. Therefore, similar to the analysis set forth in the 2004 FEIR, given the distance of the project site from the nearest airport, the proposed project would not introduce new significant environmental impacts or create more

severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR did not identify any private airstrips in the vicinity of the development area. Therefore, the City concluded that the Vista Del Mar development would result in no noise impact related to private airstrips.

**Proposed Project Analysis and Conclusion**

Consistent with the 2004 FEIR, the 2018 proposed project would not be located near any private airstrips. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Noise mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 14-1 Implement the following:**

- (a) Acoustical Study.** Conduct an acoustical study in accordance with state Title 24 requirement that identified to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of SR 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45 L<sub>dn</sub>).
- (b) Site Design Measures.** Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers or the buildings themselves.
- (c) Noise Barrier.** Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA L<sub>dn</sub>. The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.

**MM 14-3 Reduce project construction period noise impacts on nearby residences by incorporating conditions in project construction agreements that, in addition to the applicable construction schedule requirements of the City of Pittsburg General Plan (limit noise-generating construction activities adjacent to existing**

developments to normal business hours between 8:00 a.m. and 5:00 p.m.), and the City's Standard Conditions of Approval regarding construction logistics, stipulate the following conventional construction period noise abatement measures:

- **Construction Equipment Mufflers and Maintenance.** Properly muffle and maintain all construction equipment powered by internal combustion engines.
- **Idling Prohibitions.** Prohibit unnecessary idling of internal combustion engines.
- **Equipment Location and Shielding.** Locate all stationary noise-generating construction equipment such as air compressors as far as practical from the existing nearby school and residences.
- **Quiet Equipment Selection.** Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)
- **Noise Disturbance Coordinator.** Designate a "noise disturbance coordinator" (e.g., a City staff member) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.
- **Truck Routes.** Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.

Even with implementation of these restrictions, however, construction noise would represent a *significant unavoidable impact* (i.e., would require City adoption of a Statement of Overriding Considerations), as a result of the lengthy (approximately 6-to 15-year) construction period.

## Conclusion

The noise conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                           | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XII. Population and Housing</b>                                                                                                                                                                 |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                          |                         |                                                                         |                                                                     |                                                         |                               |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                              | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                        | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Population and Housing impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 6.3 and related population and housing impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially induce substantial growth in population and employment in the area. The development analyzed consisted of 1,100 dwelling units estimated to increase the population by 3,202 people. The development was found to be consistent with the General Plan land use diagrams. The

breakdown of the Vista Del Mar Project by residential type differed from the General Plan as a result of the proposed transfer of residential density within the site towards SR 4 and the BART station. But as explained in the 2004 FEIR, the Vista Del Mar development was not expected to induce population growth beyond what was already anticipated in the General Plan EIR, and the City concluded that impacts would be less than significant.

The *Business Commercial* portion of the Vista Del Mar development was estimated to generate approximately 644 employees, once constructed. The project-related growth increment from buildout would contribute to the associated employment-related cumulative environmental impacts already described in the General Plan. Therefore, as explained further in the 2004 FEIR, the Vista Del Mar development would not be expected to induce substantial employment growth in the area beyond what was already anticipated in the General Plan EIR. For these reasons, the 2004 FEIR concluded that impacts in this regard would be less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project would develop fewer residential units and less commercial retail development than was contemplated in the 2004 FEIR, and in the 2008 Addendum.

The 2018 proposed project includes 346 housing units on approximately 25.93 acres, while the 2004 FEIR included 563 multi-family housing units on 32.1 acres.

Similarly, the 2018 proposed project includes up to 140,000 sf of retail/commercial uses on 12 acres, while the 2004 FEIR included 257,500 sf of commercial buildings on 14.8 acres.

The proposed project's design requires a minor modification to the location of some portions of the residential and commercial uses and accompanying zoning; however, the overall proposed land uses and intensity remain consistent with the uses and intensity analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially displace a substantial number of existing housing units. The Vista Del Mar development area contained two houses that were occupied by the former owners and their family. While these two homes would need to be demolished, the development would result in a net increase of 1,098 dwelling units. Therefore, the 2004 FEIR concluded that, because the Vista Del Mar development would add substantially more units than would be demolished, impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

The project site does not contain any housing units and thus no existing housing would be displaced. The proposed project would result in the construction of 346 housing units, and

does not anticipate any population and housing changes beyond those analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially displace a substantial number of people and necessitate the construction of replacement housing elsewhere. The Vista Del Mar development contained two houses, which would need to be demolished, that were occupied by the former owners and their family. The development would result in a net increase of 1,098 dwelling units. Therefore, the Vista Del Mar development would add substantially more units than would be demolished, and the City concluded that impacts would be less than significant.

**Proposed Project Analysis and Conclusion**

The project site does not contain any housing units and thus no people would be displaced. The proposed project would result in the construction of 346 housing units, and does not anticipate any population and housing changes beyond those analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The population and housing conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                                                        | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XIII. Public Services</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                             | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-6 and 8-7                   |
| b) Police protection?                                                                                                                                                                                                                                                                                                                                                                                                           | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-5                           |
| c) Schools?                                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| d) Parks?                                                                                                                                                                                                                                                                                                                                                                                                                       | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-8 and 8-9                   |
| e) Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant                 | No                                                                      | No                                                                  | No                                                      | None                          |

## Discussion

Public services impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified five potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 8-5, 8-6, 8-7, 8-8, and 8-9 and related public services impact discussions collectively address the above environmental issue areas as described below.

Two of the Impacts (8-6 and 8-7) relate to development south of West Leland Road, and would not therefore be applicable to the 2018 proposed project. Accordingly, the discussion of those two impacts is not carried forward into the 2018 proposed project.

### a) Summary of 2004 FEIR (fire protection)

The Vista Del Mar development was determined to increase demand for fire protection and emergency medical services provided by the Contra Costa County Fire Protection District (CCCFFPD).

The 2004 FEIR determined that the Vista Del Mar development had the potential to conflict with City of Pittsburg and CCCFPD standards for road design for residential estate lots in the southern portion of the site, leading to the potential for impairment in meeting response times and evacuation goals, policies, and standards (2004 FEIR Impact 8-6). Furthermore, the development in the southern portion of the site would introduce urban uses adjacent to wildland areas where fire risks are high (2004 FEIR Impact 8-7). The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-6 and 8-7.

To meet the potential project-generated and cumulative demand for fire protection and fire response time goals, Fire Service Fees were required to be earmarked to help construct a new fire station in the project vicinity on a square and level one-acre parcel that meets the CCCFPD's location and site criteria. However, until CCCFPD facilities expansion needs could be identified in terms of size, staffing, equipment, and location, the assessment of associated environmental impacts would be highly speculative. The 2004 FEIR concluded that the project-related and cumulative effect would therefore not represent a significant "environmental" impact under CEQA and thus impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

The project site would be served by the CCCFPD. The nearest fire station is located at 800 West Leland Road, approximately 1.25 miles east of the project site. According to the General Plan, the response time goal is five minutes, and generally this goal can be reached for a location within 1.5 miles of a fire station.<sup>4</sup> The demand for fire service protection services associated with the 2018 proposed project would be less than what was evaluated in the 2004 FEIR, given the overall reduction in the number of residential units, lower commercial square footage, and the absence of further development south of West Leland Road. The proposed project would be subject to applicable Fire Service Fees, and the City of Pittsburg's Community Facilities District (CFD) 2017-1 for Fire Protection Services, to continue fund raising for a new station to enhance fire protection services for area residents.

Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR (police protection)**

As discussed in the 2004 FEIR, the Vista Del Mar development would increase demand for police services in the project site vicinity. To be consistent with General Plan's performance standard of 1.8 sworn officers per 1,000 people, approximately six additional sworn officers and associated support facilities would be needed in response to the estimated approximately 3,201 new residents. However, this increase in staffing did not represent a significant environmental impact under CEQA because this additional staff and support facilities could be

<sup>4</sup> City of Pittsburg. 2001. General Plan Pittsburg: A Vision for the 21<sup>st</sup> Century. November.

accommodated within existing facilities, and therefore no new or expanded law enforcement facilities would be necessary. Accordingly, the 2004 FEIR concluded that impacts would be less than significant.

The 2004 FEIR also evaluated whether project-related traffic would create congestion on West Leland Road, possibly delaying emergency response and limiting the Police Department's ability to evacuate the development area safely during an emergency or major disaster (Impact 8-5). The City concluded that this potential impact would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-5, which requires implementation of all traffic related mitigation measures (2004 FEIR, Chapter 7), as well as review by the police department of proposed emergency access provisions prior to tentative map approval.

### **Proposed Project Analysis and Conclusion**

The proposed project's impact on police services has already been analyzed in the 2004 FEIR; impacts would be less than what was evaluated in the 2004 FEIR given that the proposed project contemplates less development with an overall reduction of residential units and commercial square footage. In any event, consistent with the analysis in the 2004 FEIR, any potential impacts associated with the proposed project would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-5, as noted above. Mitigation Measure 8-5 requires implementation of all traffic related mitigation measures (2004 FEIR, Chapter 7), as well as review by the police department of proposed emergency access provisions prior to tentative map approval. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR (schools)**

The Vista Del Mar development area is served by the Mt. Diablo Unified School District (MDUSD). The 2001 General Plan EIR states, "new residential development in the Planning Area may generate additional student enrollment that would need to be accommodated by Mount Diablo Unified School." This impact is mitigated by the payment of school impact fees. State law limits the ability of a local jurisdiction to impose mitigation obligations in connection with school facilities impacts; specifically, to mitigate such impacts, the developer would be required to pay applicable school impact fees. Based on the required payment of school impact fees, the City concluded that impacts to school facilities were less than significant.

### **Proposed Project Analysis and Conclusion**

As noted in the 2004 FEIR, the project site is served by UMDUSD. Consistent with the analysis in the 2004 FEIR, the proposed project would be subject to applicable SB 50 school impact fees, which state law has determined represents full mitigation for potential impacts related to increased student enrollment. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR (parks)**

The 2004 FEIR notes that the project is generally consistent with the land use designations of the 2001 General Plan and therefore the General Plan EIR included the build out of the Alves Ranch project and associated effects on parks. The 2001 General Plan EIR stated, “future development may create a shortage of neighborhood park facilities accessible to all residents.” The 2004 FEIR determined that creation of park dedication and/or payment of a park in-lieu fee as discussed in Mitigation Measure 8-8 would fully mitigate any potential effects in this regard.

**Proposed Project Analysis and Conclusion**

The proposed project would increase demand for park and recreation in the project vicinity (2004 FEIR Impact 8-8), as previously evaluated in the 2004 FEIR. In addition, future Alves Ranch residents and employees, together with residents and employees of other anticipated development in the project vicinity, would contribute to a cumulative increase in demand for recreation facilities in the project site vicinity (2004 FEIR Impact 8-9). Accordingly, the proposed project would be expected to generate increased use of existing neighborhood parks, regional parks, and other City recreational facilities, such that substantial physical deterioration of these facilities could occur or be accelerated. However, this impact was previously evaluated in the 2004 FEIR; furthermore, the proposed project’s impacts in this regard would be lower than previously determined given the overall reduction in residential unit count and commercial square footage. The proposed project includes a total of approximately 0.9 acre for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space. Also, an approximately 12-foot-wide Class I trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk to the west.

Furthermore, any potential impacts would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-8, which requires the payment of fees pursuant to Municipal Code section 17.32. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR (other facilities)**

The 2004 FEIR did not specifically evaluate whether development would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, triggering the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

While the initial study called out the need for further review, it focused on water, sewer, and solid waste, and did not identify other facilities such as libraries in the analysis.

## Proposed Project Analysis and Conclusion

The proposed project would generate demand for public facilities, although because of the reduced unit count it would generate proportionately less demand than the 2004 Vista Del Mar development. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Public services mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 8-5**      **Implement mitigation measures identified in Chapter 7, “Traffic and Circulation,” of the 2004 FEIR to reduce the impacts on project-related traffic on West Leland Road and other local roads. In addition, require Police Department to review and approval of project-proposed emergency access provisions prior to Tentative Subdivision Map approval. Implementation of these measures would reduce project impacts on emergency response and evacuation to a less-than-significant level.**
- MM 8-8**      **To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City’s Municipal Code. Compliance with these requirements, which allow for either parkland dedication or payment of an in-lieu fee, would reduce the project’s impact on existing City park and recreation facilities to a less-than-significant level.**

## Conclusion

The public services conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                       | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XIV. Recreation</b>                                                                                                                                                                                         |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                      |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-8                           |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Recreation impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 8-8 and related recreation impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Park Development Division maintains acquisition of new parks and maintains recreational facilities and community centers in the City. Vista Del Mar project residents and employees would increase the demand for park and recreation services in project vicinity. Although the development consisted of 11.33-acre school/park site and individual tot lot, the 2004 FEIR concluded that development did not

include adequate public parks based on the estimated population increase of 2,651 and the city's parkland ratio of 5 acres per 1,000 residents, which indicates a need for 13.26 acres of parkland. Accordingly, the Vista Del Mar development could generate increased use of existing parks and City recreational facilities, such that substantial deterioration of facilities would occur or be accelerated (Impact 8-8). The cumulative increase in parks and recreation service demand could be expected to generate increased use of existing parks and facilities as well (Impact 8-9). The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-8, which requires compliance with Chapter 17.32 of the Municipal Code, including the provision of additional parklands or payment of an in-lieu fee.

### **Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the project previously analyzed in the 2004 FEIR and contemplates the same uses. Furthermore, the proposed project contemplates less development in terms of overall residential unit count and commercial square footage, and therefore impacts would be lower than previously evaluated in the 2004 FEIR. In addition, the proposed project would provide several open space areas, shown as a series of green areas the site plan; a total of approximately 0.9 acres for pedestrian circulation and/or active recreation; and a total of approximately 1.28 acres of landscaped and irrigated open space are contemplated, which would be available to project residents and employees for recreational activities. The open space areas would be owned and maintained by the homeowners associations of the adjoining neighborhoods.

Mitigation Measure 8-8 would still apply to the project, ensuring compliance with the Municipal Code as it relates to the provision of parkland acreage or payment of an in-lieu fee. For the above reasons, similar to the 2004 FEIR, the impacts would be less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would include recreational facilities or require the expansion of recreational facilities, and concluded that, because the development would be required to comply with Municipal Code chapter 17.32, requiring the provision of sufficient parkland acreage or payment of an in-lieu fee, further expansion of facilities would not be triggered. For this reason, the City concluded that the development impact would be less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the project previously analyzed in the 2004 FEIR and contemplates the same uses, but at a reduced density. Therefore, impacts associated with the 2018 proposed project would be reduced from what was evaluated and disclosed in the

2004 FEIR. The project does include the construction of approximately 0.9 acres for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space. The construction of these facilities would be within the footprint of the proposed residential and commercial development, and would not therefore require the construction or expansion of facilities that could have an adverse effect on the environment. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Recreation mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 8-8**      **To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code. Compliance with these requirements, which allow for either parkland dedication or payment of an in-lieu fee, would reduce the project's impact on existing City park and recreation facilities to a less-than-significant-level.**

## Conclusion

The recreation conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                                                      | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------|
| <b>XV. Transportation/Traffic</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                                                                         |                                                                     |                                                         |                                   |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |                                                                         |                                                                     |                                                         |                                   |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7 |
| b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways?                                                                                                                                                            | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7 |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                                                                                                                                                               | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                               |

| Environmental Issue Area                                                                                                                                                               | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                 | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| e) Result in inadequate emergency access?                                                                                                                                              | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-8                           |

## Discussion

Transportation/traffic impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 7-1 through 7-8 and related transportation/traffic impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially conflict with applicable measures of effectiveness for the performance of the circulation system. Fehr and Peers conducted a traffic impact study for the development that contemplated four traffic scenarios. Scenarios included baseline, baseline plus project, cumulative, and cumulative plus project conditions. The 2004 FEIR determined that significant impacts would occur under these scenarios to several intersections, and that 2004 FEIR Mitigation Measures 7-1 to 7-7 would reduce these impacts. However, the mitigation would not fully reduce impacts, as the City concluded that impacts would remain significant and unavoidable regarding local applicable measures of performance.

## **Proposed Project Analysis and Conclusion**

For purposes of a conservative analysis, a trip generation assessment was performed by Fehr and Peers on June 6, 2018 (Appendix G) to evaluate the proposed project's transportation impacts compared to the previous evaluation in the 2004 FEIR. According to the trip generation assessment, the proposed project would result in fewer peak hour vehicle trips compared to the 2004 FEIR project, although average daily trips would increase as a result of the increased retail/grocery component compared to the business commercial uses evaluated in the 2004 FEIR. Accordingly, 2004 FEIR Mitigation Measures 7-1 to 7-7 would still be imposed on the proposed project, funding a range of transportation improvements in the project vicinity.

Similar to the analysis and conclusions presented in the 2004 FEIR, the implementation of some of the transportation improvements must be completed by other jurisdictions; because implementation is out of the control of the City, the impacts are considered significant and unavoidable until such time as the improvements are constructed and operational. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of the 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially conflict with an applicable congestion management program, including but not limited to level of service (LOS) standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways. As described above, Fehr and Peers conducted a traffic impact study in 2004 that contemplated traffic scenarios under baseline, baseline plus project, cumulative, and cumulative plus project traffic conditions. Under these scenarios, the 2004 FEIR determined that significant traffic impacts would occur at several study intersections. Implementation of 2004 FEIR Mitigation Measures 7-1 through 7-7 would reduce these impacts to the extent feasible; however, the City concluded that significant and unavoidable impacts would still occur because implementation must be completed by other jurisdictions outside the control of the City.

## **Proposed Project Analysis and Conclusion**

As discussed previously, Fehr and Peers conducted an updated trip generation assessment (Appendix G) for the proposed project. According to this assessment, the proposed project would result in fewer peak hour vehicle trips compared to the 2004 FEIR, but slightly more average daily trips as a result of the increased retail/grocery component compared to the business commercial uses evaluated in the 2004 FEIR. Although the proposed project would have fewer peak hour trips and thus not worsen the effect as described in the 2004 FEIR, the impacts under the applicable LOS standards would remain the same. Accordingly, the proposed project would be required to implement Mitigation Measures 7-1 through 7-7 to reduce impacts to the extent feasible. Therefore, the proposed project would not introduce

new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The initial study prepared as part of the 2004 FEIR considered whether the Vista Del Mar development could potentially change air traffic patterns resulting in substantial safety risks. The initial study determined that the project would have no impact related to air traffic patterns; accordingly, no further analysis was required in the 2004 FEIR.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would not have any impacts related to air traffic patterns because the location remains the same and the distance to the nearest airport has not changed. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially increase hazards due to a design feature. The 2004 FEIR notes that the project site plan did not provide detailed circulation information for the area north of West Leland Road, and therefore on-site circulation could not be effectively analyzed. Circulation patterns and recommendations would be provided when detailed plans are submitted. The 2004 FEIR also recommends that direct pedestrian access be provided from the multi-family residential and commercial portions of the project to the BART station.

**Proposed Project Analysis and Conclusion**

Fehr & Peers conducted a review of on-site circulation in 2018, based on the detailed site plan provided for the 2018 proposed project. The results of this analysis informed the project description and application materials submitted by the applicant to ensure adequate circulation and provision of enhanced bicycle and pedestrian facilities to encourage and support the use of BART and bus service.

As noted in the project description, the project includes pedestrian enhancements such as a new sidewalk along the north side of West Leland Road to close an existing 1,100-foot sidewalk gap. The project also proposes enhanced crosswalks and bike racks in the commercial portion of the site to encourage and support alternative transportation modes. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered potential impacts to project site access and emergency vehicle access. Access relates to levels of service operation of intersections, roadway segments and on-site circulation, and is therefore tied to the implementation of transportation improvements required by Mitigation Measures 7-1 through 7-7. The 2004 FEIR concluded that although the implementation of the required mitigation would ensure adequate circulation and access to the site, the construction of some of the improvements are outside the control of the City and cannot therefore be guaranteed. Accordingly, the 2004 FEIR concluded that related impacts would remain significant and unavoidable until such time as the improvements are constructed and operational.

**Proposed Project Analysis and Conclusion**

Similar to the conclusion of the 2004 FEIR, implementation of Mitigation Measures 7-1 through 7-7 cannot be guaranteed and the resulting impact would remain significant and unavoidable until such time as the improvements are constructed and operational.

Regarding on-site access and circulation, as discussed in the project description, access to the site is proposed from three locations on West Leland Road. The main entrance would be at Alves Ranch Road, which would be a fully signalized intersection. A full access un-signalized intersection is also proposed west of Alves Ranch. This intersection would be offset from Tomales Bay Drive. A third EVA-only access is proposed on the eastern portion of the site approximately 500 feet east of Alves Ranch Road. The Fehr & Peers analysis and review by the City traffic engineer conclude that the proposed access would be adequate to serve the proposed site development and would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR recommended that commercial uses on the project site have direct access to West Leland Road and direct pedestrian access be provided from the multi-family residential and commercial areas to the Pittsburgh/Bay Point BART station. In addition, the 2004 FEIR noted that the Vista Del Mar development required pedestrian and bicycle routes along public streets and within the proposed linear park system. The 2004 FEIR identified impacts to the nearby Pittsburgh/Bay Point BART parking lot, which was experiencing capacity issues at the time. The 2004 FEIR imposed Mitigation Measure 7-8, which requires provision of bus turnouts and transit amenities along the project frontage; however, the 2004 FEIR noted that these improvements would not completely mitigate the identified impact, and as a result the impact would remain significant and unavoidable.

## Proposed Project Analysis and Conclusion

The proposed project would result in fewer housing units and fewer residents compared to the 2004 FEIR. As a result, the proposed project would create less demand for pedestrian, bicycle, and transit services. Similar to the development evaluated in the 2004 FEIR, the proposed project is within walking distance of the Pittsburg/Bay Point BART station, and thus it is likely that transit use would increase given the close proximity to BART, which is consistent with applicable General Plan policies.

As noted in the project description, the project includes pedestrian enhancements such as a new sidewalk along the north side of West Leland Road to close an existing 1,100-foot sidewalk gap, which would directly support pedestrian connection to the BART station. The project also proposes enhanced crosswalks and bike racks in the commercial portion of the site to encourage and support alternative transportation modes. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Transportation/traffic mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 7-1      The project applicants shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/SR 4 Eastbound ramps intersection, which include the following:**

- **Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn at the eastbound off-ramp; and**
- **Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes for a total of three approach left-turn lanes on the off-ramp.**

**The additional eastbound lane may require acquisition of right of way and the design would require approval from Caltrans. These improvements to be funded by the existing City and Easy County traffic mitigation fee programs. These improvement may be added to the City's Traffic Mitigation Fee Program so that the necessary funds will be made available. The project applicants pay their fair share contribution to these improvements.**

**Implementation of these improvements would reduce this impact to a less than significant level.**

**MM 7-2** In order to achieve an acceptable LOS at this intersection under future General Plan based cumulative conditions, the following improvement would be necessary:

- Create a westbound shared through/right-turn lane on West Leland Road;
- Create a second eastbound Left-turn lane on West Leland Road;
- Create a second eastbound through lane on West Leland Road; and
- Create an exclusive eastbound right-turn lane on West Leland Road

However, the creation of such additional capacity on the eastbound approach to this intersection would require substantial acquisition of additional right-of-way on land that has already been developed, which is not considered to be feasible given current constraints.

Alternatively, the morning (AM) peak hour operation as this intersection could be improved by adding a second eastbound left-turn lane on West Leland Road, which might be physically feasible. This measure shall be required if feasible. However, this improvement, the intersection would still operate at LOS F during both the AM and PM peak hour; so this measure would not reduce this impact to a less than significant level. Therefore, this cumulative impact is considered significant and unavoidable. The project applicant shall pay their fair share contribution towards any of these improvements deemed feasible by the City.

**MM 7-3** Project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord. These improvements include:

- Construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;
- Construction of two exclusive left-turn lanes on the southbound approach; and
- Construction of a third through lane on both the eastbound and westbound approaches.

This fee shall be paid prior to recordation of a project final map, in an amount determined by the City Council in cooperation with the affected jurisdiction.

Implementation of this measure would reduce this cumulative impact to a less than significant level; however, this impact will remain a significant unavoidable cumulative impact until the improvements are installed by responsible jurisdiction that is to receive this fair share fees.

**MM 7-4** The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:

- Convert the northbound shared through/right turn lane to an exclusive right turn lane; and
- Convert one of the northbound left-turn lanes to a northbound through lane.

Implementation of these improvements would involve changing the lane configuration at the intersection. Additional right of way acquisition would not be required. These improvements are not included in the current list of improvements to be funded by the existing City or East County traffic mitigation fee programs. This improvement may be added to the Traffic Mitigation Fee Programs so that the necessary funds will be made available. The project applicants shall pay their fair-share contribution to this improvement.

Implementation of these measures would reduce this impact to a less than significant level.

**MM 7-5** The project applicants shall contribute their fair-share to needed improvements at the Willow Pass Road/Avila Road intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lanes and one through lane on the northbound Willow Pass Road approach. The City shall work with other affected jurisdictions to develop an interjurisdictional funding mechanism for these improvements. These improvements may be included in the Pittsburg Traffic Mitigation Fee Program so that the necessary funds will be available at the time the improvements are needed. Otherwise, the project applicants shall be responsible for these improvements before development proceeds. These identified improvements would reduce this impact to a less than significant level.

**MM 7-6** The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include:

- Installation of a traffic signal
- Provision of a left-turn lane on the southbound Bailey Road approach; and
- Widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.

Implementation of this measure would reduce this cumulative impact to a less than significant level; however, this impact will remain a significant unavoidable cumulative impact until the improvements are installed by responsible jurisdiction that are to receive these fair share fees.



- MM 7-7** As described above, the project applicants shall contribute their fair share to all applicable development impact fee programs including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including SR 4. However, the segment of SR 4 Between Willow Pass Road (Pittsburg) and Willow Pass Road (Concord) was improved several years ago, and no further improvements are included in the Strategic Plan of the Eat Contra Costa Regional Fee and Finance Authority. In the absence of addition capacity-enhancing freeway improvement projects, this cumulative impact is considered significant unavoidable.
- MM 7-8** The project shall construct bus turnouts and related transit amenities along the project frontage on West Leland Road and on internal roadways as needed. The placement and design of these amenities shall be determined in consultation with the City and Tri-Delta Transit. The purpose of these amenities would be to encourage transit use to the BART station. It is unlikely, however, that such improvement would entirely mitigate the identified cumulative impacts on BART parking. Therefore, in the absence of additional parking, this project impact is considered significant unavoidable.

## Conclusion

The transportation/traffic conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                               | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XVI. Utilities and Service Systems</b>                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                    | N/A                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-3                           |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?           | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1 and 9-2                   |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                 | Significant and unavoidable           | No                                                                      | No                                                                  | No                                                      | 8-1 and 8-2                   |

| Environmental Issue Area                                                                                                                                                                                                          | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-3                           |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| g) Comply with federal, State, and local statutes regulations related to solid waste?                                                                                                                                             | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Utilities and service systems impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. Utilities and service systems impact discussions in Chapters 8 and 9 of the 2004 EIR collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The initial study prepared as part of the 2004 FEIR found that the project would have no impact related to wastewater treatment requirements, noting that "all project-related development would be subject to applicable wastewater treatment requirements, and would not cause exceedances of RWQCB treatment requirements." No further analysis is required.

**Proposed Project Analysis and Conclusion**

As noted above, the initial study prepared as part of the 2004 FEIR found that the project would have no impact related to wastewater treatment requirements, noting that “all project-related development would be subject to applicable wastewater treatment requirements, and would not cause exceedances of RWQCB treatment requirements.” No further analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR discussed the capacity of the Delta Diablo Sanitation District (DDSD) to accommodate estimate wastewater flows from the project. The 2004 FEIR noted that although DDSD had sufficient capacity at that time, the extended timeline for build out of the Vista Del Mar project could result in less than sufficient capacity being available for later phases. Mitigation Measure 8-3 was included to require payment of appropriate fees as well as submittal of a sewage treatment adequacy evaluation to ensure that sufficient capacity would be available before building permits are issued for future phases. Implementation of Mitigation Measure 8-3 would ensure that impacts would be reduced to less than significant.

**Proposed Project Analysis and Conclusion**

Sanitary sewer service in the City of Pittsburg is provided by the City of Pittsburg and the Delta Diablo Sanitation District (DDSD). The DDSD administers the provisions of the wastewater discharge permit issued for its operations, subject to the requirements and limitations of the NPDES program enforced by the RWQCB.

The proposed project contemplates less development but in a manner consistent with the 2004 FEIR. Thus, demands placed on the wastewater collection and treatment system would be consistent with, albeit less than, utility demands generated by the 2004 FEIR. As described in the 2004 FEIR, the project would require connection to sewer lines, although the connection in 2018 would be to existing lines in West Leland Road, as the connection to lines in Willow Pass Road contemplated in the 2004 FEIR has already been constructed.

The DDSD treatment facility continues to have sufficient capacity to accommodate the proposed project. Furthermore, the proposed project would be required to implement NPDES requirements as appropriate, including the use of best management practices applicable to businesses that operate throughout the City. Therefore, the proposed project would not exceed wastewater treatment requirements and the impact would be less than significant, consistent with the analysis in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR found that construction of the Vista Del Mar development would create new impervious surfaces and increase the rate of stormwater runoff. This would be a potentially

significant impact because peak flow rates could exceed the existing planned capacity of downstream drainage systems. In addition, the CCCFCWCD determined the existing culvert and channel section were undersized to accommodate the Vista Del Mar development. These impacts could be potentially significant. With the implementation of 2004 FEIR Mitigation Measures 9-1 and 9-2, which required the construction of new stormwater drainage facility and increased capacity of downstream drainage facilities, the potential impacts associated with the development would be reduced to less than significant.

### **Proposed Project Analysis and Conclusion**

As required by the 2004 FEIR, a stormwater detention facility was built in the northern portion of the project site as part of the Vista Del Mar development. This detention facility was built in order to mitigate post development 10-year peak flows from the Vista Del Mar, San Marco, and Alves Ranch developments. According to the Stormwater Calculations memorandum, analysis indicated that the volume in the water quality basin is slightly less than was originally calculated in 2008.

As described in the project description, to accommodate the currently estimated volume of stormwater runoff, the applicant proposes to increase the capacity of the stormwater detention basin by raising the elevation of the existing outfall by 2 feet. This proposed improvement would ensure that the project remains in compliance with Mitigation Measure 9-1. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **d) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would have sufficient water supplies available to serve the development from existing entitlements and resources, or if new or expanded entitlements are needed. The 2004 FEIR noted that on-site groundwater wells provided water for the existing residences, office building, and construction yard operation. The Vista Del Mar development area is located within the Contra Costa Water District (CCWD) service area boundaries, and within the boundaries of the Los Vaqueros Project (LVP) planning area, and would be served by the City through a wholesale contract with CCWD. The Vista Del Mar 2004 FEIR estimated that the development would generate approximately 624,000 gallons of domestic water demand. The Water Supply Assessment indicated that the City may not be able to meet projected demands in the latter years of a multi-year drought (2004 FEIR Impact 8-1). The City concluded that this potential impact associated with the development would remain significant and unavoidable until such time as achievable water supplies are identified.

Following certification of the 2004 FEIR, and in accordance with Mitigation Measure 8-1, the applicant provided a subsequent water analysis and demonstrated to the satisfaction of the city that sufficient water would be available for the development as proposed in 2004.

**Proposed Project Analysis and Conclusion**

According to the Alves Ranch Development Future Demand Memorandum (Appendix H), the 2018 project water demand would be approximately 19 percent less than what was shown in the City of Pittsburg Water System Master Plan and discussed in the 2004 FEIR, because of the reduction in overall residential unit count and commercial square footage. As the applicant has already established sufficient water for the higher demand estimates assumed in the 2004 FEIR, the 2018 proposed project would therefore have sufficient water supplies to meet its estimated demand. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

The DDSD estimates the sewage generated by the development would equate to 1,211 equivalent residential units (ERUs), sewage generation level below DDSD's 1996 buildout anticipated level of 1,218 ERUs. By the time of buildout, DDSD treatment facilities may not have adequate capacity due to other cumulative development demands, as identified in 2004 FEIR Impact 8-3. Sewage treatment demand associated with the Vista Del Mar development, combined with demand from development pending, approved, or under construction in the project vicinity and elsewhere in Pittsburg, may exceed the available treatment plant capacity. The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-4.

**Proposed Project Analysis and Conclusion**

The proposed project contemplates less development but in a manner consistent with the 2004 FEIR. Because of the reduced unit count, the 2018 proposed project would demand less wastewater treatment than what was estimated in the 2004 FEIR and the impact would be less than significant. Mitigation Measure 8-3 would still be imposed, which requires payment of applicable DDSD service fees. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be served by a landfill with sufficient permitted capacity. The 2004 FEIR determined that new development could generate demand for solid waste services and that the Potrero Hills landfill had sufficient capacity to serve the solid waste demands of the project. The City concluded that compliance

with General Plan policies and City ordinances applicable to recycling would ensure impacts are less than significant.

### Proposed Project Analysis and Conclusion

The proposed project would develop 217 fewer residential units and less overall commercial square footage compared to the development analyzed in the 2004 FEIR, resulting in fewer impacts than previously evaluated. The proposed project would be served by a landfill that continues to have sufficient capacity and the impact would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### g) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development would comply with all Federal, State, and local policies related to solid waste. The 2004 FEIR determined that new development could generate demand for solid waste services, and the City concluded that compliance with General Plan policies and City ordinances applicable to recycling would ensure impacts are less than significant.

### Proposed Project Analysis and Conclusion

Similar to the 2004 FEIR project, the proposed project would comply with all applicable solid waste policies and regulation resulting in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Utilities and service systems mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 8-1** As required by State SB 221, prior to City approval of a final map for the proposed project, the City of Pittsburgh Community Development Department shall undertake a subsequent water supply analysis, which shall describe the citywide water supply situation at that future time (including valid water rights, infrastructure financing, permits, and approvals), including the status of (i.e., City progress on) current City studies and plans for expanding its reclaimed water program and conservation efforts and finding opportunities for future short-term water purchases. As required by SB 221, no final map shall be approved for the project until the City concludes, based on a written verification prepared in compliance with SB 221 and on the availability of other water supplies, as demonstrated by substantial evidence in the record, that sufficient water will be available to serve the proposed project needs, in

addition to existing and planned future uses, during normal, single dry, and multiple dry years within a 20-year projection.

**The project applicant shall be required to comply with all applicable current and future City of Pittsburg water demand performance standards, including standards included in the City of Pittsburg Urban Water Management Plan, the City's reclaimed water project, and the City's water conservation program.**

Minus substantial evidence that these measures would mitigate this impact—i.e., would lead to the identification and realization of adequate additional water supplies—the effectiveness of this mitigation measure is unknown at this time. Therefore, until achievable water supplies are identified, this impact is considered to be significant unavoidable impact.

- MM 8-3**      **As a condition of Tentative Subdivision Map approval, the applicant shall: (1) comply with applicable per-unit conveyance system fees levied by DDSD and (2) demonstrate to the satisfaction of the DDSD and the City Engineer that DDSD sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a sewage treatment adequacy evaluation in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1218-ERU total anticipated by the DDSD shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure. Implementation of this measure would reduce the project's potential impact on sewage treatment service to a less-than-significant level.**

## Conclusion

The utilities and service systems conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



## Appendix A: Biological Resources Memorandum

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## MEMORANDUM

**DATE:** June 27, 2018

**TO:** Mandy Leung and Scott Hilk

**FROM:** Ross A. Dobberteen, Ph.D.

**SUBJECT:** Review of Current Biological Conditions in the Alves Ranch Project Area with Respect to 2004 DEIR Mitigation Measures, Vista Del Mar in Pittsburg, Contra Costa County, California

Per your request, LSA, Inc. (LSA) presents this memo regarding our review of current site conditions at the Alves Ranch Project Site south of West Leland Road near the Vista Del Mar residential development in Pittsburg, California. The purpose of our assessment was to determine if any new potential biological features were present on the site that were not originally addressed in the 2004 Draft Environmental Impact Report (DEIR) and associated mitigation measures. This memo is based on our on-going discussions about the proposed Alves Ranch Project, as well as LSA's prior work on the property on a continuous basis since 2002.

### Methods:

Prior to conducting the site visit, all of the project files were reviewed related to the Vista Del Mar development project, which included lands south of West Leland Road where the proposed Alves Ranch Project will be built. Specifically, permits were obtained to grade the Alves Ranch Project area and construct a water quality detention basin in 2004-2005. The California Natural Diversity Database (CNDDDB) was also reviewed for records of any special-status species occurrences in the project vicinity since LSA's original biological assessment in 2002. Finally, aerial imagery from Google Earth was examined to look for any signs of ponding on the site since the project area was graded.

On June 12, 2018, I conducted a site visit that involved walking transects (approximately 100 feet apart) across the level portion of the project area to search for any new biological resources, such as wetlands or habitats for special-status species. I also walked down to the bottom of the water quality detention basin via maintenance roads to inspect the conditions and outfall structures.

## Results:

Presented below is a summary of my observations during the site visit:

- Other than the constructed water quality detention basin adjacent to Highway 4, a majority of the site was level as a result of the grading activities in 2004-2005.
- The property has been maintained since the grading activities in 2004-2005. The level portions of the site had been recently disced and appeared to have been planted with wild oats, which is the dominate vegetation type on most of the site. There are a few coyote brush shrubs scattered throughout the site.
- The level portions of the site had several constructed drainage ditches that went to drop inlets as part of the water quality detention basin system that was constructed in 2004-2005; the ditches were dry and were dominated by upland vegetation.
- Based on the Corps of Engineers approved wetland delineation from 2001, the Alves Ranch Project area had a single ephemeral drainage approximately 200 feet long in the center of the site. The feature, which was filled in 2004-2005, was not observed during the course of the 2018 site visit. All of the permit conditions associated with the authorization to fill the ephemeral drainage have been satisfied.
- The bottom of the water quality detention basin is dominated by cattails (*Typha* sp.) and non-native common reed (*Phragmites australis*). At the time of the site visit, the bottom of the basin was dry and no standing water was observed.
- The water quality detention basin has been maintained since it was constructed in 2004-2005, consisting of periodic vegetation control and debris removal from the trash racks. As recently as 2012, additional modifications were made to the water control structures and the basin was also re-graded.

## Conclusions:

In summary, no new biological resources are present on the proposed Alves Ranch Project site based on my site visit, and nothing about the proposed Project would trigger any new significant impacts or increase the severity of significant impacts previously identified in the 2004 EIR. Therefore, the applicable biological resource mitigation measures in the DEIR, including, without limitation, a pre-construction survey to search for active native bird nests, should be imposed on the construction of the proposed Alves Ranch Project, which would ensure that all identified biological resource impacts are adequately mitigated.

Please do not hesitate to contact me if you have questions and/or require further information regarding this assessment.

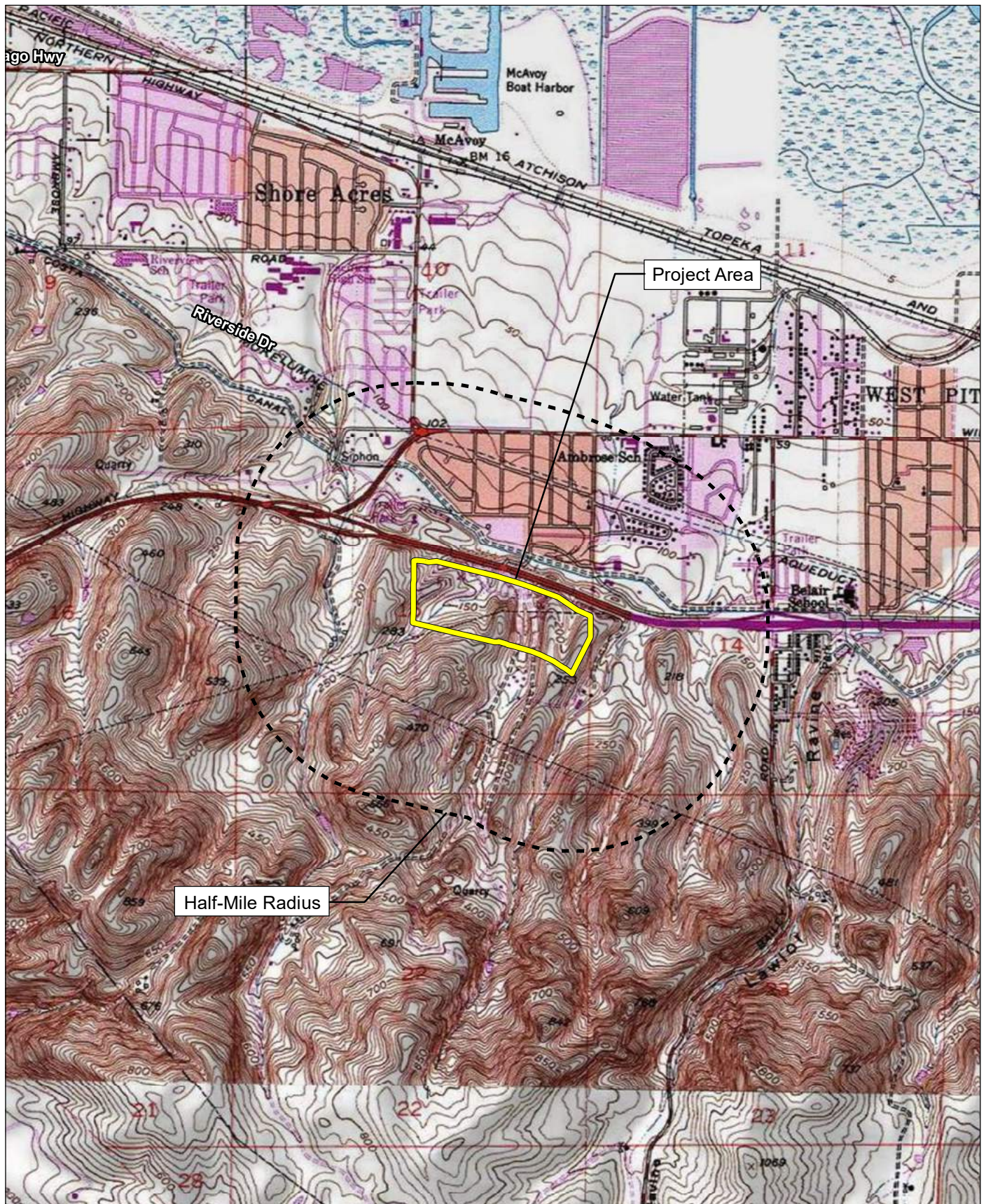
## **Appendix B: Cultural Resources Supporting Information**

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## **B.1 - CHRIS Results**

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Source: USGS Honker Bay 7.5' Quadrangle / T2N,R1W,sec15

**FIRSTCARBON**  
SOLUTIONS™



2,000 1,000 0 2,000  
Feet

Record Search Map



## Resource List

| Primary No. | Trinomial      | Other IDs                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Type                                | Age      | Attribute codes                    | Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Reports                                                                                                                                                                                                                                                                                |
|-------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P-07-000520 | CA-CCO-000713H | Resource Name - Alvernaz Ranch Complex (Cellar Pit and Barn Foundation)                                                                                                                                                                                                                                                                                                                                                                                                          | Building, Site, Element of district | Historic | AH02; AH04                         | 1997 (Ric Windmiller, [none])                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | S-019274, S-019324                                                                                                                                                                                                                                                                     |
| P-07-002648 |                | Caltrans - Bridge No. 28C0201;<br>Caltrans - Bridge No. 28C0206;<br>Caltrans - Bridge No. 28C0376;<br>Caltrans - Bridge No. 28C0078;<br>Caltrans - Bridge No. 28C0132;<br>Caltrans - Bridge No. 28C0286;<br>Caltrans - Bridge No. 28C0347;<br>Caltrans - Bridge No. 28C0384;<br>Caltrans - Bridge No. 28C0396;<br>Other - Somersville Road Bridge;<br>Other - Canal Road Bridge;<br>Other - Cypress Road Bridge;<br>Resource Name - Contra Costa Canal Bridges                   | Structure                           | Historic | HP19                               | 2004 (Neal Kaptain, LSA Associates, Inc.);<br>2005 (Chris McMorris, Kate McLoughlin, JRP Historical Consulting);<br>2014 (Jeremy Adams, ECORP)                                                                                                                                                                                                                                                                                                                                                                                                                    | S-030653, S-043685, S-045838                                                                                                                                                                                                                                                           |
| P-07-002695 |                | Resource Name - Contra Costa Canal;<br>Other - Map Reference #26;<br>Other - East Contra Costa Irrigation District Main Canal Complex;<br>Other - A/HC-161;<br>Other - SW-57;<br>Other - Map Ref. No. 5 (2008 Site Record);<br>Other - BV-106, BV-106(n), BV-106(s);<br>OHP PRN - BUR 060505A;<br>OHP Property Number - 154520;<br>OHP PRN - FHWA050131A;<br>OHP PRN - BUR910227A;<br>OHP Z-number - CCO-Z00002;<br>OHP Property Number - 154520;<br>National Register - 07-0055 | Structure                           | Historic | HP20                               | 1993 ([none], JRP Historical Consulting Services);<br>1995 (Hatoff, Voss, Waechter, Wee, Bente, Woodward-Clyde Consultants);<br>2003 (Rand Herbert, JRP Historical Consulting Services);<br>2005 (Rand Herbert, Kate McLoughlin, JRP Historical Consulting Services);<br>2007 (Suzanne Baker, Archaeological/Historical Consultants);<br>2008 (Karen McNeill and Matthew Davis, Carey & Co.);<br>2008 (Cassidy DeBaker, Kruger Frank, Garcia & Associates);<br>2010 (R. Windmiller, Consulting Archaeologist);<br>2016 (Rand Herbert, JRP Historical Consultants) | S-017993, S-018440, S-022812, S-030592, S-030653, S-031372, S-031700, S-031872, S-034865, S-035244, S-037022, S-037023, S-037578, S-038082, S-038392, S-039289, S-040646, S-043685, S-043830, S-043849, S-043866, S-045838, S-046155, S-046889, S-047775, S-047893, S-049670, S-049678 |
| P-07-002751 |                | Resource Name - Alves Ranch, Pittsburg CA                                                                                                                                                                                                                                                                                                                                                                                                                                        | Building, Structure                 | Historic | HP02; HP04; HP06; HP33             | 2006 ([none], Holman & Associates)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | S-031600                                                                                                                                                                                                                                                                               |
| P-07-004747 |                | Resource Name - Alvernaz Ranch Complex (District)                                                                                                                                                                                                                                                                                                                                                                                                                                | Building, District                  | Historic | AH02; AH04; HP02; HP04; HP19; HP33 | 1997 (Donald S. Napoli, [none])                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | S-019274, S-019324                                                                                                                                                                                                                                                                     |

## Resource List

| Primary No. | Trinomial | Other IDs                                  | Type                           | Age      | Attribute codes | Recorded by                     | Reports            |
|-------------|-----------|--------------------------------------------|--------------------------------|----------|-----------------|---------------------------------|--------------------|
| P-07-004748 |           | Resource Name - Alvernaz Ranch Feed Shed   | Building, Element of district  | Historic | HP04            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004749 |           | Resource Name - Alvernaz Ranch Foot Bridge | Structure, Element of district | Historic | HP19            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004750 |           | Resource Name - Alvernaz Ranch House No. 2 | Building, Element of district  | Historic | HP02            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004751 |           | Resource Name - Alvernaz Ranch House No. 1 | Building, Element of district  | Historic | HP02            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |

## Report List

| Report No. | Other IDs                          | Year | Author(s)            | Title                                                                                                                                                                                                                                | Affiliation                                                                             | Resources                                                                                                    |
|------------|------------------------------------|------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| S-000595   |                                    | 1974 | R.F. King            | A Report on the Status of Generally Available Data Regarding Archaeological, Ethnographic, and Historical Resources Within a Five Mile Wide Corridor Through Portions of Colusa, Yolo, Solano, and Contra Costa Counties, California |                                                                                         | 07-000091, 48-000009, 48-000010, 48-000011, 48-000012, 48-000013, 48-000018, 48-000020, 57-000130, 57-000131 |
| S-000848   | Agency Nbr - Contract AA550-CT6-52 | 1977 | David A. Fredrickson | A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources                                                  | The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers |                                                                                                              |
| S-001978   |                                    | 1960 | Anthony V. Aiello    | The Islands of Contra Costa                                                                                                                                                                                                          |                                                                                         |                                                                                                              |

## Report List

| Report No. | Other IDs | Year | Author(s)                                                          | Title                                                                                                                                                                                  | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------|-----------|------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-002458   |           | 1981 | Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart | Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda | Anthropological Studies Center, Sonoma State University | 01-000080, 01-000084, 01-000086, 01-000104, 01-000119, 01-000124, 01-000125, 01-000126, 01-000127, 01-000137, 01-000139, 01-002053, 01-002104, 07-000047, 07-000079, 07-000080, 07-000081, 07-000082, 07-000083, 07-000092, 07-000093, 07-000105, 07-000131, 07-000146, 07-000147, 07-000148, 07-000149, 07-000150, 07-000151, 07-000168, 07-000173, 07-000175, 07-000177, 07-000185, 07-000186, 07-000190, 07-000323, 07-000440, 07-000447, 07-000448, 07-000449, 07-000462, 07-000470, 07-000474, 07-000476, 07-000481, 07-000674, 07-000710, 07-000724, 07-004621, 08-000015, 08-000018, 08-000021, 08-000090, 12-000125, 12-000175, 12-000186, 12-000194, 12-000199, 12-000202, 12-000207, 12-000209, 12-000210, 12-000211, 12-000263, 12-000264, 12-000266, 12-000336, 12-000442, 12-000445, 12-000458, 12-000824, 17-000006, 17-000026, 17-000035, 17-000072, 17-000114, 17-000177, 17-000286, 17-000287, 17-000289, 17-000290, 17-000307, 17-000320, 17-000392, 17-000407, 17-000437, 17-000446, 17-000470, 17-000531, 17-000535, 17-000546, 17-000550, 17-000551, 17-000554, 17-000572, 17-000610, 17-000639, 17-000640, 17-000673, 17-000787, 17-000812, 21-000017, 21-000034, 21-000039, 21-000051, 21-000053, 21-000057, 21-000058, 21-000106, 21-000143, 21-000163, 21-000177, 21-000217, 21-000221, 21-000235, 21-000242, 21-000245, 21-000252, 21-000262, 21-000283, 21-000290, 21-000291, 21-000295, 21-000332, 21-000335, 21-000342, 21-000346, 21-000347, 21-000368, 21-000369, 21-000370, 21-000651, 21-000653, 21-002539, 23-000143, 23-000450, 23-000475, |

## Report List

| Report No. | Other IDs | Year | Author(s)        | Title                                                                                                                             | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|            |           |      |                  |                                                                                                                                   |                                                         | 23-000478, 23-000492, 23-000534,<br>23-000535, 23-000536, 23-000537,<br>23-000539, 23-000590, 23-000786,<br>23-000789, 23-000790, 23-000791,<br>23-000792, 23-000793, 23-000796,<br>23-000835, 23-001034, 23-001060,<br>23-001063, 23-001520, 23-002898,<br>23-002915, 23-002936, 23-002945,<br>28-000015, 28-000027, 28-000028,<br>28-000029, 28-000032, 28-000045,<br>28-000061, 28-000063, 28-000066,<br>28-000077, 28-000088, 28-000092,<br>28-000093, 28-000097, 28-000123,<br>28-000125, 28-000150, 28-000199,<br>28-000209, 28-000218, 28-000222,<br>28-000310, 28-000311, 28-000329,<br>28-000330, 28-000362, 28-000418,<br>28-000419, 28-000420, 28-000421,<br>28-000422, 28-000428, 28-000828,<br>28-000912, 49-000073, 49-000079,<br>49-000112, 49-000135, 49-000194,<br>49-000228, 49-000264, 49-000265,<br>49-000271, 49-000291, 49-000292,<br>49-000295, 49-000318, 49-000329,<br>49-000330, 49-000340, 49-000342,<br>49-000360, 49-000362, 49-000363,<br>49-000369, 49-000371, 49-000423,<br>49-000424, 49-000434, 49-000483,<br>49-000512, 49-000521, 49-000548,<br>49-000620, 49-000653, 49-000671,<br>49-000682, 49-000683, 49-000730,<br>49-000731, 49-000732, 49-000733,<br>49-000846, 49-000860, 49-000887,<br>49-000913, 49-000914, 49-000915,<br>49-000916, 49-000917, 49-000959,<br>49-000970, 49-000976, 49-000978,<br>49-000981, 49-000982, 49-000983,<br>49-000990, 49-000992, 49-001081,<br>49-001082, 49-001083, 49-001084,<br>49-001085, 49-001086, 49-001087,<br>49-001109, 49-001121 |
| S-002458a  |           | 1982 | Suzanne Ramiller | Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Report List

| Report No. | Other IDs | Year | Author(s)           | Title                                                                                                                      | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|-----------|------|---------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-002458b  |           | 1982 | Roger H. Werner     | Archaeological Overview of Mendocino and Lake Counties                                                                     | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458c  |           | 1982 | Suzanne Stewart     | Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Napa and Sonoma Counties | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458d  |           | 1982 | Suzanne B. Stewart  | Archaeological Overview of Alameda, Contra Costa, and Marin Counties                                                       | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458e  |           | 1982 | Neil Ramiller       | Environmental Overview of The Northwest Region                                                                             | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-009462   |           | 1977 | Teresa Ann Miller   | Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties                             | San Francisco State University                          | 07-000323, 21-000087, 21-000376, 21-000378, 21-000379, 21-000380, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000546, 23-000434, 23-000789, 23-000790, 49-000629, 49-000785, 49-000787                       |
| S-009583   |           | 1978 | David W. Mayfield   | Ecology of the Pre-Spanish San Francisco Bay Area                                                                          | San Francisco State University                          |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-009795   |           | 1986 | Thomas Lynn Jackson | Late Prehistoric Obsidian Exchange in Central California                                                                   | Stanford University                                     | 06-000025, 07-000047, 07-000080, 07-000188, 07-000440, 17-000320, 17-000601, 21-000163, 21-000218, 21-000235, 21-000242, 21-000283, 21-000290, 21-000368, 21-000423, 21-000628, 23-001589, 23-001659, 23-003068, 23-003119, 28-000015, 28-000068, 28-000199, 28-000205, 28-000828, 49-000135, 49-000360, 49-000423, 49-000424, 49-000518, 49-000521, 49-000533, 49-000536, 49-000558, 49-000801, 57-000114 |

## Report List

| Report No. | Other IDs | Year | Author(s)                                                                                                                                                                                               | Title                                                                                                                  | Affiliation                                           | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------|-----------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-015529   |           | 1993 | Robert L. Gearhart II,<br>Clell L. Bond, Steven D.<br>Hoyt, James H. Cleland,<br>James Anderson,<br>Pandora Snethcamp,<br>Gary Wesson, Jack<br>Neville, Kim Marcus,<br>Andrew York, and Jerry<br>Wilson | California, Oregon, and Washington:<br>Archaeological Resource Study                                                   | Espey, Huston &<br>Associates, Inc.; Dames &<br>Moore | 01-000033, 01-000034, 01-000084,<br>01-000086, 01-000104, 07-000133,<br>07-000173, 07-000175, 07-000177,<br>17-000072, 17-000392, 21-000048,<br>21-001915, 23-001704, 27-000100,<br>27-000236, 27-000335, 27-000356,<br>27-000386, 27-000485, 38-000028,<br>38-000072, 38-000085, 38-000098,<br>41-000080, 41-000265, 44-000179                                                                                                                                                                                                   |
| S-016660   |           | 1992 | Jeffrey B. Fentress                                                                                                                                                                                     | Prehistoric Rock Art of Alameda and Contra<br>Costa Counties, California                                               | California State University,<br>Hayward               | 01-000035, 01-000039, 01-000071,<br>01-000080, 01-000128, 01-000137,<br>01-000138, 01-000144, 01-000195,<br>01-000198, 01-000199, 01-002112,<br>07-000029, 07-000094, 07-000189,<br>07-000193, 07-000212, 07-000216,<br>07-000219, 07-000230, 07-000242,<br>07-000255, 07-000260, 07-000271,<br>07-000301, 07-000302, 07-000323,<br>07-000344, 07-000345, 07-000346,<br>07-000347, 07-000348, 07-000356,<br>07-000362, 07-000374, 07-000725,<br>07-000726, 07-000727, 07-000730,<br>07-000734, 07-000736, 07-000738,<br>07-000739 |
| S-017835   |           | 1975 | Judy Myers Suchey                                                                                                                                                                                       | Biological Distance of Prehistoric Central<br>California Populations Derived from Non-<br>Metric Traits of the Cranium | University of California,<br>Riverside                | 01-000086, 01-000104, 01-000105,<br>06-000025, 07-000080, 07-000081,<br>07-000083, 07-000087, 21-000017,<br>21-000193, 21-000242, 21-000252,<br>48-000010, 57-000145                                                                                                                                                                                                                                                                                                                                                              |
| S-018217   |           | 1996 | Glenn Gmoser                                                                                                                                                                                            | Cultural Resource Evaluations for the<br>Caltrans District 04 Phase 2 Seismic Retrofit<br>Program, Status Report       | California Department of<br>Transportation            | 01-000014, 01-000023, 01-000227,<br>07-000108, 07-000119, 38-000002,<br>38-000004, 41-000273, 43-000106,<br>43-000297, 43-000624, 43-001078,<br>44-000010, 44-000201, 44-000300,<br>49-000195                                                                                                                                                                                                                                                                                                                                     |



## Report List

| Report No. | Other IDs                                           | Year | Author(s)                                             | Title                                                                                                                                                                                                                | Affiliation                                                              | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|-----------------------------------------------------|------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-020395   |                                                     | 1998 | Donna L. Gillette                                     | PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?                                                                                                                             | California State University, Hayward                                     | 07-000094, 07-000323, 12-000050, 17-000071, 17-001315, 21-000087, 21-000376, 21-000378, 21-000379, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000419, 21-000433, 21-000546, 21-000620, 21-000621, 21-000624, 21-000661, 23-000434, 23-000809, 23-000810, 23-001698, 23-001725, 23-001792, 23-001798, 23-001799, 23-001803, 23-001804, 23-001930, 23-001942, 23-001950, 23-001963, 35-000013, 43-000067, 43-000080, 43-000287, 43-000289, 43-000504, 49-000046, 49-000240, 49-000533, 49-000550, 49-000629, 49-000785, 49-000787, 49-000868, 49-000960, 49-000975, 49-001004, 49-001087, 49-001239, 49-002121 |
| S-022812   |                                                     | 1997 | Colin I. Busby                                        | Contra Costa County Water Multipurpose Pipeline Project, Environmental Documentation Study, Cultural Resources Review (letter report)                                                                                | Basin Research Associates                                                | 07-000402, 07-000403, 07-000813, 07-002695                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| S-030204   |                                                     | 2003 | Donna L. Gillette                                     | The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.                                                                                                              | University of California, Berkeley                                       | 01-002148, 21-000384, 23-000810                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| S-032596   | Caltrans - EA No. 447600; Other - Contract #04A2098 | 2006 | Randall Milliken, Jerome King, and Patricia Mikkelsen | The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways | Consulting in the Past; Far Western Anthropological Research Group, Inc. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| S-033545   |                                                     | 1994 |                                                       | Draft Comprehensive Management and Use Plan and Environmental Impact Statement, Juan Bautista de Anza National Historic Trail, Arizona and California                                                                | National Park Service                                                    | 38-002967, 41-002192, 43-002628                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Report List

| Report No. | Other IDs                                                               | Year | Author(s)                        | Title                                                                              | Affiliation                                            | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|-------------------------------------------------------------------------|------|----------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-033600   | Agency Nbr -<br>Contract No.<br>04A2098;<br>Caltrans - EA No.<br>447600 | 2007 | Jack Meyer and Jeff<br>Rosenthal | Geoarchaeological Overview of the Nine Bay<br>Area Counties in Caltrans District 4 | Far Western<br>Anthropological Research<br>Group, Inc. | 01-000001, 01-000002, 01-000014,<br>01-000063, 01-000064, 01-000067,<br>01-000080, 01-000124, 01-000139,<br>01-000140, 01-001795, 01-002110,<br>01-002160, 01-002162, 01-002245,<br>07-000019, 07-000024, 07-000037,<br>07-000047, 07-000075, 07-000079,<br>07-000088, 07-000089, 07-000108,<br>07-000182, 07-000185, 07-000186,<br>07-000217, 07-000239, 07-000401,<br>07-000721, 21-000010, 21-000048,<br>21-002615, 28-000009, 28-000028,<br>28-000301, 28-000967, 38-000006,<br>38-000028, 38-000101, 38-000102,<br>38-000119, 41-000080, 41-000284,<br>43-000016, 43-000189, 43-000296,<br>43-000308, 43-000310, 43-000423,<br>43-000424, 43-000448, 43-000451,<br>43-000485, 43-000561, 43-000604,<br>43-000608, 43-000614, 43-000623,<br>43-001015, 43-001058, 43-001080,<br>43-001163, 43-001194, 43-001576,<br>48-000007, 48-000157 |

## **B.2 - NAHC Results**

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## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



June 25, 2018

Dana DePietro  
FCS Intl

Sent by Email: [ddepietro@fcs-int.com](mailto:ddepietro@fcs-int.com)  
Number of Pages: 2

RE: Alves Ranch Development, Honker Bay, Contra Costa County

Dear Mr. DePietro:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. **Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.**

I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. **By contacting all those on the list, your organization will be better able to respond to claims of failure to consult.** If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [sharaya.souza@nahc.ca.gov](mailto:sharaya.souza@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharaya Souza".

Sharaya Souza  
Staff Services Analyst  
(916) 573-0168

**Native American Heritage Commission  
Native American Consultation List  
6/25/2018**

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Irene Zwielerin, Chairperson  
789 Canada Road  
Woodside, CA 94062  
amahmutsuntribal@gmail.com  
(650) 851-7489 Cell  
(650) 332-1526 Fax

Ohlone/Costanoan

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Raymond Hitchcock, Chairperson  
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Elk Grove, CA 95624  
rhitchcock@wiltonrancheria-nsn.gov  
(916) 683-6000 Office  
(916) 683-6015 Fax

Miwok

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
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ams@indiancanyon.org  
(831) 637-4238

Ohlone/Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Rosemary Cambra, Chairperson  
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Milpitas, CA 95036  
muwekma@muwekma.org  
(408) 314-1898  
(510) 581-5194

Ohlone / Costanoan

North Valley Yokuts Tribe  
Katherine Erolinda Perez, Chairperson  
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canutes@verizon.net  
(209) 887-3415

Ohlone/Costanoan  
Northern Valley Yokuts  
Bay Miwok

The Ohlone Indian Tribe  
Andrew Galvan  
P.O. Box 3388  
Fremont, CA 94539  
chochenyo@AOL.com  
(510) 882-0527 Cell  
(510) 687-9393 Fax

Ohlone/Costanoan  
Bay Miwok  
Plains Miwok  
Patwin

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 6097.94 of the Public Resource Code, or Section 6097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:  
Alves Ranch Development, Honker Bay, Contra Costa County.

## **B.3 - Paleontological Results**

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## Kenneth L. Finger, Ph.D. Consulting Paleontologist

18208 Judy St., Castro Valley, CA 94546-2306

510.305.1080

klfpaleo@comcast.net

June 11, 2018

Dana DePietro  
FirstCarbon Solutions  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

**Re: Paleontological Records Search: Alves Ranch Project (3746.0002), Contra Costa County, California**

Dear Dr. DePietro:

As per the request of Spencer Pignotti, I have performed a records search on the University of California Museum of Paleontology (UCMP) database for the Alves Ranch project in Contra Costa County. The project site is southeast of Shore Acres, east of San Marco Boulevard and west of Bailey Road, between California Delta Highway and West Leland Road. Its PRS location is Sec. 15, T2N, R1W, Honker Bay quadrangle (USGS 7.5-series topographic map). On Google Earth imagery, it appears that this is relatively flat, sparsely vegetated terrain that has been disturbed by previous agricultural use.

### Geologic Units

According to the part of the geologic map by Dibblee (1980) shown here, the Alves Ranch project site (red outline at center) and surrounding half-mile area (dashed black outline) are located mostly on nonmarine sedimentary and volcanic rocks of Pliocene age, locally referred to as the Tehama Formation. Pleistocene alluvium is north-adjacent to the site and both units are bisected by Holocene alluvium (Qa). Holocene deposits are too young to contain fossils, whereas the Pleistocene and Pliocene units have the potential of yielding significant paleontological resources.



### Key to mapped units

- Qa** Surficial alluvium (Holocene)
- Qoa** Older alluvium (Pleistocene)
- Tps** Nonmarine sedimentary and volcanic rocks: weakly indurated clay, sand and pebble gravel; locally called the Tehama Formation (Pliocene) clay shale and siltstone, massive to vaguely bedded (middle to late Miocene)
- Tlt** Lawler Tuff: pumiceous tuff breccia (Pliocene)

### **Records Search**

The paleontological record search for the Alves Ranch project was performed on the University of California Museum of Paleontology (UCMP) database. The results are 9928 vertebrates from 64 Pleistocene and 1267 vertebrates from 12 Pliocene localities in Contra Costa County. The nearest vertebrate locality is V90070 (Lawler Ravine), in the Pliocene Wolfskill Formation (Blancan NALMS), just east of the half-mile search area at the southwest corner of the intersection of Leland and Bailey roads; no specimens are recorded for it in the database.

### **Remarks and Recommendations**

The Alves Ranch project site will impact Pliocene nonmarine deposits similar to those in Contra Costa County that have yielded a very rich vertebrate paleofauna. A pre-construction paleontological walkover survey of the site would be unwarranted because its surface is disturbed. However, I recommend paleontological monitoring of all project-related excavations of previously undisturbed deposits because the Pliocene deposits that dominate the site are highly sensitive for significant paleontological resources. Should any vertebrate remains (e.g., bones, teeth) be encountered, all construction-related activities should be diverted from the find until a professional paleontologist has properly recorded and evaluated it, and, if deemed appropriate, salvaged it in a timely manner. Recovered fossils should be deposited in an appropriate repository, such as the UCMP, where they will be properly curated and made available for scientific research and education.

Sincerely,



### **Reference Cited**

Dibblee, T.W., Jr., 1980. Preliminary geologic map of the Honker Bay quadrangle, Solano and Contra Costa Counties, California. Open-File Report 80-2009, scale 1:24,000.

## **B.4 - Pedestrian Survey Photos**

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Photograph 1: View of project area from the southwest corner; facing northeast.



Photograph 2: View of project area from the northwest corner; facing southeast.





Photograph 3: View of project area from the northeast corner; facing southwest.



Photograph 4: View of project area from the southeast corner; facing northwest.





Photograph 5: View of graded drainage basin and road in the north of the project area; facing east.



Photograph 6: Detail of representative soil matrix and soil visibility within the project area.

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## Appendix C: Geological Investigation Memorandum

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June 1, 2018

Ms. Mandy Leung  
William Lyon Homes, Inc.  
4000 Executive Parkway, Suite 250  
San Ramon, CA 94583

Re: Geological and Geotechnical Information for EIR  
Alves Ranch, Pittsburg, California  
*SFB Project No.: 241-25*

Ms. Leung:

In accordance with your request, Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) is providing the following information that can be used to supplement the EIR for the Alves Ranch project in Pittsburg, California.

## **1.0 Project Description**

Based on the information provided by Mr. Scott Hilk of William Lyon Homes, it is our understanding that the project will consist of developing approximately 26 acres into four residential neighborhoods consisting of duet and single-family structures, a recreation area, and associated infrastructure such as underground utilities, asphalt concrete roadways, parks, and storm water remediation facilities. In addition, a commercial development encompassing approximately 12 acres in area is planned. The site was previously mass graded as a part of the larger Vista Del Mar residential development to the south under the guidance of Berlogar Geotechnical Consultants (BGC); the mass grading occurred between the summer of 2005 and the summer of 2006. Additional grading will be performed, including grading for the proposed commercial area, in order to achieve planned grades.

## **2.0 Surface Description**

The site is bounded by West Leland Road on the south, Highway 4 on the north, a residential development and eastern facing slope on the west, and vacant land including a westerly facing slope on the east. The site has been previously mass graded relatively level except for ascending slopes on the east and west sides of the site, and descending slopes (along with a large detention basin) on the north side of the site. Concrete lined surface water collection ditches are located along the toe

of the slopes as well as on the detention basin slopes. The site is covered with a thick growth of grasses and weeds.

### 3.0 Previous Mass Grading and Subsurface Conditions

According to BGC, mass grading occurred at the site between the summer of 2005 and the summer of 2006 under the continuous guidance of BGC. BGC states that the site was essentially graded flat, with cut and fill slopes located along the northern, western, and eastern sides of the site; unsuitable underlying materials, such as loose native soils and undocumented fills, were removed prior to placing compacted, engineered fill. BGC summarized the results of the mass grading work in their August 14, 2008 report<sup>1</sup>.

BGC describes in their February 2008 report<sup>2</sup> that remedial grading was performed in areas underlain by existing fill and included removal of soft sediments along the centerline of drainage courses, removal of expansive soils along cut/fill transitions, and excavation of keyways for buttress fill slopes for the detention basin. BGC further states that (1) the ground surface below the engineered fill at the site was properly prepared with engineering control including scarification and moisture conditioning, (2) subdrains were installed along the back edge of keyways and excavation backcuts as well as along the centerline of previous drainages, and (3) subdrains were generally stopped at a depth of at least 10 feet below the existing sheet grade.

As a result of the previous mass grading, BGC in their February 2008 provides the following information:

**Engineered Fill:** Engineered fill has been extensively placed at the site. The engineered fill was largely derived from cuts performed in the Tulare bedrock formation and consists of layers of silty to sandy clays with variable amounts of gravel. The fill was placed under the observation of BGC with engineering control and testing. The engineered fill is suitable for proposed construction. Laboratory testing of bulk samples indicate that fill has Plasticity Indices between 18 and 23 and the fill is considered moderately expansive.

**Alluvium:** Alluvium underlies the engineered fill in two locations, a former north trending drainage course in the central portion of the site (underlying the detention basin) and a northeast trending band along the former drainage course. The soft sediments along the centerline of these areas were removed down to competent materials during the remedial grading of the site.

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<sup>1</sup> BGC, 2008, report titled *Soil Engineering Services During Mass Grading, Vista Del Mar – Subdivision, Pittsburg, California*, dated August 14, 2008.

<sup>2</sup> BGC, 2008, report titled *Preliminary Geotechnical Investigation, Alves Ranch, West Leland Road, Pittsburg, California*, dated February 25, 2008.

**Bedrock:** Bedrock units at the site are composed of non-marine sedimentary deposits of the Pliocene age Tulare formation. The Tulare formation at the site consists of friable to weak beds of sandy to silty claystone, sandy siltstone, sandstone, and conglomerate. After the mass grading was completed, the bedrock is exposed at the surface of the site in a few areas. Bedrock structure at the site was mapped during the previous grading and was found generally dipping between 5 and 25 degrees to the north and northeast (*we noted that on Plate 3 of the February 2008 BGC report in the northeast portion of the site, BGC shows bedrock bedding dipping 9 to 14 degrees south and southwest*). Claystone beds within the Tulare formation are considered highly expansive.

**Groundwater:** Groundwater at the site has been partially controlled by the addition of a subdrain system constructed below the engineered fill. Groundwater was not encountered during the remedial over-excavations performed during the previous mass grading in 2005-2006 with the exception of minor areas of seepage near the existing detention basin; subdrains were installed to intercept the seepage.

**Exploratory Well:** An exploratory well was drilled at the site during the 1960's in the southeast portion of the site. During mass grading, a column of clean grout was encountered in the area of the abandoned well. The abandoned well casing was surveyed in the field during mass grading and was cut down to an elevation of 171.6 feet (about 16-1/2 feet below the sheet grade at that time).

According to BGC and as presented in their August 14, 2008 report, the fill materials placed at the site were compacted to the following specifications.

| Location                                    | Clayey Soils and Tps Bedrock Unit                                                                       | Sandy Soils and Bedrock Units Other Than Tps                                                      |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Within 15 feet of finished grade            | Between 85 and 90 percent relative compaction at not less than 5 percent above optimum moisture content | At least 90 percent relative compaction at not less than 3 percent above optimum moisture content |
| Between 15 and 30 feet below finished grade | At least 90 percent relative compaction at not less than 5 percent above optimum moisture content       | At least 90 percent relative compaction at not less than 3 percent above optimum moisture content |
| Greater than 30 feet below finished grade   | At least 95 percent relative compaction at not less than 3 percent above optimum moisture content       |                                                                                                   |

BGC also performed geotechnical observations and testing during the construction of the north embankment of the existing detention basin. According to BGC, the areas to be graded were cleared of old fill materials, the subgrade was scarified and re-compacted, and new fill was placed and compacted to an average relative compaction of at least 95 percent with no compaction tests

less than 93 percent. The results of BGC's observation and testing work for the detention basin's north slope are summarized in their 2007 report<sup>3</sup>.

#### **4.0 Geology, Faulting, and Seismicity**

Graymer, et al<sup>4</sup>, has mapped the bedrock underlying the site as being part of the Tulare Formation, poorly consolidated non-marine sedimentary rock of Pliocene age, consisting of gray to maroon siltstone, sandstone, and conglomerate, and contains tuff layers.

The project site is located in the San Francisco Bay Area that is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area and are believed to be associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction. The site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the State of California<sup>5</sup>.

Earthquake intensities will vary throughout the San Francisco Bay Area, depending upon numerous factors including the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site. The U.S. Geological Survey (2016)<sup>6</sup> indicated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay region between 2014 and 2043. Therefore, the site will probably be subjected to at least one moderate to severe earthquake that will cause strong ground shaking.

According to the U.S. Geological Survey's Unified Hazard Tool and applying the Dynamic: Conterminous U.S. 2008 (v3.3.1) model (accessed 6/1/2018), the resulting deaggregation calculations indicate that the site has a 10% probability of exceeding a peak ground acceleration of about 0.47g in 50 years (design basis ground motion based on very dense soil – soft rock site condition; mean return time of 475 years). The actual ground surface acceleration might vary depending upon the local seismic characteristics of the underlying bedrock and the overlying unconsolidated soils.

#### **5.0 Liquefaction**

Soil liquefaction is a phenomenon primarily associated with saturated, cohesionless, soil layers located close to the ground surface. These soils lose strength during cyclic loading, such as

---

<sup>3</sup> BGC, 2007, report titled *Soils Engineering Services During Construction, North Embankment of Detention Basin, Vista Del Mar, West Leland Road, Pittsburg, California*, dated March 5, 2007.

<sup>4</sup> Graymer, et al, 1994, *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California*, U.S. Geological Survey OFR 94-622.

<sup>5</sup> Hart and Bryant, *Fault-Rupture Hazard Zones in California*, CDMG Special Publication 42, Interim Revision 2007.

<sup>6</sup> Aagaard, Blair, Boatwright, Garcia, Harris, Michael, Schwartz, and DiLeo, *Earthquake Outlook for the San Francisco Bay Region 2014–2043*, USGS Fact Sheet 2016–3020, Revised August 2016 (ver. 1.1).

imposed by earthquakes. During the loss of strength, the soil acquires mobility sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated, fine-grained sands that lie close to the ground surface. According to ABAG and the U.S. Geological Survey, the site is located in an area that has been characterized as having very low liquefaction susceptibility<sup>7,8</sup>. As of the date of this report, the liquefaction potential of the site has not been evaluated by the State of California<sup>9</sup>.

Based on our review of available literature and the results of exploratory borings at the site, it is our opinion that the potential for ground surface damage caused by liquefaction at the site is low.

## **6.0 Landsliding**

According to U.S. Geological Survey Open-File Report 97-745 (landslide folio of the San Francisco Bay Area), the development site area is not mapped as having previously identified landslides or earthflows nor is it located within an area having debris flow source potential. According to the Association of Bay Area Governments Resilience Program website (accessed 6/1/2018), portions of the site have been mapped as having “few” landslides prior to the mass grading that was performed in 2005-2006.

Since the previous mass grading performed at the site removed weak soils and old fills, and grades were raised to create a relatively level site, it is our opinion that the potential for landslides developing at the site are low.

Sincerely,

**Stevens, Ferrone & Bailey Engineering Company, Inc.**



Kenneth C. Ferrone, PE, GE, CEG  
*Principal Civil/Geotechnical Engineer*  
*Principal Geologist/Engineering Geologist*



<sup>7</sup>Witter, Knudsen, Sowers, Wentworth, Koehler, and Randolph, 2006, *Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California*, USGS Open File Report 2006-1037.

<sup>8</sup>Knudsen, Sowers, Witter, Wentworth, and Helly, 2000, *Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, California*, USGS Open File Report 00-444.

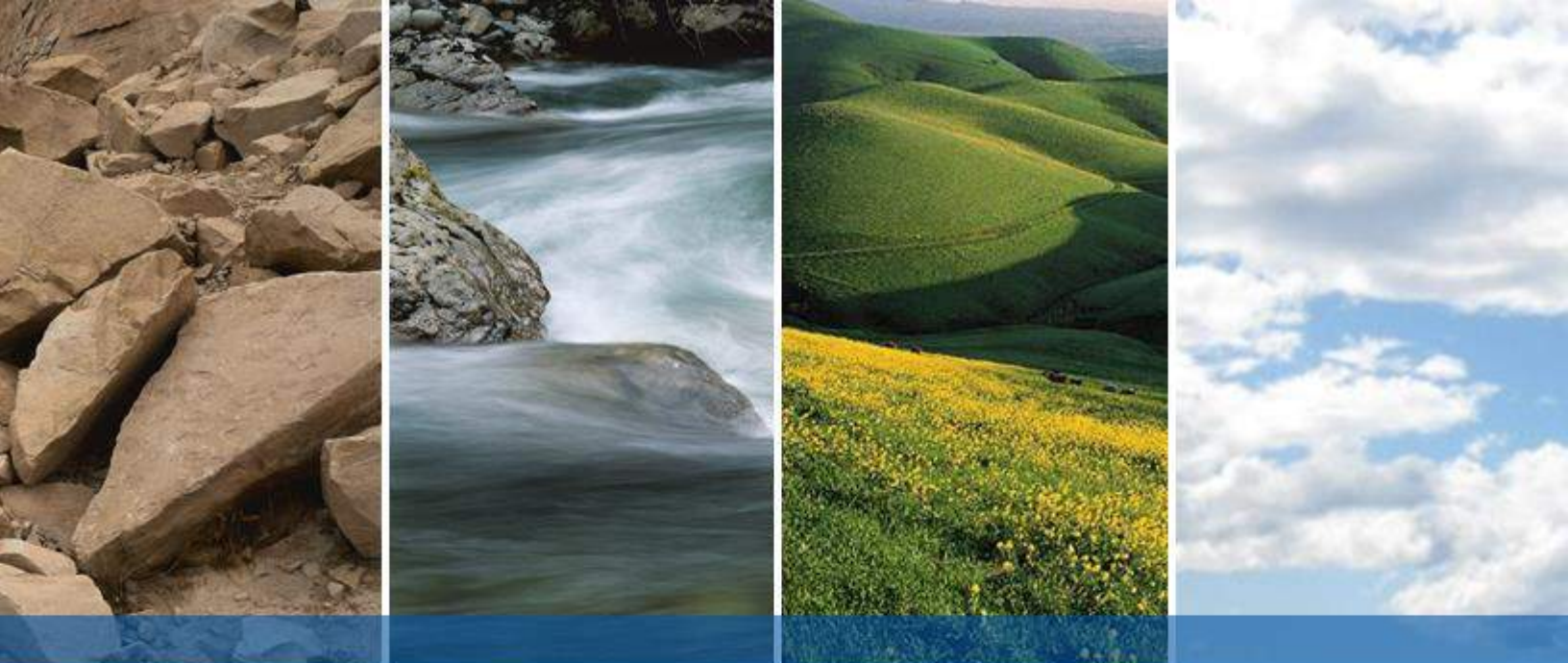
<sup>9</sup>Seismic Hazards Mapping Act, 1990.

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## **Appendix D:** **Phase I ESA Memorandum**

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**ALVES RANCH**  
PITTSBURG, CALIFORNIA

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**SUBMITTED TO**  
Mr. Scott Roylance  
William Lyon Homes, Inc.  
Northern California Division  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

**PREPARED BY**  
ENGEO Incorporated

December 13, 2017

**PROJECT NO.**  
3328.105.504

Project No.  
**3328.105.504**

December 13, 2017

Mr. Scott Roylance  
William Lyon Homes, Inc.  
Northern California Division  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

Subject: Alves Ranch  
Alves Ranch Road and West Leland Road  
Pittsburg, California

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Roylance:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Pittsburg, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and the American Standard Testing Method (ASTM) Practice E1527-13. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM E1527-13.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Stephen Fallon, PE

Jeffrey Adams, PhD, PE

sf/jaa/dt

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### REFERENCES

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**APPENDIX A** – Environmental Data Resources, Inc., Radius Map Report

**APPENDIX B** – Environmental Data Resources, Inc., Sanborn Map Report

**APPENDIX C** – Environmental Data Resources, Inc., Historical Topographic Map Report

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**APPENDIX D** – First American Title Company, Preliminary Title Report

**APPENDIX E** – Environmental Data Resources, Inc., Aerial Photo Decade Package

**APPENDIX F** – Environmental Data Resources, Inc., City Directory

**APPENDIX G** – Qualifications of Environmental Professional

DRAFT

## EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property located at Alves Ranch Road and West Leland Road in Pittsburg, California (Property). The Property is approximately 47.42 acres in area and is identified by Assessor's Parcel Number (APN) 097-700-002-5.

The Property is currently a vacant "sheet-graded" pad located south of the California Delta Highway (State Highway 4). Review of historical records indicates that the Property has remained undeveloped land since at least 1937. One aerial photograph showed that a single residential structure was located on the Property from 2006 to no later than 2008. An unpaved road bisecting the Property north to south is visible in aerial photographs dating back to 1937.

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources; a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials; and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

Based on the review of regulatory databases and site reconnaissance, we have identified a controlled REC (CREC):

- Petroleum hydrocarbon impacted soils were removed from an area south of the Property and encapsulated below the road section at the intersection of West Leland Road and Alves Ranch Road. Although encapsulated adjacent to the Property, given the depth of encapsulation (greater than 30 feet below ground surface), the presence of this material is not considered to pose an environmental concern for residential development of the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property.

ENGEO recommends no further environmental studies at this time.

## 1.0 INTRODUCTION

### 1.1 SITE LOCATION AND DESCRIPTION

ENGEO conducted a phase I environmental site assessment for the Property located at Alves Ranch Road in Pittsburg, California (Figure 1). The approximately 47.42-acre Property is identified as APN 097-700-002-5 (Figure 3) and is currently occupied by undeveloped land.

### 1.2 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

The Property is currently a vacant “sheet-graded” pad located south of the California Delta Highway (State Highway 4). The Property has a mounded slope extending north to south near the intersection of Woodhill Drive and West Leland Road.

The surrounding sites include mainly residential developments. The Pittsburg/Bay Point BART station is located to the east of the Property.

### 1.3 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, the Property ranges in elevation from approximately 150 feet above mean sea level (msl) to approximately 223 feet above msl. Review of the Vine Hill & Honker Bay quadrangles Geologic Map found that the Property is underlain by alluvial pebble gravel, sand, and clay of valley areas and pebble conglomerate, sandstone, and claystone (Dibblee et al., 2006).

Geocheck – Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated no Federal United States Geological Survey (USGS) wells located within 1 mile of the Property. Groundwater in the vicinity of Property was historically observed between 27.7 feet and 72.9 feet below the ground surface, however, the topography of the region is highly variable. The Physical Setting Source Summary did not provide hydrogeologic information for use as an indicator of groundwater flow direction in the immediate area. However, information gathered from nearby sites to the north indicates the groundwater flow direction was observed to the northeast to northwest and the depth to groundwater is approximately 4 feet.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Property. The website did not identify any wells within 1 mile of the Property.

We reviewed EnviroStor, a website maintained by the State of California Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California Water Resources Control Board, for nearby facilities with records that include depth to groundwater measurements. The following information was obtained regarding local groundwater conditions.

**TABLE 1.3-1: Local Groundwater Conditions**

| PROXIMITY TO PROPERTY | REPORTED DEPTH TO GROUNDWATER | REPORTED GROUNDWATER FLOW DIRECTION |
|-----------------------|-------------------------------|-------------------------------------|
| 2,800 ft              | 20.88 (max)                   | E                                   |
| 2,900                 | 73.45 (max)                   | N                                   |
| 4,100                 | 59.14 (max)                   | NW                                  |



The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation and other factors. Resources identified during the investigation showed that the groundwater gradient flows to the north toward Suisun Bay.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website and map database to determine if any historic oil and/or gas wells were located within the Property. One well was mapped within the Property. The onsite well (API#01300200) is listed as a dry hole, plugged well (plugged 9/12/1964), previously operated by Trico Industries, Inc. Three other wells were mapped within 1 mile of the Property. Two of them are listed as plugged and the other one is listed as a dry hole, plugged well.

#### **1.4 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT**

This assessment was performed at the request of William Lyon Homes, Inc. for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E1527-13, an REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

#### **1.5 DETAILED SCOPE OF SERVICES**

The scope of services performed included the following:

- A review of previous environmental reports.
- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

#### **1.6 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE**

No significant assumptions or deviations were identified during this assessment.

## **1.7 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

## **1.8 SPECIAL TERMS AND CONDITIONS**

ENGEO has prepared this report for the exclusive use of our client, William Lyon Homes, Inc. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

## 2.0 RECORDS REVIEW

### 2.1 PROPERTY RECORDS

#### 2.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

A Preliminary Title Report for the Property, prepared by First American Title Company and dated September 28, 2017, was provided for our review. The Property title is vested in ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix D.

### 2.2 PREVIOUS ENVIRONMENTAL REPORTS

ENGEO, Phase I Environmental Site Assessment, Alves Property, West Leland Road, Pittsburg, California, March 9, 2001. Project #3328.1.051.01

ENGEO completed a Phase I ESA that included a portion of the Property on March 9, 2001. The ESA determined that some hazardous compounds were being stored in containers on portions of the 320-acre site. These chemicals were being stored was located south of the subject Property. Environmental sampling of these areas was recommended.

ENGEO, Phase II Environmental Site Assessment, Alves Ranch, West Leland Road, Pittsburg, California, June 13, 2003. Project #3328.1.056.01

ENGEO completed a phase II ESA in June 2003 for a site south of the Property. This investigation was initiated based off the recommendations from the phase I ESA completed in March 2001. The site was located just south of West Leland Road, with the subject Property being located north. Soils at the site were found to have petroleum contamination, and it was recommended for soil to be excavated and encapsulated in the West Leland Road right-of-way. Lead and asbestos-containing materials were identified as well during a survey.

ENGEO, Environmental Services Associated with Former Underground Storage Tanks, Vista Del Mar, Pittsburg, California, December 27, 2005. Project #3328.1.060.01

ENGEO observed excavation activities in the vicinity of former USTs, previously removed in 1994. Documentation including applications, inspections, and removal permits for the three USTs were received and reviewed by ENGEO personnel (see Section 2.5 of this report). ENGEO also completed confirmation sampling of the excavation area to ensure all impacted materials were removed.

The report states that the approximately 2,800 cubic yards of hydrocarbon-impacted soils were placed in a street section of West Leland Road extension, with approval from the Contra Costa County Department of Environmental Health. The soil cross section shows that the material was

buried at a depth of a least 33 feet below the current grade. Given the depth of encapsulation and based on a review of the June 2003 phase II ESA, soil concentrations within the excavated material would not be expected to pose a risk to human health or environmental health. Therefore, the encapsulated soils do not pose a health risk to the planned development at the subject Property.

ENGEO, Debris-Fill Assessment, Alves Ranch, Pittsburg, California, December 8, 2003. Project #3328.1.058.01

ENGEO completed a debris-fill assessment in December of 2003. The scope of work included the excavation of 18 test pits, soil screening and logging, recovery of soil samples, and laboratory analyses. Approximately 8,600 cubic yards of refuse-laden soil were identified in the center of the Property. An estimated 1,700 cubic yards of refuse were recommended to be excavated and disposed of offsite. Sampling results exhibited concentrations below regulatory threshold values. ENGEO recommended the material be excavated and encapsulated under the West Leland Road section.

ENGEO, Demolition and Excavation Observation Report, Vista Del Mar, Pittsburg, California, January 17, 2006. Project #3328.1.060.01

ENGEO performed observation and sampling services during excavation of debris-filled material at the Property. The material was identified in the Debris-Filled Assessment performed by ENGEO in December 2003 (summarized above). All material larger than 3 inches in diameter were removed from the debris-fill area. Removed fill was encapsulated under street sections at a depth of over 40 feet below ground surface. ENGEO collected samples, which resulted in no detections over environmental screening levels.

## 2.3 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

### 2.3.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

**TABLE 2.3.1-1: Historical Topographic Maps**

| QUAD               | YEAR                               | DESCRIPTION                                                                                                                                                                                                                  |
|--------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Honker Bay/Clayton | 2012                               | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> The area north and south of the Property are shown as developed with residential and commercial areas. The harbor has been developed as well. |
| Clayton/Honker Bay | 1994, 1997/<br>1980/ 1973/<br>1968 | <u>Property:</u> No changes were noted from the 1907 maps.<br><u>Adjoining:</u> The area north of the highway continues to show development, with added neighborhoods, harbor areas, and West Pittsburg is shown.            |

| QUAD               | YEAR               | DESCRIPTION                                                                                                                                                                                                                                                                                                                    |
|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clayton/Honker Bay | 1953               | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> The surrounding area has shown much development, with the California Delta Highway being built along the northern border of the Property. The city of Ambrose has formed north of the highway, and various harbor projects have been developed. |
| Honker Bay/Antioch | 1918/<br>1908,1912 | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> No major changes were noted from the 1907 map.                                                                                                                                                                                                  |
| Antioch            | 1907               | <u>Property:</u> The Property is undeveloped, except for one road that bisects it north to south.<br><u>Adjoining:</u> The surrounding areas are mostly undeveloped with a few roads and small structures. A railroad line is located north of the Property, along Honker Bay.                                                 |

### 2.3.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix E.

**TABLE 2.3.2-1: Aerial Photographs**

| YEAR                               | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2012/ 2010/<br>2009                | <u>Property:</u> The Property no longer has material storage, and the swale/berm area appears to be completely developed.<br><u>Adjoining:</u> The majority of the areas directly south of the Property have developed, with residential developments.                                                                                                                                                                                     |
| 2006                               | <u>Property:</u> The Property appears to have been graded, and various materials appear to have been stored on the Property. One structure appears to have been built near the center of the southern property boundary.<br><u>Adjoining:</u> The area directly south of the Property has been graded, with some paved roads being built. A large swale/berm appears to be constructed in the northern area at the center of the Property. |
| 2005                               | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas to the southeast of the Property have developed with residential developments.                                                                                                                                                                                                                                                             |
| 1998/ 1993                         | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas to the southwest of the Property have developed with residential developments.                                                                                                                                                                                                                                                             |
| 1984/ 1979/<br>1966/ 1963/<br>1958 | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas north of the Property have been developed with residential neighborhoods. The California Delta Highway was constructed along the northern border of the Property.                                                                                                                                                                          |
| 1939/ 1937                         | <u>Property:</u> The Property is undeveloped, except for one road that bisects it north to south.<br><u>Adjoining:</u> The surrounding areas are mostly undeveloped with a few roads and small structures. There is a sparsely developed residential area north of the Property.                                                                                                                                                           |

### 2.3.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties.

### 2.3.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. As no physical address was available for the Property, no results can be cross-referenced with the directory. The listings are primarily associated with residential uses, with some various businesses. The directory shows results for Alves Ranch Road and West Leland Road. A city directory search conducted by EDR is located in Appendix F.

## 2.4 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below.

### 2.4.1 Standard Environmental Records

#### 2.4.1.1 Subject Property

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on Standard Environmental Records source databases.

**TABLE 2.4.1.1-1**

| FACILITY                         | STREET                            | DATABASE(S) |
|----------------------------------|-----------------------------------|-------------|
| Alves Ranch 11- Acre School Site | West Leland And Alves Ranch Roads | ENVIROSTOR  |

#### 2.4.1.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on Standard Environmental Records sources.

**TABLE 2.4.1.2-1**

| FACILITY                              | STREET                   | DATABASE(S)                                                              |
|---------------------------------------|--------------------------|--------------------------------------------------------------------------|
| Acme Packaging (Corp Bay Point)       | 761 Port Chicago Highway | CORRACTS, ENVIROSTOR, RCRA-TSDF, SEMS-ARCHIVE                            |
| Criterion Catalysts & Technologies Lp | 2840 Willow Pass Rd      | CORRACTS, SEMS-ARCHIVE, RCRA-SQG, RCRA-TSDF, AST, ENVIROSTOR, ENVIROSTOR |
| Dexter Corporation - Hyso             | 2850 Willow Pass         | SLIC, ENVIROSTOR                                                         |
| Dossey Old Dutch Pride Dairy          | 3215 Willow Pass Rd      | LUST                                                                     |
| Eugene Alves Construction Company     | 571 Alves Ranch Rd       | LUST                                                                     |



| FACILITY                     | STREET                       | DATABASE(S) |
|------------------------------|------------------------------|-------------|
| Hertz Realty                 | 3515 Willow Pass Rd          | LUST        |
| Oak Hills South              | Woodhill Dr @ West Leland Rd | SLIC        |
| San Marcos Elementary School | Highway 4/Willow Pass Road   | ENVIROSTOR  |
| Tower Mart #93               | 3575 Willow Pass Rd.         | LUST        |

## 2.4.2 Additional Environmental Records

### 2.4.2.1 Subject Property

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record source databases.

**TABLE 2.4.2.1-1**

| FACILITY                         | STREET                            | DATABASE(S) |
|----------------------------------|-----------------------------------|-------------|
| Alves Ranch 11- Acre School Site | West Leland And Alves Ranch Roads | SCH         |
| Alves Ranch Residential Devel    | S. Of Highway 4                   | FINDS       |

### 2.4.2.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record sources.

**TABLE 2.4.2.2-1**

| FACILITY                              | STREET                     | DATABASE(S)                                                              |
|---------------------------------------|----------------------------|--------------------------------------------------------------------------|
| Acme Packaging (Corp Bay Point)       | 761 Port Chicago Highway   | ECHO, EMI, FINDS, HAZNET, HWP, RCRA-NLR, SL CONTRA COSTA, WDS            |
| City of Pittsburg                     | 2500 Tomales Bay Dr        | EMI, SL CONTRA COSTA                                                     |
| Concord Naval Weapons Station         |                            | DOD                                                                      |
| Criterion Catalysts & Technologies Lp | 2840 Willow Pass Rd        | 2020 CORRECTIVE ACTION, HAZNET, SL CONTRA COSTA, CHMIRS, NPDES, ENF, HWP |
| Dexter Corporation - Hyso             | 2850 Willow Pass           | CHMIRS, HIST CORTESE, NPDES                                              |
| Dossey Old Dutch Pride Dairy          | 3215 Willow Pass Rd        | SL CONTRA COSTA, HIST CORTESE                                            |
| Eugene Alves Construction Company     | 571 Alves Ranch Rd         | SL CONTRA COSTA, HIST CORTESE                                            |
| Golden State Water Co/Bay Point       | 38 Hill St                 | SL CONTRA COSTA                                                          |
| Hertz Realty                          | 3515 Willow Pass Rd        | SL CONTRA COSTA, HIST CORTESE, ENF                                       |
| Kiewit Pacific Co                     | 1750 W Leland Rd           | SL CONTRA COSTA                                                          |
| S F Bay Area Rapid Transit Dis        | 1700 W Leland Avenue       | EMI, SL CONTRA COSTA                                                     |
| San Marcos Elementary School          | Highway 4/Willow Pass Road | SCH                                                                      |
| The Sun Recycling Center              | 3315 Willow Pass Rd        | SWRCY                                                                    |

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. The majority of the properties that are on the “Orphan Summary” list appear to be located beyond the ASTM recommended radius search criteria. Orphan Summary sites were reviewed and determined to likely pose no environmental risk to the Property.

## 2.5 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

**TABLE 2.5-1: Regulatory Agency Records**

| NAME OF AGENCY                                                                        | RECORDS REVIEWED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Pittsburg Code Enforcement                                                    | The City of Pittsburg Code Enforcement Department did not identify records for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| City of Pittsburg Fire District                                                       | The City of Pittsburg Fire District referred us to the Contra Costa County Fire Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| City of Pittsburg Engineering                                                         | The City of Pittsburg Engineering Department did not have internal records but did refer us to the DTSC online resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Contra Costa County Department of Conservation & Development                          | The Contra Costa County Department of Conservation & Development did not identify records for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Contra Costa County Health Services Department                                        | ENGEO reviewed two permit applications for well destruction of a well at a site near the subject Property. No files were available for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Contra Costa County Health Services – Hazardous Materials Program (Env. Health Dept.) | The Department of Environmental Health forwarded our records request to the Hazardous Materials Program. They provided applications, inspections, and removal permits for the three former USTs that were removed in 1994. The tank volumes were 2,000 (regular), 3,000 (unleaded), and 10,000 (diesel) gallons, respectively. Unauthorized release reports and tank closure reports were also received and reviewed. A site closure letter was also received for the Property, dated July 21, 1997. It stated that the CCCHSD will not require any additional work at the site. |
| Contra Costa County Fire Protection District                                          | We did not receive a response form the Contra Costa County Fire Protection District by the time of the completion of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Contra Costa County Assessor's Office                                                 | The Contra Costa County Assessor's Office website was accessed and the APN (097-700-002-5) was confirmed for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| California State Water Resources Control Board                                        | GeoTracker, the State Water Resources Control Board website, was accessed and files related to environmental histories were reviewed. All of the cases reviewed within one mile of the Property were determined to likely not pose an environmental risk to the planned development.                                                                                                                                                                                                                                                                                             |
| Department of Toxic Substances Control                                                | EnviroStor, the DTSC website, was accessed and files related to environmental histories were reviewed. All of the cases reviewed within one mile of the Property were determined to likely not pose an environmental risk to the planned development.                                                                                                                                                                                                                                                                                                                            |



## 3.0 SITE RECONNAISSANCE

### 3.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on November 20, 2017. The reconnaissance was performed by Stephen Fallon, a Project Engineer of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figures 4A through 4C.

### 3.2 GENERAL SITE SETTING

The Property is an undeveloped lot with a large drainage swale area near the northern central portion of the Property. We observed fences and drainage canals along the Property boundary. One paved asphalt area was observed near the main entrance gate.

### 3.3 EXTERIOR OBSERVATIONS

The following table summarizes our observations during the reconnaissance:

**TABLE 3.3-1: Exterior Site Observations**

| FEATURE TYPE                                           | OBSERVATIONS                                                                                                                     |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Structures                                             | We did not observe structures at the time of our reconnaissance.                                                                 |
| Hazardous Substances and Petroleum Products/Containers | No hazardous substances were identified during our reconnaissance.                                                               |
| Storage Tanks (underground and above-ground)           | No USTs or ASTs were identified during our reconnaissance.                                                                       |
| Odors                                                  | No odors were identified during our reconnaissance.                                                                              |
| Pools of Potentially Hazardous Liquid                  | No pools of any liquid were identified during our reconnaissance.                                                                |
| Drums                                                  | No drums were identified during our reconnaissance.                                                                              |
| Polychlorinated Biphenyls (PCBs)                       | No PCB containing appurtenances, such as transformers, were identified during our reconnaissance.                                |
| Pits, Ponds, and Lagoons                               | A large drainage swale exists to the north of the Property, which is fed stormwater via drainage canals.                         |
| Stained Soil/Pavement                                  | No staining was identified during our reconnaissance.                                                                            |
| Stressed Vegetation                                    | No stressed vegetation was identified during our reconnaissance.                                                                 |
| Solid Waste/Debris                                     | Various inert trash was observed, but no large-scale debris was observed during our reconnaissance.                              |
| Stockpiles/Fill Material                               | No stockpiles or fill material were identified during our reconnaissance.                                                        |
| Wastewater                                             | Other than the drainage swales described above, no wastewater conveyance systems were identified during our site reconnaissance. |
| Wells                                                  | No evidence of wells was identified during our reconnaissance.                                                                   |
| Septic Systems                                         | No evidence of septic systems was identified during our reconnaissance.                                                          |

### 3.4 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. No structures are currently located on the Property.

### 3.5 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 34 tests were conducted within the Property zip code, with 2 tests exceeding the current EPA action level of 4 picocuries per liter {pCi/L}<sup>1</sup>).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); There are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

As mentioned in Section 2.2, soil impacted with petroleum hydrocarbons was encapsulated under the road at the intersection of West Leland Road and Alves Ranch Road. The material was buried at an approximate depth of greater than 30 feet below the road with approval of Contra Costa Department of Environmental Health. Given the reported petroleum hydrocarbon concentrations and the vertical/lateral distance from the encapsulation area to the study area, this is not considered to pose an environmental concern or a vapor intrusion concern.

### 4.0 INTERVIEWS

Completed Key Site Manager and client environmental site assessment questionnaires pertaining to applicable past and present uses and physical characteristics of the Property and surrounding properties were not received at the time of the completion of this report.

### 5.0 EVALUATION

#### 5.1 OPINIONS AND DATA GAPS

The following data gaps were identified during the environmental investigation:

- ENGEO did not receive the Key Site Manager or client ESA questionnaire at the time of the completion of this report.
- The Contra Costa County Fire Protection District did not respond as of the completion of this report.

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional

1

California Department of Public Health – Radon Program  
(<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>).

appropriate investigation is required to identify the presence or likely presence of a REC. The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

## 5.2 FINDINGS AND CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources; a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials; and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

Based on the review of regulatory databases and site reconnaissance, we have identified a controlled REC (CREC):

- Petroleum hydrocarbon impacted soils were removed from an area south of the Property and encapsulated below the road section at the intersection of West Leland Road and Alves Ranch Road. Although encapsulated adjacent to the Property, given the depth of encapsulation (greater than 30 feet below ground surface), the presence of this material is not considered to pose an environmental concern for residential development of the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). This assessment has revealed no evidence of RECs in connection with the Property.

ENGEO recommends no further environmental studies at this time.

## SELECTED REFERENCES

Dibblee, T.W., and Minch, J.A., 2006, Geologic map of the Vine Hill & Honker Bay quadrangles, Contra Costa & Solano Counties, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-191, scale 1:24,000.

Google Maps (<http://maps.google.com>)

California Department of Water Resources (<http://www.water.ca.gov/waterdatalibrary/>)

California Department of Conservation (DOGGR) (<http://maps.conservation.ca.gov/doms/doms-app.html>)

California Department of Public Health – Radon Program  
(<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>).

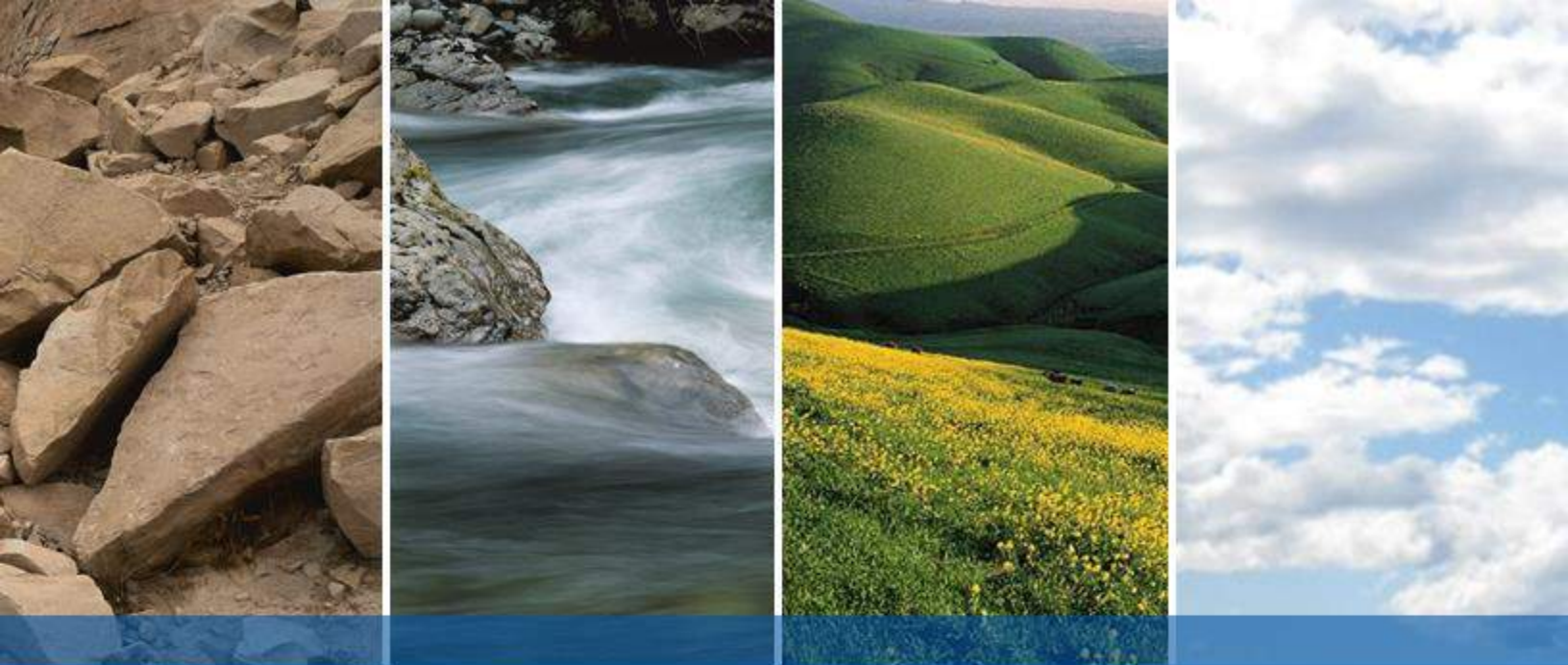
ENGEO, Phase I Environmental Site Assessment, Alves Property, West Leland Road, Pittsburg, California, March 9, 2001. Project #3328.1.051.01.

ENGEO, Phase II Environmental Site Assessment, Alves Ranch, West Leland Road, Pittsburg, California, June 13, 2003. Project #3328.1.056.01.

ENGEO, Environmental Services Associated with Former Underground Storage Tanks, Vista Del Mar, Pittsburg, California, December 27, 2005. Project #3328.1.060.01.

ENGEO, Debris-Fill Assessment, Alves Ranch, Pittsburg, California, December 8, 2003. Project #3328.1.058.01.

ENGEO, Demolition and Excavation Observation Report, Vista Del Mar, Pittsburg, California, January 17, 2006. Project #3328.1.060.01.



## **FIGURES**

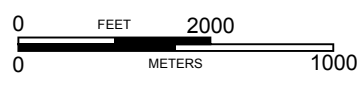
**FIGURE 1: Vicinity Map**

**FIGURE 2: Site Plan**

**FIGURE 3: APN Map**

**FIGURE 4A-4C: Site Reconnaissance Photographs**

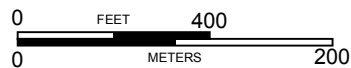




BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE

|                                                                                     |                                                      |                                  |                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------|------------------------|
|  | VICINITY MAP<br>ALVES RANCH<br>PITTSBURG, CALIFORNIA | PROJECT NO.: P2017.001.652       | FIGURE NO.<br><b>1</b> |
|                                                                                     |                                                      | SCALE: AS SHOWN                  |                        |
|                                                                                     |                                                      | DRAWN BY: SRP    CHECKED BY: SPM |                        |





BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



SITE PLAN  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

2

ORIGINAL FIGURE PRINTED IN COLOR



BASE MAP SOURCE: CONTRA COSTA COUNTY



ASSESSOR'S PARCEL MAP  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

3





PHOTO 1

ASPHALT AREA NEAR MAIN GATE



PHOTO 2

DRAINAGE ALONG WESTERN PROPERTY BOUNDARY



PHOTO 3

ELECTRICAL UTILITY NEAR SOUTHWEST  
PROPERTY BOUNDARY



PHOTO 4

INFILTRATION AREA



SITE PHOTOGRAPHS  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

4A



PHOTO 5

INSIDE INFILTRATION MANHOLE



PHOTO 6

OLD EQUIPMENT NEAR MAIN GATE



PHOTO 7

SEWER MANHOLE NEAR MAIN GATE



PHOTO 8

STORM DRAIN MANHOLE NEAR  
WESTERN PROPERTY BOUNDARY





PHOTO 9

SWALE AREA NORTH OF PARCEL



PHOTO 10

VIEW LOOKING SOUTH



PHOTO 11

WATER MANHOLE ALONG SOUTHEAST  
PROPERTY BOUNDARY



SITE PHOTOGRAPHS  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

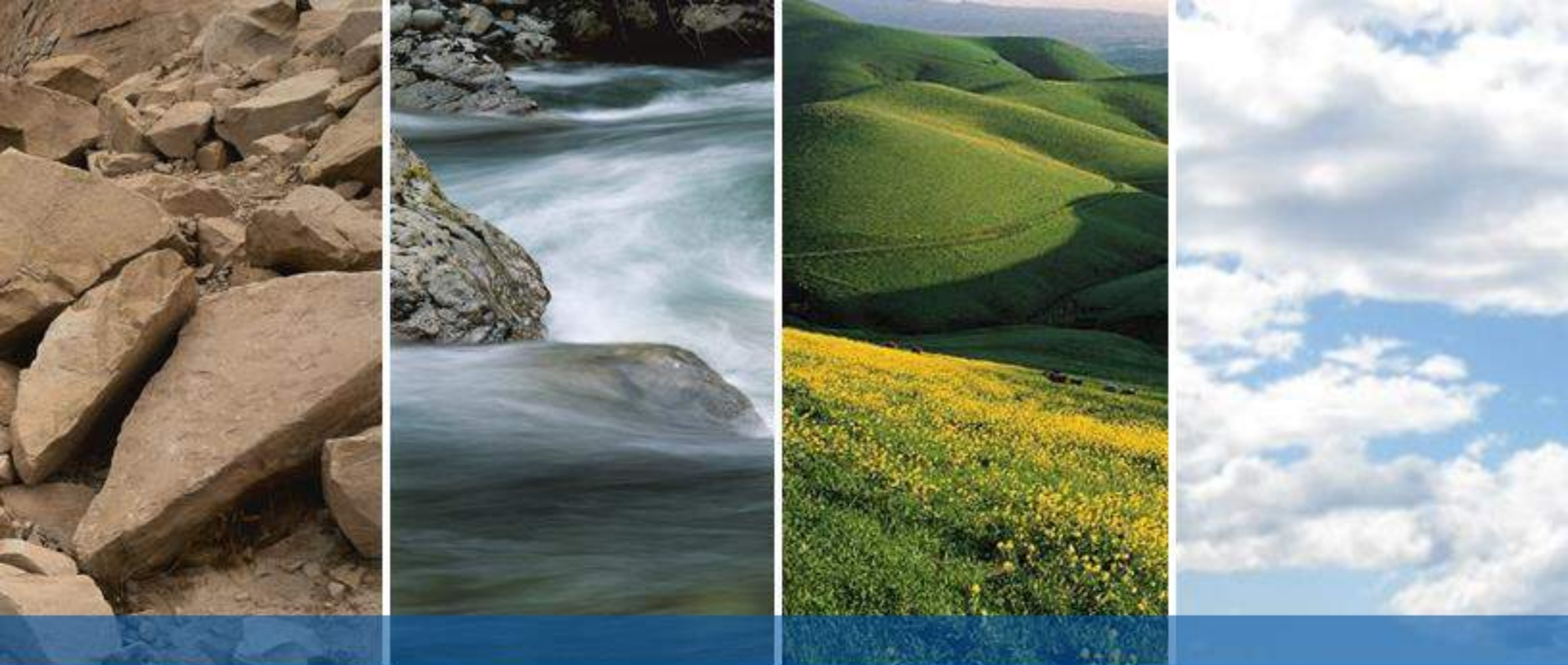
SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

4C



## **APPENDIX A**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Radius Map Report**



**Alves Ranch**

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

Inquiry Number: 05098367.2r  
November 06, 2017

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

#### COORDINATES

|                                |                               |
|--------------------------------|-------------------------------|
| Latitude (North):              | 38.0192000 - 38° 1' 9.12"     |
| Longitude (West):              | 121.9562100 - 121° 57' 22.35" |
| Universal Transverse Mercator: | Zone 10                       |
| UTM X (Meters):                | 591621.6                      |
| UTM Y (Meters):                | 4208253.5                     |
| Elevation:                     | 222 ft. above sea level       |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 5619720 HONKER BAY, CA |
| Version Date:        | 2012                   |
| South Map:           | 5640430 CLAYTON, CA    |
| Version Date:        | 2012                   |

### AERIAL PHOTOGRAPHY IN THIS REPORT

|                         |          |
|-------------------------|----------|
| Portions of Photo from: | 20140606 |
| Source:                 | USDA     |

# MAPPED SITES SUMMARY

Target Property Address:  
ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

Click on Map ID to see full detail.

| MAP ID              | SITE NAME            | ADDRESS              | DATABASE ACRONYMS                                   | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---------------------|----------------------|----------------------|-----------------------------------------------------|--------------------|----------------------------|
| <a href="#">A1</a>  | ALVES RANCH 11- ACRE | WEST LELAND AND ALVE | ENVIROSTOR, SCH                                     |                    | TP                         |
| <a href="#">A2</a>  | ALVES RANCH RESIDENT | S. OF HIGHWAY 4      | FINDS                                               |                    | TP                         |
| <a href="#">Reg</a> | CONCORD NAVAL WEAPON |                      | DOD                                                 | Same               | 4935, 0.935, NNW           |
| <a href="#">3</a>   | KIEWIT PACIFIC CO    | 1750 W LELAND RD     | CONTRA COSTA CO. SITE LIST                          | Lower              | 311, 0.059, SE             |
| <a href="#">4</a>   | EUGENE ALVES CONSTRU | 571 ALVES RANCH      | LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST      | Lower              | 743, 0.141, ENE            |
| <a href="#">5</a>   | S F BAY AREA RAPID T | 1700 W LELAND AVENUE | EMI, CONTRA COSTA CO. SITE LIST                     | Lower              | 777, 0.147, ESE            |
| <a href="#">6</a>   | GOLDEN STATE WATER C | 38 HILL ST           | CONTRA COSTA CO. SITE LIST                          | Lower              | 894, 0.169, North          |
| <a href="#">7</a>   | EUGENE ALVES CONSTRU | 571 ALVES RANCH RD   | LUST                                                | Lower              | 1060, 0.201, NE            |
| <a href="#">8</a>   | CITY OF PITTSBURG    | 2500 TOMALES BAY DR  | EMI, CONTRA COSTA CO. SITE LIST                     | Higher             | 1206, 0.228, SSW           |
| <a href="#">9</a>   | OAK HILLS SOUTH      | WOODHILL DR @ WEST L | SLIC                                                | Lower              | 1412, 0.267, ESE           |
| <a href="#">10</a>  | TOWER MART #93       | 3575 WILLOW PASS RD. | LUST                                                | Lower              | 1939, 0.367, NNW           |
| <a href="#">11</a>  | HERTZ REALTY         | 3515 WILLOW PASS RD  | LUST, ENF, HIST CORTESE, CONTRA COSTA CO. SITE...   | Lower              | 2059, 0.390, North         |
| <a href="#">12</a>  | THE SUN RECYCLING CE | 3315 WILLOW PASS RD  | SWRCY                                               | Lower              | 2250, 0.426, NNE           |
| <a href="#">13</a>  | DOSSEY OLD DUTCH PRI | 3215 WILLOW PASS RD  | LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST      | Lower              | 2452, 0.464, NNE           |
| <a href="#">14</a>  | SAN MARCOS ELEMENTAR | HIGHWAY 4/WILLOW PAS | ENVIROSTOR, SCH                                     | Higher             | 2865, 0.543, SW            |
| <a href="#">B15</a> | DEXTER CORPORATION - | 2850 WILLOW PASS     | ENVIROSTOR, SLIC, CHMIRS, HIST CORTESE, NPDES       | Lower              | 3408, 0.645, NE            |
| <a href="#">B16</a> | CRITERION CATALYSTS  | 2840 WILLOW PASS RD  | SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG, AST,   | Lower              | 3408, 0.645, NE            |
| <a href="#">C17</a> | CRITERION CATALYST   | 2840 WILLOW PASS     | ENVIROSTOR, AST, CHMIRS, ENF, NPDES, CONTRA COSTA   | Lower              | 4256, 0.806, NE            |
| <a href="#">C18</a> | CRITERION CATALYSTS  | 2840 WILLOW PASS ROA | ENVIROSTOR, HWP                                     | Lower              | 4256, 0.806, NE            |
| <a href="#">D19</a> | ACME PACKAGING CORP  | 761 PORT CHICAGO HIG | ENVIROSTOR, FINDS, ECHO, EMI, HAZNET, HWP, CONTRA.. | Lower              | 5079, 0.962, North         |
| <a href="#">D20</a> | ACME PACKAGING       | 761 PORT CHICAGO HIG | SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA NonGen /..  | Lower              | 5079, 0.962, North         |



## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

| Site                                                                | Database(s)                                                                                                                         | EPA ID |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------|
| ALVES RANCH 11- ACRE<br>WEST LELAND AND ALVE<br>PITTSBURG, CA 94565 | ENVIROSTOR<br>Facility Id: 60000160<br>Status: No Action Required<br><br>SCH<br>Facility Id: 60000160<br>Status: No Action Required | N/A    |
| ALVES RANCH RESIDENT<br>S. OF HIGHWAY 4<br>PITTSBURG, CA 94565      | FINDS<br>Registry ID:: 110066603517                                                                                                 | N/A    |

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

## EXECUTIVE SUMMARY

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing  
UST..... Active UST Facilities  
AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Considered Brownfields Sites Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

WMUDS/SWAT..... Waste Management Unit Database

## EXECUTIVE SUMMARY

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| HAULERS.....         | Registered Waste Tire Haulers Listing                   |
| INDIAN ODI.....      | Report on the Status of Open Dumps on Indian Lands      |
| DEBRIS REGION 9..... | Torres Martinez Reservation Illegal Dump Site Locations |
| ODI.....             | Open Dump Inventory                                     |
| IHS OPEN DUMPS.....  | Open Dumps on Indian Land                               |

### **Local Lists of Hazardous waste / Contaminated Sites**

|                     |                                                   |
|---------------------|---------------------------------------------------|
| US HIST CDL.....    | Delisted National Clandestine Laboratory Register |
| HIST Cal-Sites..... | Historical Calsites Database                      |
| CDL.....            | Clandestine Drug Labs                             |
| Toxic Pits.....     | Toxic Pits Cleanup Act Sites                      |
| US CDL.....         | National Clandestine Laboratory Register          |

### **Local Lists of Registered Storage Tanks**

|                 |                                                |
|-----------------|------------------------------------------------|
| SWEEPS UST..... | SWEEPS UST Listing                             |
| HIST UST.....   | Hazardous Substance Storage Container Database |
| CA FID UST..... | Facility Inventory Database                    |

### **Local Land Records**

|              |                             |
|--------------|-----------------------------|
| LIENS.....   | Environmental Liens Listing |
| LIENS 2..... | CERCLA Lien Information     |
| DEED.....    | Deed Restriction Listing    |

### **Records of Emergency Release Reports**

|                |                                                      |
|----------------|------------------------------------------------------|
| HMIRS.....     | Hazardous Materials Information Reporting System     |
| CHMIRS.....    | California Hazardous Material Incident Report System |
| LDS.....       | Land Disposal Sites Listing                          |
| MCS.....       | Military Cleanup Sites Listing                       |
| SPILLS 90..... | SPILLS 90 data from FirstSearch                      |

### **Other Ascertainable Records**

|                        |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| RCRA NonGen / NLR..... | RCRA - Non Generators / No Longer Regulated                                                                                 |
| FUDS.....              | Formerly Used Defense Sites                                                                                                 |
| SCRD DRYCLEANERS.....  | State Coalition for Remediation of Drycleaners Listing                                                                      |
| US FIN ASSUR.....      | Financial Assurance Information                                                                                             |
| EPA WATCH LIST.....    | EPA WATCH LIST                                                                                                              |
| 2020 COR ACTION.....   | 2020 Corrective Action Program List                                                                                         |
| TSCA.....              | Toxic Substances Control Act                                                                                                |
| TRIS.....              | Toxic Chemical Release Inventory System                                                                                     |
| SSTS.....              | Section 7 Tracking Systems                                                                                                  |
| ROD.....               | Records Of Decision                                                                                                         |
| RMP.....               | Risk Management Plans                                                                                                       |
| RAATS.....             | RCRA Administrative Action Tracking System                                                                                  |
| PRP.....               | Potentially Responsible Parties                                                                                             |
| PADS.....              | PCB Activity Database System                                                                                                |
| ICIS.....              | Integrated Compliance Information System                                                                                    |
| FTTS.....              | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS.....              | Material Licensing Tracking System                                                                                          |
| COAL ASH DOE.....      | Steam-Electric Plant Operation Data                                                                                         |

## EXECUTIVE SUMMARY

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| COAL ASH EPA.....        | Coal Combustion Residues Surface Impoundments List         |
| PCB TRANSFORMER.....     | PCB Transformer Registration Database                      |
| RADINFO.....             | Radiation Information Database                             |
| HIST FTTS.....           | FIFRA/TSCA Tracking System Administrative Case Listing     |
| DOT OPS.....             | Incident and Accident Data                                 |
| CONSENT.....             | Superfund (CERCLA) Consent Decrees                         |
| INDIAN RESERV.....       | Indian Reservations                                        |
| FUSRAP.....              | Formerly Utilized Sites Remedial Action Program            |
| UMTRA.....               | Uranium Mill Tailings Sites                                |
| LEAD SMELTERS.....       | Lead Smelter Sites                                         |
| US AIRS.....             | Aerometric Information Retrieval System Facility Subsystem |
| US MINES.....            | Mines Master Index File                                    |
| ABANDONED MINES.....     | Abandoned Mines                                            |
| UXO.....                 | Unexploded Ordnance Sites                                  |
| DOCKET HWC.....          | Hazardous Waste Compliance Docket Listing                  |
| ECHO.....                | Enforcement & Compliance History Information               |
| FUELS PROGRAM.....       | EPA Fuels Program Registered Listing                       |
| CA BOND EXP. PLAN.....   | Bond Expenditure Plan                                      |
| Cortese.....             | "Cortese" Hazardous Waste & Substances Sites List          |
| CUPA Listings.....       | CUPA Resources List                                        |
| DRYCLEANERS.....         | Cleaner Facilities                                         |
| EMI.....                 | Emissions Inventory Data                                   |
| ENF.....                 | Enforcement Action Listing                                 |
| Financial Assurance..... | Financial Assurance Information Listing                    |
| HAZNET.....              | Facility and Manifest Data                                 |
| ICE.....                 | ICE                                                        |
| HWT.....                 | Registered Hazardous Waste Transporter Database            |
| MINES.....               | Mines Site Location Listing                                |
| MWMP.....                | Medical Waste Management Program Listing                   |
| NPDES.....               | NPDES Permits Listing                                      |
| PEST LIC.....            | Pesticide Regulation Licenses Listing                      |
| PROC.....                | Certified Processors Database                              |
| Notify 65.....           | Proposition 65 Records                                     |
| UIC.....                 | UIC Listing                                                |
| WASTEWATER PITS.....     | Oil Wastewater Pits Listing                                |
| WDS.....                 | Waste Discharge System                                     |
| WIP.....                 | Well Investigation Program Case List                       |

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

|                       |                                         |
|-----------------------|-----------------------------------------|
| EDR MGP.....          | EDR Proprietary Manufactured Gas Plants |
| EDR Hist Auto.....    | EDR Exclusive Historic Auto Stations    |
| EDR Hist Cleaner..... | EDR Exclusive Historic Cleaners         |

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***Exclusive Recovered Govt. Archives***

|               |                                                               |
|---------------|---------------------------------------------------------------|
| RGA LF.....   | Recovered Government Archive Solid Waste Facilities List      |
| RGA LUST..... | Recovered Government Archive Leaking Underground Storage Tank |

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### **STANDARD ENVIRONMENTAL RECORDS**

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/13/2017 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

| <u>Lower Elevation</u>            | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
|-----------------------------------|------------------------------------|--------------------------------------|-------------------|------------------|
| <b><i>CRITERION CATALYSTS</i></b> | <b><i>2840 WILLOW PASS RD</i></b>  | <b><i>NE 1/2 - 1 (0.645 mi.)</i></b> | <b><i>B16</i></b> | <b><i>41</i></b> |
| <b><i>ACME PACKAGING</i></b>      | <b><i>761 PORT CHICAGO HIG</i></b> | <b><i>N 1/2 - 1 (0.962 mi.)</i></b>  | <b><i>D20</i></b> | <b><i>92</i></b> |

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/31/2017 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u>                                                            | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
|------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------|------------------|
| <b><i>SAN MARCOS ELEMENTAR</i></b><br>Facility Id: 7000001<br>Status: No Action Required | <b><i>HIGHWAY 4/WILLOW PAS</i></b> | <b><i>SW 1/2 - 1 (0.543 mi.)</i></b> | <b><i>14</i></b>  | <b><i>33</i></b> |
| <u>Lower Elevation</u>                                                                   | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
| <b><i>DEXTER CORPORATION -</i></b><br>Facility Id: 7280085<br>Status: No Further Action  | <b><i>2850 WILLOW PASS</i></b>     | <b><i>NE 1/2 - 1 (0.645 mi.)</i></b> | <b><i>B15</i></b> | <b><i>35</i></b> |
| <b><i>CRITERION CATALYST</i></b>                                                         | <b><i>2840 WILLOW PASS</i></b>     | <b><i>NE 1/2 - 1 (0.806 mi.)</i></b> | <b><i>C17</i></b> | <b><i>66</i></b> |

## EXECUTIVE SUMMARY

Facility Id: 7280025  
Status: Refer: RCRA

|                                                              |                             |                               |            |           |
|--------------------------------------------------------------|-----------------------------|-------------------------------|------------|-----------|
| <b>CRITERION CATALYSTS</b>                                   | <b>2840 WILLOW PASS ROA</b> | <b>NE 1/2 - 1 (0.806 mi.)</b> | <b>C18</b> | <b>82</b> |
| Facility Id: 80001297<br>Status: No Action Required          |                             |                               |            |           |
| <b>ACME PACKAGING CORP</b>                                   | <b>761 PORT CHICAGO HIG</b> | <b>N 1/2 - 1 (0.962 mi.)</b>  | <b>D19</b> | <b>85</b> |
| Facility Id: 80001372<br>Status: Inactive - Needs Evaluation |                             |                               |            |           |

### State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>                                                                                                                                                                                                                                          | <u>Address</u>              | <u>Direction / Distance</u>      | <u>Map ID</u> | <u>Page</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|---------------|-------------|
| <b>EUGENE ALVES CONSTRU</b>                                                                                                                                                                                                                                     | <b>571 ALVES RANCH</b>      | <b>ENE 1/8 - 1/4 (0.141 mi.)</b> | <b>4</b>      | <b>11</b>   |
| Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Global Id: T0601300603                                                                                                                                             |                             |                                  |               |             |
| <b>EUGENE ALVES CONSTRU</b>                                                                                                                                                                                                                                     | <b>571 ALVES RANCH RD</b>   | <b>NE 1/8 - 1/4 (0.201 mi.)</b>  | <b>7</b>      | <b>17</b>   |
| Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Facility Id: 07-0653<br>Facility Status: Case Closed<br>date9: 9/22/1997                                                                                                                        |                             |                                  |               |             |
| <b>TOWER MART #93</b>                                                                                                                                                                                                                                           | <b>3575 WILLOW PASS RD.</b> | <b>NNW 1/4 - 1/2 (0.367 mi.)</b> | <b>10</b>     | <b>20</b>   |
| Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Global Id: T0601370039                                                                                                                                             |                             |                                  |               |             |
| <b>HERTZ REALTY</b>                                                                                                                                                                                                                                             | <b>3515 WILLOW PASS RD</b>  | <b>N 1/4 - 1/2 (0.390 mi.)</b>   | <b>11</b>     | <b>22</b>   |
| Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Facility Id: 07-0703<br>Facility Status: Pollution Characterization<br>Global Id: T0601300650      |                             |                                  |               |             |
| <b>DOSSEY OLD DUTCH PRI</b>                                                                                                                                                                                                                                     | <b>3215 WILLOW PASS RD</b>  | <b>NNE 1/4 - 1/2 (0.464 mi.)</b> | <b>13</b>     | <b>32</b>   |
| Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Facility Id: 07-0505<br>Facility Status: Case Closed<br>Global Id: T0601300466<br>date9: 3/21/1997 |                             |                                  |               |             |

## EXECUTIVE SUMMARY

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>                                                                                     | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|---------------|-------------|
| OAK HILLS SOUTH<br>Database: SLIC REG 2, Date of Government Version: 09/30/2004<br>Facility Id: SL20285903 | WOODHILL DR @ WEST L | ESE 1/4 - 1/2 (0.267 mi.)   | 9             | 19          |

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/11/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>                        | <u>Address</u>      | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------------------------|---------------------|-----------------------------|---------------|-------------|
| THE SUN RECYCLING CE<br>Cert Id: RC158907.001 | 3315 WILLOW PASS RD | NNE 1/4 - 1/2 (0.426 mi.)   | 12            | 31          |

#### ***Other Ascertainable Records***

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------|-----------------------------|---------------|-------------|
| CONCORD NAVAL WEAPON          |                | NNW 1/2 - 1 (0.935 mi.)     | 0             | 10          |

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u> | <u>Address</u>  | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------|-----------------|-----------------------------|---------------|-------------|
| EUGENE ALVES CONSTRU   | 571 ALVES RANCH | ENE 1/8 - 1/4 (0.141 mi.)   | 4             | 11          |



## EXECUTIVE SUMMARY

Reg Id: 07-0653

**HERTZ REALTY**

**3515 WILLOW PASS RD**

**N 1/4 - 1/2 (0.390 mi.)**

**11**

**22**

Reg Id: 07-0703

**DOSSEY OLD DUTCH PRI**

**3215 WILLOW PASS RD**

**NNE 1/4 - 1/2 (0.464 mi.)**

**13**

**32**

Reg Id: 07-0505

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 08/21/2017 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

| <u>Lower Elevation</u>                                                                 | <u>Address</u>              | <u>Direction / Distance</u>   | <u>Map ID</u> | <u>Page</u> |
|----------------------------------------------------------------------------------------|-----------------------------|-------------------------------|---------------|-------------|
| <b>CRITERION CATALYSTS</b><br>EPA Id: CAD000094243<br>Cleanup Status: PROTECTIVE FILER | <b>2840 WILLOW PASS ROA</b> | <b>NE 1/2 - 1 (0.806 mi.)</b> | <b>C18</b>    | <b>82</b>   |
| <b>ACME PACKAGING CORP</b><br>EPA Id: CAD041838855<br>Cleanup Status: PROTECTIVE FILER | <b>761 PORT CHICAGO HIG</b> | <b>N 1/2 - 1 (0.962 mi.)</b>  | <b>D19</b>    | <b>85</b>   |

CONTRA COSTA CO. SITE LIST: Lists includes sites from the Underground Tank Program, Hazardous Waste Generator Program & Business Plan 12185 Program

A review of the CONTRA COSTA CO. SITE LIST list, as provided by EDR, and dated 08/17/2017 has revealed that there are 5 CONTRA COSTA CO. SITE LIST sites within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u>                         | <u>Address</u>              | <u>Direction / Distance</u>      | <u>Map ID</u> | <u>Page</u> |
|-------------------------------------------------------|-----------------------------|----------------------------------|---------------|-------------|
| <b>CITY OF PITTSBURG</b><br>Facility Id: FA0037880    | <b>2500 TOMALES BAY DR</b>  | <b>SSW 1/8 - 1/4 (0.228 mi.)</b> | <b>8</b>      | <b>17</b>   |
| <u>Lower Elevation</u>                                | <u>Address</u>              | <u>Direction / Distance</u>      | <u>Map ID</u> | <u>Page</u> |
| KIEWIT PACIFIC CO<br>Facility Id: FA0028482           | 1750 W LELAND RD            | SE 0 - 1/8 (0.059 mi.)           | 3             | 11          |
| <b>EUGENE ALVES CONSTRU</b><br>Facility Id: FA0032393 | <b>571 ALVES RANCH</b>      | <b>ENE 1/8 - 1/4 (0.141 mi.)</b> | <b>4</b>      | <b>11</b>   |
| <b>S F BAY AREA RAPID T</b><br>Facility Id: FA0035155 | <b>1700 W LELAND AVENUE</b> | <b>ESE 1/8 - 1/4 (0.147 mi.)</b> | <b>5</b>      | <b>13</b>   |
| GOLDEN STATE WATER C<br>Facility Id: FA0028407        | 38 HILL ST                  | N 1/8 - 1/4 (0.169 mi.)          | 6             | 16          |

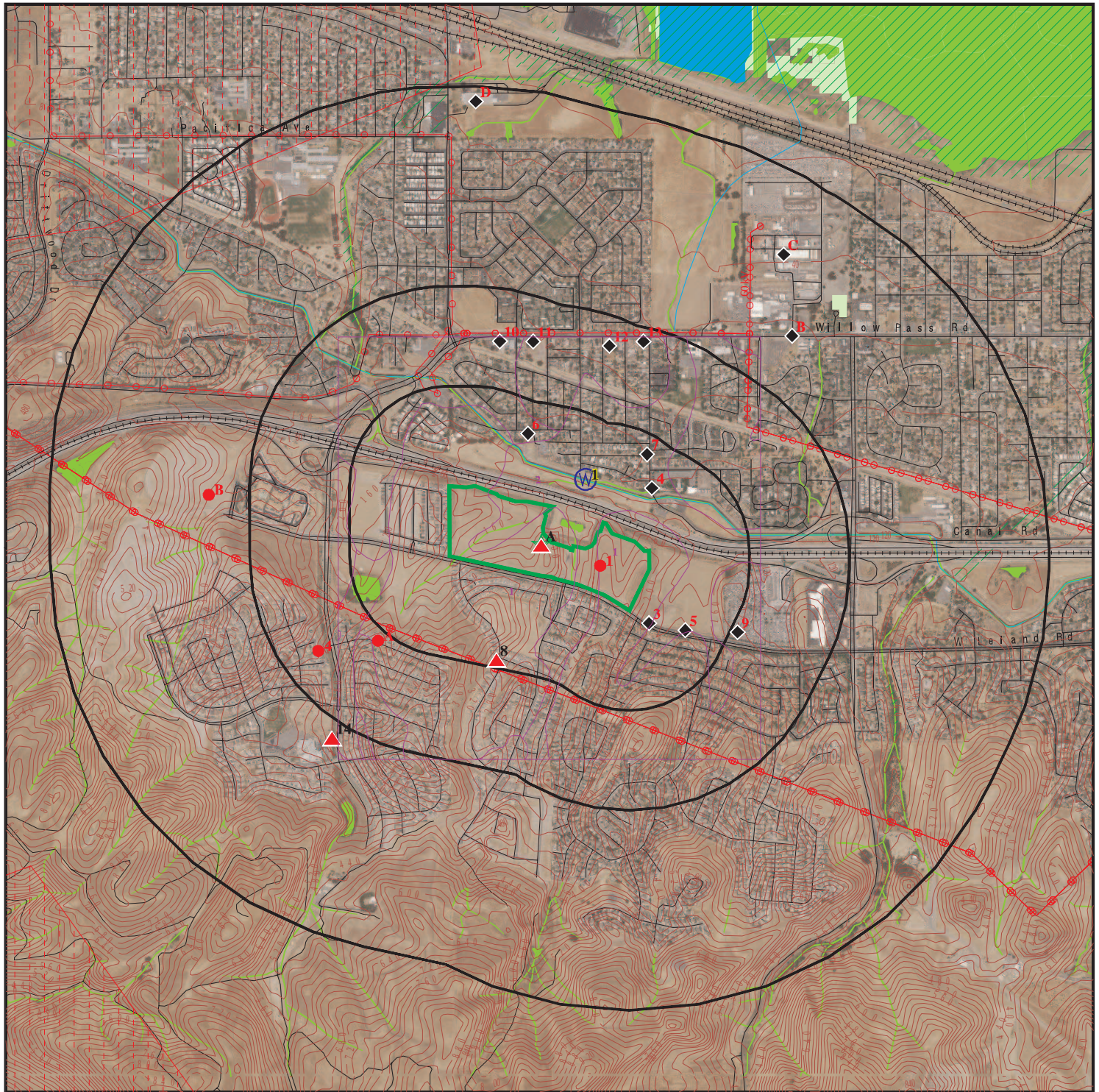
## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

| <u>Site Name</u>                   | <u>Database(s)</u> |
|------------------------------------|--------------------|
| EUGENE ALVES CONSTRUCTION COMPANY  | RGA LUST           |
| EUGENE ALVES CONSTRUCTION COMP     | RGA LUST           |
| EUGENE ALVES CONSTRUCTION CO       | RGA LUST           |
| ORDNANCE LANDFILL - BALDWIN PARK   | SEMS-ARCHIVE       |
| EUGENE G ALVES CONSTRUCTION COMPAN | HAZNET             |
| EUGENE ALVES CONSTRUCTION COMPANY  | FINDS              |
| PACIFIC GAS AND ELECTRIC/SHELL - W | CA BOND EXP. PLAN  |
| RANGE ROAD MIDDLE SCHOOL SITE      | ENVIROSTOR, SCH    |
| CONCORD AUTO CENTER SITE           | ENVIROSTOR         |
| KOCH CARBON INC.                   | ENVIROSTOR         |



# OVERVIEW MAP - 05098367.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern

0 1/4 1/2 1 Miles

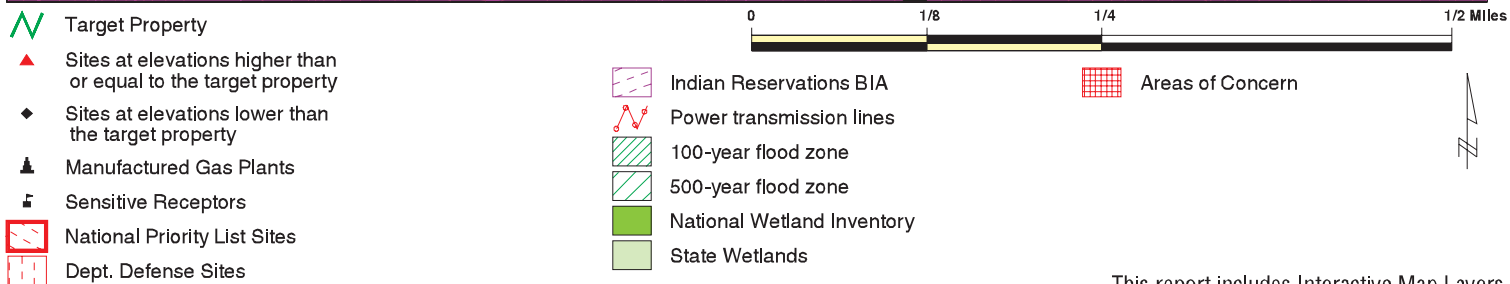
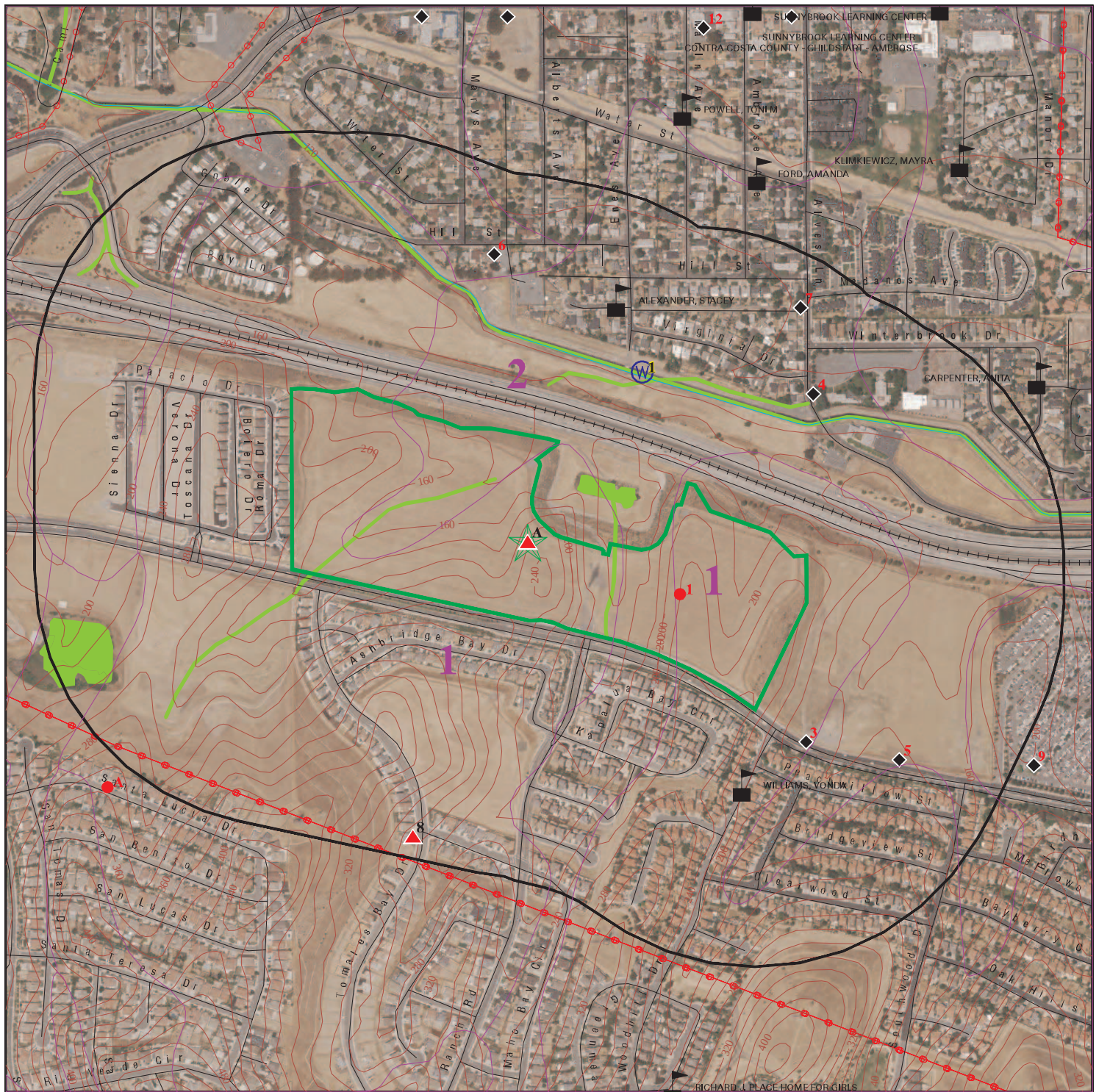
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg CA 94565  
LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
CONTACT: Stephen Fallon  
INQUIRY #: 05098367.2r  
DATE: November 06, 2017 3:22 pm



# DETAIL MAP - 05098367.2R



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Altes Ranch  
 ADDRESS: Altes Ranch Rd and W Leland Rd.  
 Pittsburg CA 94565  
 LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
 CONTACT: Stephen Fallon  
 INQUIRY #: 05098367.2r  
 DATE: November 06, 2017 3:29 pm

## MAP FINDINGS SUMMARY

| Database                                                                       | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--------------------------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| <b>STANDARD ENVIRONMENTAL RECORDS</b>                                          |                         |                 |       |           |           |         |     |               |
| <b><i>Federal NPL site list</i></b>                                            |                         |                 |       |           |           |         |     |               |
| NPL                                                                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Proposed NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| NPL LIENS                                                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b><i>Federal Delisted NPL site list</i></b>                                   |                         |                 |       |           |           |         |     |               |
| Delisted NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>Federal CERCLIS list</i></b>                                             |                         |                 |       |           |           |         |     |               |
| FEDERAL FACILITY                                                               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SEMS                                                                           | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                  |                         |                 |       |           |           |         |     |               |
| SEMS-ARCHIVE                                                                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                            |                         |                 |       |           |           |         |     |               |
| CORRACTS                                                                       | 1.000                   |                 | 0     | 0         | 0         | 2       | NR  | 2             |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                    |                         |                 |       |           |           |         |     |               |
| RCRA-TSDF                                                                      | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA generators list</i></b>                                     |                         |                 |       |           |           |         |     |               |
| RCRA-LQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-SQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-CESQG                                                                     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b><i>Federal institutional controls / engineering controls registries</i></b> |                         |                 |       |           |           |         |     |               |
| LUCIS                                                                          | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US ENG CONTROLS                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US INST CONTROL                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal ERNS list</i></b>                                                |                         |                 |       |           |           |         |     |               |
| ERNS                                                                           | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b><i>State- and tribal - equivalent NPL</i></b>                               |                         |                 |       |           |           |         |     |               |
| RESPONSE                                                                       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                           |                         |                 |       |           |           |         |     |               |
| ENVIROSTOR                                                                     | 1.000                   | 1               | 0     | 0         | 0         | 5       | NR  | 6             |
| <b><i>State and tribal landfill and/or solid waste disposal site lists</i></b> |                         |                 |       |           |           |         |     |               |
| SWF/LF                                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>State and tribal leaking storage tank lists</i></b>                      |                         |                 |       |           |           |         |     |               |
| LUST                                                                           | 0.500                   |                 | 0     | 2         | 3         | NR      | NR  | 5             |



## MAP FINDINGS SUMMARY

| Database                                                    | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|-------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| INDIAN LUST                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SLIC                                                        | 0.500                   |                 | 0     | 0         | 1         | NR      | NR  | 1             |
| <b>State and tribal registered storage tank lists</b>       |                         |                 |       |           |           |         |     |               |
| FEMA UST                                                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| UST                                                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AST                                                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| INDIAN UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>State and tribal voluntary cleanup sites</b>             |                         |                 |       |           |           |         |     |               |
| VCP                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN VCP                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal Brownfields sites</b>                   |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>ADDITIONAL ENVIRONMENTAL RECORDS</b>                     |                         |                 |       |           |           |         |     |               |
| <b>Local Brownfield lists</b>                               |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS                                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Landfill / Solid Waste Disposal Sites</b> |                         |                 |       |           |           |         |     |               |
| WMUDS/SWAT                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SWRCY                                                       | 0.500                   |                 | 0     | 0         | 1         | NR      | NR  | 1             |
| HAULERS                                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| INDIAN ODI                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9                                             | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS                                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Hazardous waste / Contaminated Sites</b>  |                         |                 |       |           |           |         |     |               |
| US HIST CDL                                                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST Cal-Sites                                              | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCH                                                         | 0.250                   | 1               | 0     | 0         | NR        | NR      | NR  | 1             |
| CDL                                                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Toxic Pits                                                  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| US CDL                                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Local Lists of Registered Storage Tanks</b>              |                         |                 |       |           |           |         |     |               |
| SWEEPS UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| HIST UST                                                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CA FID UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>Local Land Records</b>                                   |                         |                 |       |           |           |         |     |               |
| LIENS                                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LIENS 2                                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DEED                                                        | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Records of Emergency Release Reports</b>                 |                         |                 |       |           |           |         |     |               |
| HMIRS                                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                           | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| CHMIRS                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LDS                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MCS                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SPILLS 90                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Other Ascertainable Records</b> |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FUDS                               | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD                                | 1.000                   |                 | 0     | 0         | 0         | 1       | NR  | 1             |
| SCRD DRYCLEANERS                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US FIN ASSUR                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD                                | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS                              | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PADS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA                       | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER                    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RADINFO                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOT OPS                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CONSENT                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| INDIAN RESERV                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUSRAP                             | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES                           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES                    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FINDS                              | 0.001                   | 1               | 0     | NR        | NR        | NR      | NR  | 1             |
| UXO                                | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOCKET HWC                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ECHO                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUELS PROGRAM                      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CA BOND EXP. PLAN                  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Cortese                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| CUPA Listings                      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| DRYCLEANERS                        | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| EMI                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ENF                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Financial Assurance                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HAZNET                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                     | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| ICE                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST CORTESE                 | 0.500                   |                 | 0     | 1         | 2         | NR      | NR  | 3             |
| HWP                          | 1.000                   |                 | 0     | 0         | 0         | 2       | NR  | 2             |
| HWT                          | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| MINES                        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MWMP                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| NPDES                        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PEST LIC                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PROC                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| Notify 65                    | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| CONTRA COSTA CO. SITE 105750 | 0.500                   |                 | 1     | 4         | NR        | NR      | NR  | 5             |
| UIC                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WASTEWATER PITS              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| WDS                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WIP                          | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 0  | NR | 0 |
| EDR Hist Auto    | 0.125 |  | 0 | NR | NR | NR | NR | 0 |
| EDR Hist Cleaner | 0.125 |  | 0 | NR | NR | NR | NR | 0 |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

|          |       |  |   |    |    |    |    |   |
|----------|-------|--|---|----|----|----|----|---|
| RGA LF   | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 |  | 0 | NR | NR | NR | NR | 0 |

|             |  |   |   |   |   |    |   |    |
|-------------|--|---|---|---|---|----|---|----|
| - Totals -- |  | 3 | 1 | 7 | 7 | 10 | 0 | 28 |
|-------------|--|---|---|---|---|----|---|----|

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1**  
**Target**  
**Property**  
**ALVES RANCH 11- ACRE SCHOOL SITE**  
**WEST LELAND AND ALVES RANCH ROADS**  
**PITTSBURG, CA 94565**

**ENVIROSTOR**  
**SCH**  
**S118757074**  
**N/A**

**Site 1 of 2 in cluster A**

**Actual:**  
**222 ft.**

**ENVIROSTOR:**

Facility ID: 60000160  
Status: No Action Required  
Status Date: 08/18/2006  
Site Code: 204171  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 11.3  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Mark Malinowski  
Division Branch: Northern California Schools & Santa Susana  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 38.01817  
Longitude: -121.9560  
APN: NONE SPECIFIED  
Past Use: SCHOOL - HIGH SCHOOL  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: SOIL  
Alias Name: Vista Del Mar  
Alias Type: Alternate Name  
Alias Name: 204171  
Alias Type: Project Code (Site Code)  
Alias Name: 60000160  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/09/2006  
Comments: Background info rcv'd for the PEA. No formal response required.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 08/18/2006  
Comments: DTSC approved the Phase I with a No Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 08/25/2006  
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALVES RANCH 11- ACRE SCHOOL SITE (Continued)**

**S118757074**

Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/02/2006  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SCH:**

Facility ID: 60000160  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 11.3  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Mark Malinowski  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 204171  
Assembly: 14  
Senate: 07  
Special Program Status: Not reported  
Status: No Action Required  
Status Date: 08/18/2006  
Restricted Use: NO  
Funding: School District  
Latitude: 38.01817  
Longitude: -121.9560  
APN: NONE SPECIFIED  
Past Use: SCHOOL - HIGH SCHOOL  
Potential COC: NONE SPECIFIED, No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: SOIL  
Alias Name: Vista Del Mar  
Alias Type: Alternate Name  
Alias Name: 204171  
Alias Type: Project Code (Site Code)  
Alias Name: 60000160  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/09/2006  
Comments: Background info rcv'd for the PEA. No formal response required.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALVES RANCH 11- ACRE SCHOOL SITE (Continued)**

**S118757074**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 08/18/2006  
Comments: DTSC approved the Phase I with a No Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 08/25/2006  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/02/2006  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**A2  
Target  
Property**

**ALVES RANCH RESIDENTIAL DEVEL  
S. OF HIGHWAY 4  
PITTSBURG, CA 94565**

**FINDS 1023363023  
N/A**

**Site 2 of 2 in cluster A**

**Actual:  
222 ft.**

FINDS:

Registry ID: 110066603517

Environmental Interest/Information System  
STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access  
additional FINDS: detail in the EDR Site Report.

**DOD  
Region  
NNW  
1/2-1  
4935 ft.**

**CONCORD NAVAL WEAPONS STATION  
CONCORD NAVAL WEAPONS STA (County), CA**

**DOD CUSA135764  
N/A**

DOD:

Feature 1: Navy DOD  
Feature 2: Not reported  
Feature 3: Not reported  
URL: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CONCORD NAVAL WEAPONS STATION (Continued)**

**CUSA135764**

Name 1: Concord Naval Weapons Station  
Name 2: Not reported  
Name 3: Not reported  
State: CA  
DOD Site: Yes  
Tile name: CACONTRA\_COSTA

**3**  
**SE**  
**< 1/8**  
**0.059 mi.**  
**311 ft.**

**KIEWIT PACIFIC CO**  
**1750 W LELAND RD**  
**PITTSBURG, CA 94565**

**CONTRA COSTA CO. SITE LIST**

**S105455532**  
**N/A**

**Relative:**  
**Lower**

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028482  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP GENERAL  
Region: CONTRA COSTA  
Cupa Number: 771734

**Actual:**  
**174 ft.**

**4**  
**ENE**  
**1/8-1/4**  
**0.141 mi.**  
**743 ft.**

**EUGENE ALVES CONSTRUCTION**  
**571 ALVES RANCH**  
**PITTSBURG, CA 94565**

**LUST**  
**HIST CORTESE**  
**CONTRA COSTA CO. SITE LIST**

**S103890943**  
**N/A**

**Relative:**  
**Lower**

**LUST:**

Region: STATE  
Global Id: T0601300603  
Latitude: 38.021279  
Longitude: -121.951125  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/22/1997  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: Not reported  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0653  
LOC Case Number: 53981  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

**Actual:**  
**109 ft.**

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0601300603  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ  
Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EUGENE ALVES CONSTRUCTION (Continued)**

**S103890943**

Status History:

Global Id: T0601300603  
Status: Completed - Case Closed  
Status Date: 09/22/1997

Global Id: T0601300603  
Status: Open - Case Begin Date  
Status Date: 08/23/1994

Global Id: T0601300603  
Status: Open - Site Assessment  
Status Date: 11/16/1994

Regulatory Activities:

Global Id: T0601300603  
Action Type: Other  
Date: 09/07/1994  
Action: Leak Reported

Global Id: T0601300603  
Action Type: Other  
Date: 08/23/1994  
Action: Leak Discovery

Global Id: T0601300603  
Action Type: Other  
Date: 09/23/1994  
Action: Leak Stopped

HIST CORTESE:

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0653

CONTRA COSTA CO. SITE LIST:

Facility ID: FA0032393  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP GENERAL  
Region: CONTRA COSTA  
Cupa Number: 753981

Facility ID: FA0032393  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 753981

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

5 S F BAY AREA RAPID TRANSIT DIS EMI S108433067  
ESE 1700 W LELAND AVENUE CONTRA COSTA CO. SITE LIST N/A  
1/8-1/4 PITTSBURG, CA 94565  
0.147 mi.  
777 ft.

Relative:  
Lower

EMI:  
Year: 2005  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .016  
Reactive Organic Gases Tons/Yr: .0133872  
Carbon Monoxide Emissions Tons/Yr: .045  
NOX - Oxides of Nitrogen Tons/Yr: .207  
SOX - Oxides of Sulphur Tons/Yr: .003  
Particulate Matter Tons/Yr: .015  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .01464

Year: 2006  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .016  
Reactive Organic Gases Tons/Yr: .0133872  
Carbon Monoxide Emissions Tons/Yr: .045  
NOX - Oxides of Nitrogen Tons/Yr: .207  
SOX - Oxides of Sulphur Tons/Yr: .003  
Particulate Matter Tons/Yr: .015  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .01464

Year: 2007  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .019  
Reactive Organic Gases Tons/Yr: .0158973  
Carbon Monoxide Emissions Tons/Yr: .053  
NOX - Oxides of Nitrogen Tons/Yr: .245  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .017  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .016592

Year: 2008

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .02  
Reactive Organic Gases Tons/Yr: .016734  
Carbon Monoxide Emissions Tons/Yr: .053  
NOX - Oxides of Nitrogen Tons/Yr: .245  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .017  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .016592

Year: 2009  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.4999999999999999E-2  
Reactive Organic Gases Tons/Yr: 1.2550499999999999E-2  
Carbon Monoxide Emissions Tons/Yr: 4.4999999999999998E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.20599999999999999  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1.5368852459016299E-2  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 1.4999999999999999E-2

Year: 2010  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.4999999999999999E-2  
Reactive Organic Gases Tons/Yr: 1.2550499999999999E-2  
Carbon Monoxide Emissions Tons/Yr: 4.4999999999999998E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.20599999999999999  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1.5368852459016299E-2  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 1.4999999999999999E-2

Year: 2011  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.113  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 2012  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.113  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0.0081967213115  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.008

Year: 2013  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.115  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0.009  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.008

Year: 2014  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008299051  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.025061411  
NOX - Oxides of Nitrogen Tons/Yr: 0.115277142

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

SOX - Oxides of Sulphur Tons/Yr: 5.344e-005  
Particulate Matter Tons/Yr: 0.008581427  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.00823817  
  
Year: 2015  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.00560701  
Reactive Organic Gases Tons/Yr: 0.005458926  
Carbon Monoxide Emissions Tons/Yr: 0.016932  
NOX - Oxides of Nitrogen Tons/Yr: 0.07788361  
SOX - Oxides of Sulphur Tons/Yr: 3.6105e-005  
Particulate Matter Tons/Yr: 0.001112285  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.001067793

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0035155  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: 1K-10K LBS, 0-19 EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 774807

**6**  
**North**  
**1/8-1/4**  
**0.169 mi.**  
**894 ft.**

**GOLDEN STATE WATER CO/BAY POINT**  
**38 HILL ST**  
**PITTSBURG, CA 94565**

**CONTRA COSTA CO. SITE LIST** **S105455336**  
**N/A**

**Relative:**  
**Lower**

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028407  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >10K-100K LBS, 0-19 EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 771654

**Actual:**  
**108 ft.**

Facility ID: FA0028407  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG GENERAL  
Region: CONTRA COSTA  
Cupa Number: 771654

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7  
NE  
1/8-1/4  
0.201 mi.  
1060 ft.

**EUGENE ALVES CONSTRUCTION COMPANY**  
**571 ALVES RANCH RD**  
**PITTSBURG, CA 94565**

**LUST S103879039**  
**N/A**

**Relative:**  
**Lower**

LUST REG 2:

Region: 2  
Facility Id: 07-0653  
Facility Status: Case Closed  
Case Number: 53981  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 11/16/1994  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**Actual:**  
**97 ft.**

8  
SSW  
1/8-1/4  
0.228 mi.  
1206 ft.

**CITY OF PITTSBURG**  
**2500 TOMALES BAY DR**  
**PITTSBURG, CA 94565**

**EMI S113748253**  
**CONTRA COSTA CO. SITE LIST N/A**

**Relative:**  
**Higher**

EMI:

Year: 2009  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smaller Tons/Yr: 0  
  
Year: 2010  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 6.0000000000000001E-3

**Actual:**  
**248 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITY OF PITTSBURG (Continued)**

**S113748253**

SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0  
  
Year: 2011  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.006  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2012  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.006  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2013  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.008  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2014  
County Code: 7

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITY OF PITTSBURG (Continued)**

**S113748253**

Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.000453339  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002446677  
NOX - Oxides of Nitrogen Tons/Yr: 0.007565268  
SOX - Oxides of Sulphur Tons/Yr: 1.3594e-005  
Particulate Matter Tons/Yr: 0.000384409  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.000369032

Year: 2015  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 9.0668e-005  
Reactive Organic Gases Tons/Yr: 7.9517e-005  
Carbon Monoxide Emissions Tons/Yr: 0.000489335  
NOX - Oxides of Nitrogen Tons/Yr: 0.001513054  
SOX - Oxides of Sulphur Tons/Yr: 2.719e-006  
Particulate Matter Tons/Yr: 7.6882e-005  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 7.3806e-005

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0037880  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: LESS THAN 1000 LBS  
Region: CONTRA COSTA  
Cupa Number: 775263

**9**  
**ESE**  
**1/4-1/2**  
**0.267 mi.**  
**1412 ft.**

**OAK HILLS SOUTH**  
**WOODHILL DR @ WEST LELAND RD**  
**PITTSBURG, CA**

**SLIC S106235232**  
**N/A**

**Relative:**  
**Lower**

SLIC REG 2:  
Region: 2  
Facility ID: SL20285903  
Facility Status: Not reported  
Date Closed: Not reported  
Local Case #: Not reported  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Confirmed: Not reported  
Date Prelim Site Assmnt Workplan Submitted: Not reported

**Actual:**  
**198 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OAK HILLS SOUTH (Continued)**

**S106235232**

Date Preliminary Site Assessment Began: Not reported  
Date Pollution Characterization Began: Not reported  
Date Remediation Plan Submitted: Not reported  
Date Remedial Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**10  
NNW  
1/4-1/2  
0.367 mi.  
1939 ft.**

**TOWER MART #93  
3575 WILLOW PASS RD.  
BAY POINT, CA 94565**

**LUST S108223024  
N/A**

**Relative:  
Lower**

**LUST:**

**Actual:  
90 ft.**

Region: STATE  
Global Id: T0601370039  
Latitude: 38.0264  
Longitude: -121.958017  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 02/04/2009  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: MYM  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0867  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0601370039  
Contact Type: Regional Board Caseworker  
Contact Name: MARTIN MUSONGE  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET  
City: OAKLAND  
Email: martin.musonge@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0601370039  
Contact Type: Local Agency Caseworker  
Contact Name: MICHAEL P. WEDL  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD  
City: MARTINEZ  
Email: mwedl@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

**Status History:**

Global Id: T0601370039  
Status: Completed - Case Closed  
Status Date: 02/04/2009

Global Id: T0601370039  
Status: Open - Case Begin Date

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOWER MART #93 (Continued)**

**S108223024**

Status Date: 05/06/2006

Global Id: T0601370039  
Status: Open - Site Assessment  
Status Date: 08/13/2006

Regulatory Activities:

Global Id: T0601370039  
Action Type: Other  
Date: 06/09/2006  
Action: Leak Reported

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 10/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 07/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 10/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 07/30/2008  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: ENFORCEMENT  
Date: 08/13/2006  
Action: 13267 Monitoring Program

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 01/30/2008  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 04/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: REMEDIATION  
Date: 05/06/2005  
Action: Excavation

Global Id: T0601370039  
Action Type: REMEDIATION  
Date: 05/06/2005  
Action: Soil Vapor Extraction (SVE)



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOWER MART #93 (Continued)**

**S108223024**

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 01/15/2009  
Action: Other Report / Document

Global Id: T0601370039  
Action Type: ENFORCEMENT  
Date: 02/03/2009  
Action: Closure/No Further Action Letter

Global Id: T0601370039  
Action Type: Other  
Date: 05/06/2006  
Action: Leak Discovery

**11**  
**North**  
**1/4-1/2**  
**0.390 mi.**  
**2059 ft.**

**HERTZ REALTY**  
**3515 WILLOW PASS RD**  
**PITTSBURG, CA 94565**

**LUST** **S102261800**  
**ENF** **N/A**  
**HIST CORTESE**  
**CONTRA COSTA CO. SITE LIST**

**Relative:**  
**Lower**

**LUST:**

**Actual:**  
**82 ft.**

Region: STATE  
Global Id: T0601300650  
Latitude: 38.026831  
Longitude: -121.955466  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/29/2012  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: MYM  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0703  
LOC Case Number: 72178  
File Location: Not reported  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0601300650  
Contact Type: Regional Board Caseworker  
Contact Name: MARTIN MUSONGE  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET  
City: OAKLAND  
Email: martin.musonge@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0601300650  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

**Status History:**

Global Id: T0601300650  
Status: Completed - Case Closed  
Status Date: 03/29/2012

Global Id: T0601300650  
Status: Open - Assessment & Interim Remedial Action  
Status Date: 10/01/2008

Global Id: T0601300650  
Status: Open - Case Begin Date  
Status Date: 08/23/1995

Global Id: T0601300650  
Status: Open - Site Assessment  
Status Date: 03/02/1997

Global Id: T0601300650  
Status: Open - Site Assessment  
Status Date: 08/11/1998

**Regulatory Activities:**

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 03/12/2001  
Action: \* Historical Enforcement

Global Id: T0601300650  
Action Type: Other  
Date: 08/25/1995  
Action: Leak Reported

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 11/30/2005  
Action: Interim Remedial Action Report

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 04/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 07/30/2005  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 01/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601300650

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                               |
|--------------|-------------------------------|
| Action Type: | ENFORCEMENT                   |
| Date:        | 09/16/2003                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 01/04/2004                    |
| Action:      | 13267 Monitoring Program      |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 06/29/1999                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 11/17/2006                    |
| Action:      | Other Report / Document       |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 10/30/2006                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2004                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 02/12/2004                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 12/01/2003                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 03/28/2005                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2007                    |
| Action:      | Other Report / Document       |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2007                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 01/24/2007                    |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                                     |
|--------------|-------------------------------------|
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 03/10/2011                          |
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 07/30/2008                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 01/30/2009                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 01/05/2004                          |
| Action:      | Soil and Water Investigation Report |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 05/01/2004                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 03/31/2008                          |
| Action:      | Public Participation Plan           |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2007                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 02/20/2008                          |
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 03/29/2012                          |
| Action:      | Closure/No Further Action Letter    |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2008                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2009                          |
| Action:      | Monitoring Report - Semi-Annually   |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                                       |
|--------------|---------------------------------------|
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 10/02/2002                            |
| Action:      | Staff Letter                          |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 10/07/2003                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 02/11/2000                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 02/20/2008                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 03/28/2005                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 05/10/1999                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | Other                                 |
| Date:        | 08/23/1995                            |
| Action:      | Leak Discovery                        |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 01/01/2004                            |
| Action:      | Monitoring Report - Quarterly         |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 12/23/2002                            |
| Action:      | Interim Remedial Action Report        |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 10/02/2002                            |
| Action:      | Interim Remedial Action Plan          |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 05/31/2011                            |
| Action:      | Soil and Water Investigation Workplan |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Date: 06/29/1999  
Action: 13267 Requirement

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 09/18/2003  
Action: 13267 Requirement

Global Id: T0601300650  
Action Type: Other  
Date: 08/23/1995  
Action: Leak Stopped

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 03/01/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 10/31/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 01/31/2005  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 07/27/2009  
Action: 13267 Monitoring Program

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 10/30/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 04/30/2005  
Action: Monitoring Report - Quarterly

**LUST REG 2:**

Region: 2  
Facility Id: 07-0703  
Facility Status: Pollution Characterization  
Case Number: 72178  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 3/2/1997  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: 8/11/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

ENF:

Region: 2  
Facility Id: 231561  
Agency Name: Hertz Realty  
Place Type: Facility  
Place Subtype: Not reported  
Facility Type: All other facilities  
Agency Type: Privately-Owned Business  
# Of Agencies: 1  
Place Latitude: Not reported  
Place Longitude: Not reported  
SIC Code 1: Not reported  
SIC Desc 1: Not reported  
SIC Code 2: Not reported  
SIC Desc 2: Not reported  
SIC Code 3: Not reported  
SIC Desc 3: Not reported  
NAICS Code 1: Not reported  
NAICS Desc 1: Not reported  
NAICS Code 2: Not reported  
NAICS Desc 2: Not reported  
NAICS Code 3: Not reported  
NAICS Desc 3: Not reported  
# Of Places: 1  
Source Of Facility: Reg Meas  
Design Flow: Not reported  
Threat To Water Quality: Not reported  
Complexity: Not reported  
Pretreatment: Not reported  
Facility Waste Type: Not reported  
Facility Waste Type 2: Not reported  
Facility Waste Type 3: Not reported  
Facility Waste Type 4: Not reported  
Program: UST  
Program Category1: TANKS  
Program Category2: TANKS  
# Of Programs: 1  
WDID: 2 07-0703  
Reg Measure Id: 168100  
Reg Measure Type: Unregulated  
Region: 2  
Order #: Not reported  
Npdes# CA#: Not reported  
Major-Minor: Not reported  
Npdes Type: Not reported  
Reclamation: Not reported  
Dredge Fill Fee: Not reported  
301H: Not reported  
Application Fee Amt Received: Not reported  
Status: Never Active  
Status Date: 02/20/2013  
Effective Date: Not reported  
Expiration/Review Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|                                   |                          |
|-----------------------------------|--------------------------|
| Termination Date:                 | Not reported             |
| WDR Review - Amend:               | Not reported             |
| WDR Review - Revise/Renew:        | Not reported             |
| WDR Review - Rescind:             | Not reported             |
| WDR Review - No Action Required:  | Not reported             |
| WDR Review - Pending:             | Not reported             |
| WDR Review - Planned:             | Not reported             |
| Status Enrollee:                  | N                        |
| Individual/General:               | I                        |
| Fee Code:                         | Not reported             |
| Direction/Voice:                  | Passive                  |
| Enforcement Id(EID):              | 236131                   |
| Region:                           | 2                        |
| Order / Resolution Number:        | UNKNOWN                  |
| Enforcement Action Type:          | 13267 Letter             |
| Effective Date:                   | 03/12/2001               |
| Adoption/Issuance Date:           | Not reported             |
| Achieve Date:                     | Not reported             |
| Termination Date:                 | Not reported             |
| ACL Issuance Date:                | Not reported             |
| EPL Issuance Date:                | Not reported             |
| Status:                           | Historical               |
| Title:                            | Enforcement - 2 07-0703  |
| Description:                      | Not reported             |
| Program:                          | UST                      |
| Latest Milestone Completion Date: | Not reported             |
| # Of Programs1:                   | 1                        |
| Total Assessment Amount:          | 0                        |
| Initial Assessed Amount:          | 0                        |
| Liability \$ Amount:              | 0                        |
| Project \$ Amount:                | 0                        |
| Liability \$ Paid:                | 0                        |
| Project \$ Completed:             | 0                        |
| Total \$ Paid/Completed Amount:   | 0                        |
| Region:                           | 2                        |
| Facility Id:                      | 231561                   |
| Agency Name:                      | Hertz Realty             |
| Place Type:                       | Facility                 |
| Place Subtype:                    | Not reported             |
| Facility Type:                    | All other facilities     |
| Agency Type:                      | Privately-Owned Business |
| # Of Agencies:                    | 1                        |
| Place Latitude:                   | Not reported             |
| Place Longitude:                  | Not reported             |
| SIC Code 1:                       | Not reported             |
| SIC Desc 1:                       | Not reported             |
| SIC Code 2:                       | Not reported             |
| SIC Desc 2:                       | Not reported             |
| SIC Code 3:                       | Not reported             |
| SIC Desc 3:                       | Not reported             |
| NAICS Code 1:                     | Not reported             |
| NAICS Desc 1:                     | Not reported             |
| NAICS Code 2:                     | Not reported             |
| NAICS Desc 2:                     | Not reported             |
| NAICS Code 3:                     | Not reported             |
| NAICS Desc 3:                     | Not reported             |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|                                   |                         |
|-----------------------------------|-------------------------|
| # Of Places:                      | 1                       |
| Source Of Facility:               | Reg Meas                |
| Design Flow:                      | Not reported            |
| Threat To Water Quality:          | Not reported            |
| Complexity:                       | Not reported            |
| Pretreatment:                     | Not reported            |
| Facility Waste Type:              | Not reported            |
| Facility Waste Type 2:            | Not reported            |
| Facility Waste Type 3:            | Not reported            |
| Facility Waste Type 4:            | Not reported            |
| Program:                          | UST                     |
| Program Category1:                | TANKS                   |
| Program Category2:                | TANKS                   |
| # Of Programs:                    | 1                       |
| WDID:                             | 2 07-0703               |
| Reg Measure Id:                   | 168100                  |
| Reg Measure Type:                 | Unregulated             |
| Region:                           | 2                       |
| Order #:                          | Not reported            |
| Npdes# CA#:                       | Not reported            |
| Major-Minor:                      | Not reported            |
| Npdes Type:                       | Not reported            |
| Reclamation:                      | Not reported            |
| Dredge Fill Fee:                  | Not reported            |
| 301H:                             | Not reported            |
| Application Fee Amt Received:     | Not reported            |
| Status:                           | Never Active            |
| Status Date:                      | 02/20/2013              |
| Effective Date:                   | Not reported            |
| Expiration/Review Date:           | Not reported            |
| Termination Date:                 | Not reported            |
| WDR Review - Amend:               | Not reported            |
| WDR Review - Revise/Renew:        | Not reported            |
| WDR Review - Rescind:             | Not reported            |
| WDR Review - No Action Required:  | Not reported            |
| WDR Review - Pending:             | Not reported            |
| WDR Review - Planned:             | Not reported            |
| Status Enrollee:                  | N                       |
| Individual/General:               | I                       |
| Fee Code:                         | Not reported            |
| Direction/Voice:                  | Passive                 |
| Enforcement Id(EID):              | 236127                  |
| Region:                           | 2                       |
| Order / Resolution Number:        | UNKNOWN                 |
| Enforcement Action Type:          | 13267 Letter            |
| Effective Date:                   | 02/11/2000              |
| Adoption/Issuance Date:           | Not reported            |
| Achieve Date:                     | Not reported            |
| Termination Date:                 | Not reported            |
| ACL Issuance Date:                | Not reported            |
| EPL Issuance Date:                | Not reported            |
| Status:                           | Historical              |
| Title:                            | Enforcement - 2 07-0703 |
| Description:                      | Not reported            |
| Program:                          | UST                     |
| Latest Milestone Completion Date: | Not reported            |
| # Of Programs1:                   | 1                       |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Total Assessment Amount: 0  
Initial Assessed Amount: 0  
Liability \$ Amount: 0  
Project \$ Amount: 0  
Liability \$ Paid: 0  
Project \$ Completed: 0  
Total \$ Paid/Completed Amount: 0

**HIST CORTESE:**

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0703

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028889  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 772178

**12**  
**NNE**  
**1/4-1/2**  
**0.426 mi.**  
**2250 ft.**

**THE SUN RECYCLING CENTER**  
**3315 WILLOW PASS RD**  
**BAY POINT, CA 94565**

**SWRCY S112161950**  
**N/A**

**Relative:**  
**Lower**

SWRCY:  
Reg Id: 158907  
Cert Id: RC158907.001  
Mailing Address: 304 Fall Cir  
Mailing City: Oakley  
Mailing State: CA  
Mailing Zip Code: 94561  
Website: Not reported  
Email: Not reported  
Phone Number: (925) 305-3706  
Grand Father: N  
Rural: N  
Operation Begin Date: 06/04/2012  
Aluminium: Y  
Glass: Y  
Plastic: Y  
Bimetal: Y  
Agency: N/A  
Monday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Tuesday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Wednesday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Thursday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Friday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Saturday Hours Of Operation: 9:00 am - 2:45 pm; Closed 12:00 pm - 12:30 pm  
Sunday Hours Of Operation: CLOSED  
Organization ID: 64440  
Organization Name: The Sun Recycling Center

**Actual:**  
**72 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

13  
NNE  
1/4-1/2  
0.464 mi.  
2452 ft.

DOSSEY OLD DUTCH PRIDE DAIRY  
3215 WILLOW PASS RD  
PITTSBURG, CA 94565

LUST  
HIST CORTESE  
CONTRA COSTA CO. SITE LIST

S102428913  
N/A

Relative:  
Lower

Actual:  
65 ft.

LUST:

Region: STATE  
Global Id: T0601300466  
Latitude: 38.02649  
Longitude: -121.951513  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/21/1997  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: Not reported  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0505  
LOC Case Number: 70674  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0601300466  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ  
Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

Status History:

Global Id: T0601300466  
Status: Completed - Case Closed  
Status Date: 03/21/1997

Global Id: T0601300466  
Status: Open - Case Begin Date  
Status Date: 09/15/1986

Global Id: T0601300466  
Status: Open - Site Assessment  
Status Date: 04/19/1994

Regulatory Activities:

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Reported

Global Id: T0601300466  
Action Type: ENFORCEMENT  
Date: 03/21/1997  
Action: Closure/No Further Action Letter

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DOSSEY OLD DUTCH PRIDE DAIRY (Continued)**

**S102428913**

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Discovery

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Stopped

**LUST REG 2:**

Region: 2  
Facility Id: 07-0505  
Facility Status: Case Closed  
Case Number: 70674  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 4/19/1994  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**HIST CORTESE:**

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0505

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0033187  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 770674

14  
SW  
1/2-1  
0.543 mi.  
2865 ft.

**SAN MARCOS ELEMENTARY SCHOOL  
HIGHWAY 4/WILLOW PASS ROAD  
CONCORD, CA 94521**

**ENVIROSTOR S118757347  
SCH N/A**

**Relative:  
Higher**

ENVIROSTOR:  
Facility ID: 7000001  
Status: No Action Required  
Status Date: 09/06/2000  
Site Code: 204040  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: Not reported

**Actual:  
288 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN MARCOS ELEMENTARY SCHOOL (Continued)**

**S118757347**

NPL: NO  
Regulatory Agencies: DTSC  
Lead Agency: DTSC  
Program Manager: Not reported  
Supervisor: Charles Ridenour  
Division Branch: Northern California Schools & Santa Susana  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 38.0122  
Longitude: -121.9658  
APN: 097-180-001  
Past Use: NONE  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: NONE SPECIFIED  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SCH:**

Facility ID: 7000001  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: Not reported  
National Priorities List: NO  
Cleanup Oversight Agencies: DTSC  
Lead Agency: DTSC  
Lead Agency Description: \* DTSC  
Project Manager: Not reported  
Supervisor: Charles Ridenour  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 204040  
Assembly: 14  
Senate: 07  
Special Program Status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN MARCOS ELEMENTARY SCHOOL (Continued)**

**S118757347**

Status: No Action Required  
Status Date: 09/06/2000  
Restricted Use: NO  
Funding: School District  
Latitude: 38.0122  
Longitude: -121.9658  
APN: 097-180-001  
Past Use: NONE  
Potential COC: NONE SPECIFIED, No Contaminants found  
Confirmed COC: NONE SPECIFIED  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**B15**  
**NE**  
**1/2-1**  
**0.645 mi.**  
**3408 ft.**  
**DEXTER CORPORATION - HYSO**  
**2850 WILLOW PASS**  
**PITTSBURG, CA 94565**  
**Site 1 of 2 in cluster B**

**ENVIROSTOR**  
**SLIC**  
**CHMIRS**  
**HIST CORTESE**  
**NPDES**  
**S102002834**  
**N/A**

**Relative:**  
**Lower**

ENVIROSTOR:

**Actual:**  
**64 ft.**

Facility ID: 7280085  
Status: No Further Action  
Status Date: 04/08/2005  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Ryan Miya  
Supervisor: Denise Tsuji  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 38.02759

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

Longitude: -121.9452  
APN: 098-240-029-3, 098240029  
Past Use: MANUFACTURING - OTHER  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SLIC:**

Region: STATE  
**Facility Status:** **Open - Assessment & Interim Remedial Action**  
Status Date: 01/05/2010  
Global Id: SL18359779  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Lead Agency Case Number: Not reported  
Latitude: 38.0298391882694  
Longitude: -121.945130825043  
Case Type: Cleanup Program Site  
Case Worker: MYM  
Local Agency: Not reported  
RB Case Number: SL18359779  
File Location: Regional Board  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported

Site History: The 28-acre site was originally part of a larger 85-acre industrial facility that was owned and operated by Shell Chemical Company. From 1930 to 1967, the 85-acre facility was a commercial ammonia fertilizer manufacturing plant, and since 1945, it has manufactured metal catalysts. Several manufacturing and storage facilities have existed on this site, such as aboveground storage tanks, a benzol plant and a compressor plant. In 1988, Limited Partners Catalyst Holding Company (LPCH) assumed ownership of the catalyst manufacturing facility; the facility continues to manufacture several types of catalysts. Currently, administration buildings, a laboratory, catalyst manufacturing, storage and shipping facilities, a PG&E substation as well as a change room and training center are located on the 28-acre site.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

[Click here to access the California GeoTracker records for this facility:](#)

**CHMIRS:**

|                                             |                     |
|---------------------------------------------|---------------------|
| OES Incident Number:                        | 4-4393              |
| OES notification:                           | 08/05/2014          |
| OES Date:                                   | Not reported        |
| OES Time:                                   | Not reported        |
| <b>Date Completed:</b>                      | <b>Not reported</b> |
| Property Use:                               | Not reported        |
| Agency Id Number:                           | Not reported        |
| Agency Incident Number:                     | Not reported        |
| Time Notified:                              | Not reported        |
| Time Completed:                             | Not reported        |
| Surrounding Area:                           | Not reported        |
| Estimated Temperature:                      | Not reported        |
| Property Management:                        | Not reported        |
| More Than Two Substances Involved?:         | Not reported        |
| Resp Agncy Personel # Of Decontaminated:    | Not reported        |
| Responding Agency Personel # Of Injuries:   | Not reported        |
| Responding Agency Personel # Of Fatalities: | Not reported        |
| Others Number Of Decontaminated:            | Not reported        |
| Others Number Of Injuries:                  | Not reported        |
| Others Number Of Fatalities:                | Not reported        |
| Vehicle Make/year:                          | Not reported        |
| Vehicle License Number:                     | Not reported        |
| Vehicle State:                              | Not reported        |
| Vehicle Id Number:                          | Not reported        |
| CA DOT PUC/ICC Number:                      | Not reported        |
| Company Name:                               | Not reported        |
| Reporting Officer Name/ID:                  | Not reported        |
| Report Date:                                | Not reported        |
| Facility Telephone:                         | Not reported        |
| Waterway Involved:                          | No                  |
| Waterway:                                   | No                  |
| Spill Site:                                 | Other               |
| Cleanup By:                                 | No                  |
| Containment:                                | Not reported        |
| What Happened:                              | Not reported        |
| Type:                                       | Not reported        |
| Measure:                                    | Not reported        |
| Other:                                      | Not reported        |
| Type:                                       | VAPOR               |
| Measure:                                    | N/A                 |
| Other:                                      | Not reported        |
| Date/Time:                                  | 1430                |
| Year:                                       | 2014                |
| Agency:                                     | NRC                 |
| Incident Date:                              | 8/5/2014            |
| Admin Agency:                               | Not reported        |
| Amount:                                     | Not reported        |
| Contained:                                  | Unknown             |
| Site Type:                                  | No                  |
| E Date:                                     | Not reported        |
| Substance:                                  | Unknown             |
| Quantity Released:                          | Unknown             |
| Unknown:                                    | Not reported        |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                        |                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Substance #2:          | Not reported                                                                                                                                                                                                                                                        |
| Substance #3:          | Not reported                                                                                                                                                                                                                                                        |
| Evacuations:           | Not reported                                                                                                                                                                                                                                                        |
| Number of Injuries:    | Not reported                                                                                                                                                                                                                                                        |
| Number of Fatalities:  | Not reported                                                                                                                                                                                                                                                        |
| #1 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #2 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #3 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #1 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| #2 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| #3 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| Evacs:                 | No                                                                                                                                                                                                                                                                  |
| Injuries:              | Unknown                                                                                                                                                                                                                                                             |
| Fatals:                | No                                                                                                                                                                                                                                                                  |
| Comments:              | Not reported                                                                                                                                                                                                                                                        |
| Description:           | Per NRC, "Caller stated that for approximately the last month there has been a strong smell, described as chlorine, in the air that lasts throughout the early morning until late morning. The caller states that the company is releasing chemicals into the air." |

**HIST CORTESE:**

|                       |          |
|-----------------------|----------|
| Region:               | CORTESE  |
| Facility County Code: | 7        |
| Reg By:               | CALSI    |
| Reg Id:               | 07280085 |

**NPDES:**

|                                         |                        |
|-----------------------------------------|------------------------|
| Npdes Number:                           | Not reported           |
| Facility Status:                        | Not reported           |
| Agency Id:                              | Not reported           |
| Region:                                 | 2                      |
| Regulatory Measure Id:                  | 181945                 |
| Order No:                               | Not reported           |
| Regulatory Measure Type:                | Industrial             |
| Place Id:                               | Not reported           |
| WDID:                                   | 2 071016745            |
| Program Type:                           | Not reported           |
| Adoption Date Of Regulatory Measure:    | Not reported           |
| Effective Date Of Regulatory Measure:   | Not reported           |
| Expiration Date Of Regulatory Measure:  | Not reported           |
| Termination Date Of Regulatory Measure: | Not reported           |
| Discharge Name:                         | Not reported           |
| Discharge Address:                      | Not reported           |
| Discharge City:                         | Not reported           |
| Discharge State:                        | Not reported           |
| Discharge Zip:                          | Not reported           |
| RECEIVED DATE:                          | 05/09/2008             |
| PROCESSED DATE:                         | 08/29/2001             |
| STATUS CODE NAME:                       | Active                 |
| STATUS DATE:                            | 08/29/2001             |
| PLACE SIZE:                             | 14                     |
| PLACE SIZE UNIT:                        | Acres                  |
| FACILITY CONTACT NAME:                  | ThomasJoseph Hurst     |
| FACILITY CONTACT TITLE:                 | Director of Operations |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

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EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                               |                                |
|-------------------------------|--------------------------------|
| FACILITY CONTACT PHONE:       | 925-458-8290                   |
| FACILITY CONTACT PHONE EXT:   | Not reported                   |
| FACILITY CONTACT EMAIL:       | Thomas-Joseph.hurst@henkel.com |
| OPERATOR NAME:                | Henkel Corp Aerospace Group    |
| OPERATOR ADDRESS:             | 2850 Willow Pass Rd            |
| OPERATOR CITY:                | Bay Point                      |
| OPERATOR STATE:               | California                     |
| OPERATOR ZIP:                 | 94565                          |
| OPERATOR CONTACT NAME:        | Thomas Hurst                   |
| OPERATOR CONTACT TITLE:       | Director of Operations         |
| OPERATOR CONTACT PHONE:       | 925-597-9138                   |
| OPERATOR CONTACT PHONE EXT:   | Not reported                   |
| OPERATOR CONTACT EMAIL:       | thomas-joseph.hurst@henkel.com |
| OPERATOR TYPE:                | Private Business               |
| DEVELOPER NAME:               | Not reported                   |
| DEVELOPER ADDRESS:            | Not reported                   |
| DEVELOPER CITY:               | Not reported                   |
| DEVELOPER STATE:              | California                     |
| DEVELOPER ZIP:                | Not reported                   |
| DEVELOPER CONTACT NAME:       | Not reported                   |
| DEVELOPER CONTACT TITLE:      | Not reported                   |
| CONSTYPE LINEAR UTILITY IND:  | Not reported                   |
| EMERGENCY PHONE NO:           | 925-597-9138                   |
| EMERGENCY PHONE EXT:          | Not reported                   |
| CONSTYPE ABOVE GROUND IND:    | Not reported                   |
| CONSTYPE BELOW GROUND IND:    | Not reported                   |
| CONSTYPE CABLE LINE IND:      | Not reported                   |
| CONSTYPE COMM LINE IND:       | Not reported                   |
| CONSTYPE COMMERTIAL IND:      | Not reported                   |
| CONSTYPE ELECTRICAL LINE IND: | Not reported                   |
| CONSTYPE GAS LINE IND:        | Not reported                   |
| CONSTYPE INDUSTRIAL IND:      | Not reported                   |
| CONSTYPE OTHER DESRIPTION:    | Not reported                   |
| CONSTYPE OTHER IND:           | Not reported                   |
| CONSTYPE RECONS IND:          | Not reported                   |
| CONSTYPE RESIDENTIAL IND:     | Not reported                   |
| CONSTYPE TRANSPORT IND:       | Not reported                   |
| CONSTYPE UTILITY DESCRIPTION: | Not reported                   |
| CONSTYPE UTILITY IND:         | Not reported                   |
| CONSTYPE WATER SEWER IND:     | Not reported                   |
| DIR DISCHARGE USWATER IND:    | N                              |
| RECEIVING WATER NAME:         | Sacramento River               |
| CERTIFIER NAME:               | Brett Demshar                  |
| CERTIFIER TITLE:              | Plant Manager                  |
| CERTIFICATION DATE:           | 15-JUN-15                      |
| PRIMARY SIC:                  | 2891-Adhesives and Sealants    |
| SECONDARY SIC:                | Not reported                   |
| TERTIARY SIC:                 | Not reported                   |
| Npdes Number:                 | CAS000001                      |
| Facility Status:              | Active                         |
| Agency Id:                    | 0                              |
| Region:                       | 2                              |
| Regulatory Measure Id:        | 181945                         |
| Order No:                     | 97-03-DWQ                      |
| Regulatory Measure Type:      | Enrollee                       |
| Place Id:                     | Not reported                   |

Map ID  
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MAP FINDINGS

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**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                                         |                             |
|-----------------------------------------|-----------------------------|
| WDID:                                   | 2 07I016745                 |
| Program Type:                           | Industrial                  |
| Adoption Date Of Regulatory Measure:    | Not reported                |
| Effective Date Of Regulatory Measure:   | 08/29/2001                  |
| Expiration Date Of Regulatory Measure:  | Not reported                |
| Termination Date Of Regulatory Measure: | Not reported                |
| Discharge Name:                         | Henkel Corp Aerospace Group |
| Discharge Address:                      | 2850 Willow Pass Rd         |
| Discharge City:                         | Bay Point                   |
| Discharge State:                        | California                  |
| Discharge Zip:                          | 94565                       |
| RECEIVED DATE:                          | Not reported                |
| PROCESSED DATE:                         | Not reported                |
| STATUS CODE NAME:                       | Not reported                |
| STATUS DATE:                            | Not reported                |
| PLACE SIZE:                             | Not reported                |
| PLACE SIZE UNIT:                        | Not reported                |
| FACILITY CONTACT NAME:                  | Not reported                |
| FACILITY CONTACT TITLE:                 | Not reported                |
| FACILITY CONTACT PHONE:                 | Not reported                |
| FACILITY CONTACT PHONE EXT:             | Not reported                |
| FACILITY CONTACT EMAIL:                 | Not reported                |
| OPERATOR NAME:                          | Not reported                |
| OPERATOR ADDRESS:                       | Not reported                |
| OPERATOR CITY:                          | Not reported                |
| OPERATOR STATE:                         | Not reported                |
| OPERATOR ZIP:                           | Not reported                |
| OPERATOR CONTACT NAME:                  | Not reported                |
| OPERATOR CONTACT TITLE:                 | Not reported                |
| OPERATOR CONTACT PHONE:                 | Not reported                |
| OPERATOR CONTACT PHONE EXT:             | Not reported                |
| OPERATOR CONTACT EMAIL:                 | Not reported                |
| OPERATOR TYPE:                          | Not reported                |
| DEVELOPER NAME:                         | Not reported                |
| DEVELOPER ADDRESS:                      | Not reported                |
| DEVELOPER CITY:                         | Not reported                |
| DEVELOPER STATE:                        | Not reported                |
| DEVELOPER ZIP:                          | Not reported                |
| DEVELOPER CONTACT NAME:                 | Not reported                |
| DEVELOPER CONTACT TITLE:                | Not reported                |
| CONSTYPE LINEAR UTILITY IND:            | Not reported                |
| EMERGENCY PHONE NO:                     | Not reported                |
| EMERGENCY PHONE EXT:                    | Not reported                |
| CONSTYPE ABOVE GROUND IND:              | Not reported                |
| CONSTYPE BELOW GROUND IND:              | Not reported                |
| CONSTYPE CABLE LINE IND:                | Not reported                |
| CONSTYPE COMM LINE IND:                 | Not reported                |
| CONSTYPE COMMERTIAL IND:                | Not reported                |
| CONSTYPE ELECTRICAL LINE IND:           | Not reported                |
| CONSTYPE GAS LINE IND:                  | Not reported                |
| CONSTYPE INDUSTRIAL IND:                | Not reported                |
| CONSTYPE OTHER DESRIPTION:              | Not reported                |
| CONSTYPE OTHER IND:                     | Not reported                |
| CONSTYPE RECONS IND:                    | Not reported                |
| CONSTYPE RESIDENTIAL IND:               | Not reported                |
| CONSTYPE TRANSPORT IND:                 | Not reported                |
| CONSTYPE UTILITY DESCRIPTION:           | Not reported                |

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
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**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

CONSTYPE UTILITY IND: Not reported  
CONSTYPE WATER SEWER IND: Not reported  
DIR DISCHARGE USWATER IND: Not reported  
RECEIVING WATER NAME: Not reported  
CERTIFIER NAME: Not reported  
CERTIFIER TITLE: Not reported  
CERTIFICATION DATE: Not reported  
PRIMARY SIC: Not reported  
SECONDARY SIC: Not reported  
TERTIARY SIC: Not reported

**B16**  
**NE**  
**1/2-1**  
**0.645 mi.**  
**3408 ft.**

**CRITERION CATALYSTS & TECHNOLOGIES LP**  
**2840 WILLOW PASS RD**  
**PITTSBURG, CA 94565**

**Site 2 of 2 in cluster B**

**SEMS-ARCHIVE**  
**CORRACTS**  
**RCRA-TSDF**  
**RCRA-SQG**  
**AST**  
**2020 COR ACTION**  
**HAZNET**

**1000840756**  
**CAD000094243**

**Relative:**  
**Lower**

**Actual:**  
**64 ft.**

SEMS-ARCHIVE:  
Site ID: 900904  
EPA ID: CAD000094243  
Federal Facility: N  
NPL: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**Following information was gathered from the prior CERCLIS update completed in 10/2013:**

Site ID: 0900904  
Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Site Contact Details:**

Contact Sequence ID: 13287416.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13293011.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13298869.00000  
Person ID: 13004003.00000

**CERCLIS-NFRAP Site Alias Name(s):**

Alias Name: PG & E/SHELL CHEM CO POND  
Alias Address: 2850 WILLOW PASS RD  
PITTSBURG, CA 94565

Alias Name: PG & E SHELL CHEMICAL CO POND  
Alias Address: Not reported  
CA

**CERCLIS-NFRAP Assessment History:**

Action: DISCOVERY  
Date Started: / /  
Date Completed: 07/01/80  
Priority Level: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 05/01/85  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: 06/01/84  
Date Completed: 05/01/85  
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

**CORRACTS:**

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19990601  
Action: CA050 - RFA Completed  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 19990601  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20060907  
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human Exposures Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20060907  
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20061210  
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human Exposures Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20061210  
Schedule end date: Not reported

EPA ID: CAD000094243

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20061210  
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20061210  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20030512  
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20030512  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA075HI - CA Prioritization, Facility or area was assigned a high corrective action priority  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA074HI  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA029EP  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA049PA  
NAICS Code(s): 32518

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20090922  
Action: CA550RC  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20090922  
Action: CA550RC  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20090922  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19930723  
Action: CA074ME  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20070724  
Action: CA400 - Date For Remedy Selection (CM Imposed)  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20070724  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20070724  
Action: CA400 - Date For Remedy Selection (CM Imposed)  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

**RCRA-TSDF:**

Date form received by agency: 02/02/2016

Facility name: CRITERION CATALYSTS & TECHNOLOGIES LP

Map ID  
Direction  
Distance  
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Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Facility address: 2840 WILLOW PASS RD  
PITTSBURG, CA 94565  
EPA ID: CAD000094243  
Mailing address: PO BOX 5159  
BAY POINT, CA 94565  
Contact: JEFF LUENGO  
Contact address: WILLOW PASS RD  
BAY POINT, CA 94565  
Contact country: US  
Contact telephone: 925-458-7214  
Contact email: JEFFREY.LUENGO@CRI-CRITERION.COM  
EPA Region: 09  
Land type: Private  
Classification: TSD  
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

**Owner/Operator Summary:**

Owner/operator name: SHELL OIL COMPANY  
Owner/operator address: LOUISIANA ST ONE SHELL PLAZA  
HOUSTON, TX 77002  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 07/11/2000  
Owner/Op end date: Not reported

Owner/operator name: CRITERION CATALYSTS & TECHNOLOGIES  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 07/11/2000  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No



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**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 213  
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 331  
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 725  
. Waste name: Liquids with mercury > 20 mg/l

. Waste code: D001  
. Waste name: IGNITABLE WASTE

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

. Waste code: D018  
. Waste name: BENZENE

**Historical Generators:**

Date form received by agency: 03/02/2015  
Site name: CRITERION CATALYSTS & TECHNOLOGIES LP PITTSBURG  
Classification: Large Quantity Generator

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 725  
. Waste name: Liquids with mercury > 20 mg/l

. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/29/2012  
Site name: CRITERION CATALYSTS & TECHNOLOGIES LP PITTSBURG  
Classification: Large Quantity Generator

. Waste code: 122  
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 223  
. Waste name: Unspecified oil-containing waste

. Waste code: 725

Map ID  
Direction  
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MAP FINDINGS

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EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste name: Liquids with mercury > 20 mg/l

. Waste code: 792

. Waste name: Liquids with pH < 2 with metals

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D008

. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

Date form received by agency: 05/11/2010

Site name: CRITERION CATALYSTS & TECHNOLOGIES, LP

Classification: Large Quantity Generator

. Waste code: 181

. Waste name: Other inorganic solid waste

. Waste code: 331

. Waste name: Off-specification, aged, or surplus organics

. Waste code: 551

. Waste name: Laboratory waste chemicals

. Waste code: 725

. Waste name: Liquids with mercury > 20 mg/l

. Waste code: 792

. Waste name: Liquids with pH < 2 with metals

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D008

. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011

. Waste name: SILVER

Date form received by agency: 02/21/2008

Site name: CRITERION CATALYSTS & TECHNOLOGIES, LP

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

Map ID  
Direction  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D008  
. Waste name: LEAD

. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/27/2006

Site name: CRITERION CATALYSTS & TECHNOLOGIES, L.P.

Classification: Large Quantity Generator

. Waste code: 132  
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 134  
. Waste name: Aqueous solution with <10% total organic residues

. Waste code: 141  
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 151  
. Waste name: Asbestos-containing waste

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 221  
. Waste name: Waste oil and mixed oil

. Waste code: 223  
. Waste name: Unspecified oil-containing waste

. Waste code: 512  
. Waste name: Other empty containers 30 gallons or more

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/16/2004

Site name: CRITERION CATALYSTS & TECHNOLOGIES LP

Classification: Large Quantity Generator

. Waste code: D002  
. Waste name: CORROSIVE WASTE

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE

Date form received by agency: 02/14/2002

Site name: CRITERION CATALYSTS & TECHNOLOGIES

Classification: Large Quantity Generator

. Waste code: 132  
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 134  
. Waste name: Aqueous solution with <10% total organic residues

. Waste code: 135  
. Waste name: Unspecified aqueous solution

. Waste code: 141  
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 213  
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 223  
. Waste name: Unspecified oil-containing waste

. Waste code: 352  
. Waste name: Other organic solids

. Waste code: 512  
. Waste name: Other empty containers 30 gallons or more

. Waste code: 551  
. Waste name: Laboratory waste chemicals

. Waste code: D001  
. Waste name: IGNITABLE WASTE

. Waste code: D002  
. Waste name: CORROSIVE WASTE

. Waste code: D004  
. Waste name: ARSENIC

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE

. Waste code: P120

Map ID  
Direction  
Distance  
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Database(s)

EDR ID Number  
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**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

Date form received by agency: 10/12/2000

Site name: CRITERION CATALYST CO. L.P (PITTSBURG)

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Site name: CRITERION CATALYST CO L.P.

Classification: Large Quantity Generator

Date form received by agency: 09/01/1996

Site name: CRITERION CATALYST CO L P

Classification: Large Quantity Generator

Date form received by agency: 03/29/1996

Site name: CRITERION CATALYST CO. L.P.

Classification: Large Quantity Generator

Date form received by agency: 02/11/1994

Site name: CRITERION CATALYST CO L P

Classification: Large Quantity Generator

Date form received by agency: 01/29/1992

Site name: CRITERION CATALYST COMPANY L.P.

Classification: Large Quantity Generator

Date form received by agency: 04/06/1990

Site name: SHELL CHEM CO CRITERION CATALYST CO. LP

Classification: Large Quantity Generator

**Biennial Reports:**

Last Biennial Reporting Year: 2017

**Annual Waste Handled:**

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 509

Waste code: D007

Waste name: CHROMIUM

Amount (Lbs): 40

Waste code: D009

Waste name: MERCURY

Amount (Lbs): 85

Waste code: D018

Waste name: BENZENE

Amount (Lbs): 34

Map ID  
Direction  
Distance  
Elevation

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Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Corrective Action Summary:

|             |                                                                           |
|-------------|---------------------------------------------------------------------------|
| Event date: | 10/17/1990                                                                |
| Event:      | LEAD AGENCY DETERMINATION                                                 |
| Event date: | 10/17/1990                                                                |
| Event:      | PA OR CERCLA INSPECTION                                                   |
| Event date: | 10/17/1990                                                                |
| Event:      | NCAPS RANKING/PRIORITY                                                    |
| Event date: | 10/17/1990                                                                |
| Event:      | CA PRIORITIZATION-HIGH CA PRIORITY                                        |
| Event date: | 07/23/1993                                                                |
| Event:      | NCAPS RANKING/PRIORITY                                                    |
| Event date: | 06/01/1999                                                                |
| Event:      | RFA COMPLETED                                                             |
| Event date: | 05/12/2003                                                                |
| Event:      | DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY |
| Event date: | 09/07/2006                                                                |
| Event:      | RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE    |
| Event date: | 09/07/2006                                                                |
| Event:      | HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE  |
| Event date: | 12/10/2006                                                                |
| Event:      | RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE    |
| Event date: | 12/10/2006                                                                |
| Event:      | HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE  |
| Event date: | 07/24/2007                                                                |
| Event:      | REMEDY DECISION                                                           |
| Event date: | 07/24/2007                                                                |
| Event:      | REMEDY DECISION                                                           |
| Event date: | 09/22/2009                                                                |
| Event:      | REMEDY CONSTRUCTION-REMEDY CONSTRUCTED                                    |
| Event date: | 09/22/2009                                                                |
| Event:      | REMEDY CONSTRUCTION-REMEDY CONSTRUCTED                                    |

Facility Has Received Notices of Violations:

|                            |                      |
|----------------------------|----------------------|
| Regulation violated:       | Not reported         |
| Area of violation:         | Generators - General |
| Date violation determined: | 05/22/2017           |
| Date achieved compliance:  | 06/29/2017           |
| Violation lead agency:     | State                |
| Enforcement action:        | WRITTEN INFORMAL     |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enforcement action date: 05/22/2017  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/22/2017  
Date achieved compliance: 06/23/2017  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/22/2017  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 11/05/2009  
Date achieved compliance: Not reported  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 11/05/2009  
Date achieved compliance: 04/26/2010  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 06/06/2006  
Date achieved compliance: 06/13/2006  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/06/2006

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 03/29/2005  
Date achieved compliance: 04/07/2005  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: 04/07/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 05/24/1994  
Date achieved compliance: 05/24/1999  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Regulation violated: FR - 268 ALL  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.70-77.E  
Area of violation: TSD - General

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

**Evaluation Action Summary:**

Evaluation date: 06/28/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/22/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 06/29/2017  
Evaluation lead agency: State

Evaluation date: 05/22/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 06/23/2017  
Evaluation lead agency: State

Evaluation date: 11/24/2015  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/05/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/05/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 04/26/2010  
Evaluation lead agency: State

Evaluation date: 07/01/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/06/2006  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

|                           |                                          |
|---------------------------|------------------------------------------|
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 06/13/2006                               |
| Evaluation lead agency:   | Local                                    |
| Evaluation date:          | 07/14/2005                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 03/29/2005                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 04/07/2005                               |
| Evaluation lead agency:   | EPA                                      |
| Evaluation date:          | 04/08/2004                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 05/24/1994                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 05/24/1999                               |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 08/12/1992                               |
| Evaluation:               | FINANCIAL RECORD REVIEW                  |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 03/30/1994                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | LDR - General                            |
| Date achieved compliance: | 08/31/1992                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 08/31/1992                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 05/30/1990                               |
| Evaluation:               | FINANCIAL RECORD REVIEW                  |
| Area of violation:        | TSD - Financial Requirements             |
| Date achieved compliance: | 01/04/1994                               |
| Evaluation lead agency:   | State                                    |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 01/28/1994  
Evaluation lead agency: State

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 01/15/1991  
Evaluation lead agency: State

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 01/15/1991  
Evaluation lead agency: State

Evaluation date: 08/31/1988  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/26/1988  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 05/16/1990  
Evaluation lead agency: State

**AST:**

Certified Unified Program Agencies: Not reported  
Owner: Shell Oil Company  
Total Gallons: Not reported  
CERSID: 10010479  
Facility ID: 07-000-770805  
Business Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Phone: 9254587200  
Fax: 9254587238  
Mailing Address: PO Box 5159  
Mailing Address City: Bay Point  
Mailing Address State: CA  
Mailing Address Zip Code: 94565  
Operator Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Operator Phone: 9254587214  
Owner Phone: 9254587214  
Owner Mail Address: 910 Louisiana St/One Shell Plaza  
Owner State: TX  
Owner Zip Code: 77002  
Owner Country: United States  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: CAD000094243

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Certified Unified Program Agencies: Contra Costa  
Owner: Not reported  
Total Gallons: 1,320  
CERSID: Not reported  
Facility ID: Not reported  
Business Name: Not reported  
Phone: Not reported  
Fax: Not reported  
Mailing Address: Not reported  
Mailing Address City: Not reported  
Mailing Address State: Not reported  
Mailing Address Zip Code: Not reported  
Operator Name: Not reported  
Operator Phone: Not reported  
Owner Phone: Not reported  
Owner Mail Address: Not reported  
Owner State: Not reported  
Owner Zip Code: Not reported  
Owner Country: Not reported  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: Not reported

**2020 COR ACTION:**

EPA ID: CAD000094243  
Region: 9  
Action: Not reported

**HAZNET:**

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: CAT000646117  
TSD County: Kings  
Waste Category: Aqueous solution with total organic residues less than 10 percent  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 14.2175  
Cat Decode: Aqueous solution with total organic residues less than 10 percent  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa  
  
envid: 1000840756  
Year: 2016

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Polychlorinated biphenyls and material containing PCBs  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 0.045  
Cat Decode: Polychlorinated biphenyls and material containing PCBs  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Off-specification, aged or surplus inorganics  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 829.285  
Cat Decode: Off-specification, aged or surplus inorganics  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 8.56  
Cat Decode: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect  
Tons: 68.0455  
Cat Decode: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect  
Facility County: Contra Costa

[Click this hyperlink](#) while viewing on your computer to access  
805 additional CA\_HAZNET: record(s) in the EDR Site Report.

**C17  
NE  
1/2-1  
0.806 mi.  
4256 ft.**

**CRITERION CATALYST  
2840 WILLOW PASS  
BAY POINT, CA 94565  
Site 1 of 2 in cluster C**

**ENVIROSTOR S105673338  
AST N/A  
CHMIRS  
ENF  
NPDES**

**CONTRA COSTA CO. SITE LIST**

**Relative:  
Lower**

**Actual:  
37 ft.**

ENVIROSTOR:  
Facility ID: 7280025  
Status: Refer: RCRA  
Status Date: 05/12/2003  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: DTSC  
Lead Agency: DTSC  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 38.02974  
Longitude: -121.9450  
APN: 098240052  
Past Use: NONE SPECIFIED  
Potential COC: \* ORGANIC LIQUIDS WITH METALS

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**AST:**

Certified Unified Program Agencies: Not reported  
Owner: Shell Oil Company  
Total Gallons: Not reported  
CERSID: 10010479  
Facility ID: 07-000-770805  
Business Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Phone: 9254587200  
Fax: 9254587238  
Mailing Address: PO Box 5159  
Mailing Address City: Bay Point  
Mailing Address State: CA  
Mailing Address Zip Code: 94565  
Operator Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Operator Phone: 9254587214  
Owner Phone: 9254587214  
Owner Mail Address: 910 Louisiana St/One Shell Plaza  
Owner State: TX  
Owner Zip Code: 77002  
Owner Country: United States  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: CAD000094243

Certified Unified Program Agencies: Contra Costa  
Owner: Not reported  
Total Gallons: 1,320  
CERSID: Not reported  
Facility ID: Not reported  
Business Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                 |              |
|---------------------------------|--------------|
| Phone:                          | Not reported |
| Fax:                            | Not reported |
| Mailing Address:                | Not reported |
| Mailing Address City:           | Not reported |
| Mailing Address State:          | Not reported |
| Mailing Address Zip Code:       | Not reported |
| Operator Name:                  | Not reported |
| Operator Phone:                 | Not reported |
| Owner Phone:                    | Not reported |
| Owner Mail Address:             | Not reported |
| Owner State:                    | Not reported |
| Owner Zip Code:                 | Not reported |
| Owner Country:                  | Not reported |
| Property Owner Name:            | Not reported |
| Property Owner Phone:           | Not reported |
| Property Owner Mailing Address: | Not reported |
| Property Owner City:            | Not reported |
| Property Owner Stat :           | Not reported |
| Property Owner Zip Code:        | Not reported |
| Property Owner Country:         | Not reported |
| EPAID:                          | Not reported |

**CHMIRS:**

|                                             |                     |
|---------------------------------------------|---------------------|
| OES Incident Number:                        | 1-4022              |
| OES notification:                           | 07/12/2001          |
| OES Date:                                   | Not reported        |
| OES Time:                                   | Not reported        |
| <b>Date Completed:</b>                      | <b>Not reported</b> |
| Property Use:                               | Not reported        |
| Agency Id Number:                           | Not reported        |
| Agency Incident Number:                     | Not reported        |
| Time Notified:                              | Not reported        |
| Time Completed:                             | Not reported        |
| Surrounding Area:                           | Not reported        |
| Estimated Temperature:                      | Not reported        |
| Property Management:                        | Not reported        |
| More Than Two Substances Involved?:         | Not reported        |
| Resp Agncy Personel # Of Decontaminated:    | Not reported        |
| Responding Agency Personel # Of Injuries:   | Not reported        |
| Responding Agency Personel # Of Fatalities: | Not reported        |
| Others Number Of Decontaminated:            | Not reported        |
| Others Number Of Injuries:                  | Not reported        |
| Others Number Of Fatalities:                | Not reported        |
| Vehicle Make/year:                          | Not reported        |
| Vehicle License Number:                     | Not reported        |
| Vehicle State:                              | Not reported        |
| Vehicle Id Number:                          | Not reported        |
| CA DOT PUC/ICC Number:                      | Not reported        |
| Company Name:                               | Not reported        |
| Reporting Officer Name/ID:                  | Not reported        |
| Report Date:                                | Not reported        |
| Facility Telephone:                         | Not reported        |
| Waterway Involved:                          | No                  |
| Waterway:                                   | Not reported        |
| Spill Site:                                 | Not reported        |
| Cleanup By:                                 | Responsible Party   |
| Containment:                                | Not reported        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                        |                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What Happened:         | Not reported                                                                                                                                                              |
| Type:                  | Not reported                                                                                                                                                              |
| Measure:               | Not reported                                                                                                                                                              |
| Other:                 | Not reported                                                                                                                                                              |
| Date/Time:             | Not reported                                                                                                                                                              |
| Year:                  | 2001                                                                                                                                                                      |
| Agency:                | Criterion Catalysts & Technology                                                                                                                                          |
| Incident Date:         | 7/12/200112:00:00 AM                                                                                                                                                      |
| Admin Agency:          | Contra Costa County Health Services Dept.                                                                                                                                 |
| Amount:                | Not reported                                                                                                                                                              |
| Contained:             | Yes                                                                                                                                                                       |
| Site Type:             | Industrial Plant                                                                                                                                                          |
| E Date:                | Not reported                                                                                                                                                              |
| Substance:             | NOX                                                                                                                                                                       |
| Pounds:                | 1436                                                                                                                                                                      |
| Unknown:               | 0.000000                                                                                                                                                                  |
| Substance #2:          | Not reported                                                                                                                                                              |
| Substance #3:          | Not reported                                                                                                                                                              |
| Evacuations:           | 0                                                                                                                                                                         |
| Number of Injuries:    | 0                                                                                                                                                                         |
| Number of Fatalities:  | 0                                                                                                                                                                         |
| #1 Pipeline:           | Not reported                                                                                                                                                              |
| #2 Pipeline:           | Not reported                                                                                                                                                              |
| #3 Pipeline:           | Not reported                                                                                                                                                              |
| #1 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| #2 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| #3 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| Evacs:                 | Not reported                                                                                                                                                              |
| Injuries:              | Not reported                                                                                                                                                              |
| Fatals:                | Not reported                                                                                                                                                              |
| Comments:              | Not reported                                                                                                                                                              |
| Description:           | Released out of the exhaust stacks, this is the normal exhaust emission. This is a continuous emission. The plant is a catalyst manufacturer, a form of a chemical plant. |

**ENF:**

|                  |                                     |
|------------------|-------------------------------------|
| Region:          | 2                                   |
| Facility Id:     | 216151                              |
| Agency Name:     | Criterion Catalysts                 |
| Place Type:      | Manufacturing                       |
| Place Subtype:   | Manufacturing NEC                   |
| Facility Type:   | Industrial                          |
| Agency Type:     | Privately-Owned Business            |
| # Of Agencies:   | 1                                   |
| Place Latitude:  | Not reported                        |
| Place Longitude: | Not reported                        |
| SIC Code 1:      | 2819                                |
| SIC Desc 1:      | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:      | Not reported                        |
| SIC Desc 2:      | Not reported                        |
| SIC Code 3:      | Not reported                        |
| SIC Desc 3:      | Not reported                        |
| NAICS Code 1:    | Not reported                        |
| NAICS Desc 1:    | Not reported                        |
| NAICS Code 2:    | Not reported                        |
| NAICS Desc 2:    | Not reported                        |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                                                                                        |
|----------------------------------|----------------------------------------------------------------------------------------|
| NAICS Code 3:                    | Not reported                                                                           |
| NAICS Desc 3:                    | Not reported                                                                           |
| # Of Places:                     | 1                                                                                      |
| Source Of Facility:              | Reg Meas                                                                               |
| Design Flow:                     | Not reported                                                                           |
| Threat To Water Quality:         | Not reported                                                                           |
| Complexity:                      | Not reported                                                                           |
| Pretreatment:                    | Not reported                                                                           |
| Facility Waste Type:             | Not reported                                                                           |
| Facility Waste Type 2:           | Not reported                                                                           |
| Facility Waste Type 3:           | Not reported                                                                           |
| Facility Waste Type 4:           | Not reported                                                                           |
| Program:                         | UNREGS                                                                                 |
| Program Category1:               | UNREGS                                                                                 |
| Program Category2:               | UNREGS                                                                                 |
| # Of Programs:                   | 1                                                                                      |
| WDID:                            | 2 071041001                                                                            |
| Reg Measure Id:                  | 167852                                                                                 |
| Reg Measure Type:                | Unregulated                                                                            |
| Region:                          | 2                                                                                      |
| Order #:                         | Not reported                                                                           |
| Npdes# CA#:                      | Not reported                                                                           |
| Major-Minor:                     | Not reported                                                                           |
| Npdes Type:                      | Not reported                                                                           |
| Reclamation:                     | Not reported                                                                           |
| Dredge Fill Fee:                 | Not reported                                                                           |
| 301H:                            | Not reported                                                                           |
| Application Fee Amt Received:    | Not reported                                                                           |
| Status:                          | Never Active                                                                           |
| Status Date:                     | 02/21/2013                                                                             |
| Effective Date:                  | Not reported                                                                           |
| Expiration/Review Date:          | Not reported                                                                           |
| Termination Date:                | Not reported                                                                           |
| WDR Review - Amend:              | Not reported                                                                           |
| WDR Review - Revise/Renew:       | Not reported                                                                           |
| WDR Review - Rescind:            | Not reported                                                                           |
| WDR Review - No Action Required: | Not reported                                                                           |
| WDR Review - Pending:            | Not reported                                                                           |
| WDR Review - Planned:            | Not reported                                                                           |
| Status Enrollee:                 | N                                                                                      |
| Individual/General:              | I                                                                                      |
| Fee Code:                        | Not reported                                                                           |
| Direction/Voice:                 | Passive                                                                                |
| Enforcement Id(EID):             | 245965                                                                                 |
| Region:                          | 2                                                                                      |
| Order / Resolution Number:       | UNKNOWN                                                                                |
| Enforcement Action Type:         | Oral Communication                                                                     |
| Effective Date:                  | 10/25/2002                                                                             |
| Adoption/Issuance Date:          | Not reported                                                                           |
| Achieve Date:                    | Not reported                                                                           |
| Termination Date:                | Not reported                                                                           |
| ACL Issuance Date:               | Not reported                                                                           |
| EPL Issuance Date:               | Not reported                                                                           |
| Status:                          | Historical                                                                             |
| Title:                           | Enforcement - 2 071041001                                                              |
| Description:                     | Results of dg wells require cleanup. This communicated via telephone to Frank Fossati. |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

CRITERION CATALYST (Continued)

S105673338

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Program:                          | UNREGS                              |
| Latest Milestone Completion Date: | Not reported                        |
| # Of Programs1:                   | 1                                   |
| Total Assessment Amount:          | 0                                   |
| Initial Assessed Amount:          | 0                                   |
| Liability \$ Amount:              | 0                                   |
| Project \$ Amount:                | 0                                   |
| Liability \$ Paid:                | 0                                   |
| Project \$ Completed:             | 0                                   |
| Total \$ Paid/Completed Amount:   | 0                                   |
| Region:                           | 2                                   |
| Facility Id:                      | 216151                              |
| Agency Name:                      | Criterion Catalysts                 |
| Place Type:                       | Manufacturing                       |
| Place Subtype:                    | Manufacturing NEC                   |
| Facility Type:                    | Industrial                          |
| Agency Type:                      | Privately-Owned Business            |
| # Of Agencies:                    | 1                                   |
| Place Latitude:                   | Not reported                        |
| Place Longitude:                  | Not reported                        |
| SIC Code 1:                       | 2819                                |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                       | Not reported                        |
| SIC Desc 2:                       | Not reported                        |
| SIC Code 3:                       | Not reported                        |
| SIC Desc 3:                       | Not reported                        |
| NAICS Code 1:                     | Not reported                        |
| NAICS Desc 1:                     | Not reported                        |
| NAICS Code 2:                     | Not reported                        |
| NAICS Desc 2:                     | Not reported                        |
| NAICS Code 3:                     | Not reported                        |
| NAICS Desc 3:                     | Not reported                        |
| # Of Places:                      | 1                                   |
| Source Of Facility:               | Reg Meas                            |
| Design Flow:                      | Not reported                        |
| Threat To Water Quality:          | Not reported                        |
| Complexity:                       | Not reported                        |
| Pretreatment:                     | Not reported                        |
| Facility Waste Type:              | Not reported                        |
| Facility Waste Type 2:            | Not reported                        |
| Facility Waste Type 3:            | Not reported                        |
| Facility Waste Type 4:            | Not reported                        |
| Program:                          | UNREGS                              |
| Program Category1:                | UNREGS                              |
| Program Category2:                | UNREGS                              |
| # Of Programs:                    | 1                                   |
| WDID:                             | 2 071041001                         |
| Reg Measure Id:                   | 167852                              |
| Reg Measure Type:                 | Unregulated                         |
| Region:                           | 2                                   |
| Order #:                          | Not reported                        |
| Npdes# CA#:                       | Not reported                        |
| Major-Minor:                      | Not reported                        |
| Npdes Type:                       | Not reported                        |
| Reclamation:                      | Not reported                        |
| Dredge Fill Fee:                  | Not reported                        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| 301H:                             | Not reported                        |
| Application Fee Amt Received:     | Not reported                        |
| Status:                           | Never Active                        |
| Status Date:                      | 02/21/2013                          |
| Effective Date:                   | Not reported                        |
| Expiration/Review Date:           | Not reported                        |
| Termination Date:                 | Not reported                        |
| WDR Review - Amend:               | Not reported                        |
| WDR Review - Revise/Renew:        | Not reported                        |
| WDR Review - Rescind:             | Not reported                        |
| WDR Review - No Action Required:  | Not reported                        |
| WDR Review - Pending:             | Not reported                        |
| WDR Review - Planned:             | Not reported                        |
| Status Enrollee:                  | N                                   |
| Individual/General:               | I                                   |
| Fee Code:                         | Not reported                        |
| Direction/Voice:                  | Passive                             |
| Enforcement Id(EID):              | 245149                              |
| Region:                           | 2                                   |
| Order / Resolution Number:        | UNKNOWN                             |
| Enforcement Action Type:          | Staff Enforcement Letter            |
| Effective Date:                   | 02/11/2003                          |
| Adoption/Issuance Date:           | Not reported                        |
| Achieve Date:                     | Not reported                        |
| Termination Date:                 | Not reported                        |
| ACL Issuance Date:                | Not reported                        |
| EPL Issuance Date:                | Not reported                        |
| Status:                           | Historical                          |
| Title:                            | Enforcement - 2 071041001           |
| Description:                      | Emailed comment letter on workplan. |
| Program:                          | UNREGS                              |
| Latest Milestone Completion Date: | Not reported                        |
| # Of Programs1:                   | 1                                   |
| Total Assessment Amount:          | 0                                   |
| Initial Assessed Amount:          | 0                                   |
| Liability \$ Amount:              | 0                                   |
| Project \$ Amount:                | 0                                   |
| Liability \$ Paid:                | 0                                   |
| Project \$ Completed:             | 0                                   |
| Total \$ Paid/Completed Amount:   | 0                                   |
| Region:                           | 2                                   |
| Facility Id:                      | 216151                              |
| Agency Name:                      | Criterion Catalysts                 |
| Place Type:                       | Manufacturing                       |
| Place Subtype:                    | Manufacturing NEC                   |
| Facility Type:                    | Industrial                          |
| Agency Type:                      | Privately-Owned Business            |
| # Of Agencies:                    | 1                                   |
| Place Latitude:                   | Not reported                        |
| Place Longitude:                  | Not reported                        |
| SIC Code 1:                       | 2819                                |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                       | Not reported                        |
| SIC Desc 2:                       | Not reported                        |
| SIC Code 3:                       | Not reported                        |
| SIC Desc 3:                       | Not reported                        |

Map ID  
Direction  
Distance  
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MAP FINDINGS

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**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                     |
|----------------------------------|---------------------|
| NAICS Code 1:                    | Not reported        |
| NAICS Desc 1:                    | Not reported        |
| NAICS Code 2:                    | Not reported        |
| NAICS Desc 2:                    | Not reported        |
| NAICS Code 3:                    | Not reported        |
| NAICS Desc 3:                    | Not reported        |
| # Of Places:                     | 1                   |
| Source Of Facility:              | Reg Meas            |
| Design Flow:                     | Not reported        |
| Threat To Water Quality:         | Not reported        |
| Complexity:                      | Not reported        |
| Pretreatment:                    | Not reported        |
| Facility Waste Type:             | Not reported        |
| Facility Waste Type 2:           | Not reported        |
| Facility Waste Type 3:           | Not reported        |
| Facility Waste Type 4:           | Not reported        |
| Program:                         | UNREGS              |
| Program Category1:               | UNREGS              |
| Program Category2:               | UNREGS              |
| # Of Programs:                   | 1                   |
| WDID:                            | 2 071041001         |
| Reg Measure Id:                  | 167852              |
| Reg Measure Type:                | Unregulated         |
| Region:                          | 2                   |
| Order #:                         | Not reported        |
| Npdes# CA#:                      | Not reported        |
| Major-Minor:                     | Not reported        |
| Npdes Type:                      | Not reported        |
| Reclamation:                     | Not reported        |
| Dredge Fill Fee:                 | Not reported        |
| 301H:                            | Not reported        |
| Application Fee Amt Received:    | Not reported        |
| Status:                          | Never Active        |
| Status Date:                     | 02/21/2013          |
| Effective Date:                  | Not reported        |
| Expiration/Review Date:          | Not reported        |
| Termination Date:                | Not reported        |
| WDR Review - Amend:              | Not reported        |
| WDR Review - Revise/Renew:       | Not reported        |
| WDR Review - Rescind:            | Not reported        |
| WDR Review - No Action Required: | Not reported        |
| WDR Review - Pending:            | Not reported        |
| WDR Review - Planned:            | Not reported        |
| Status Enrollee:                 | N                   |
| Individual/General:              | I                   |
| Fee Code:                        | Not reported        |
| Direction/Voice:                 | Passive             |
| Enforcement Id(EID):             | 239042              |
| Region:                          | 2                   |
| Order / Resolution Number:       | UNKNOWN             |
| Enforcement Action Type:         | Notice of Violation |
| Effective Date:                  | 01/04/2001          |
| Adoption/Issuance Date:          | Not reported        |
| Achieve Date:                    | Not reported        |
| Termination Date:                | Not reported        |
| ACL Issuance Date:               | Not reported        |
| EPL Issuance Date:               | Not reported        |

Map ID  
Direction  
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MAP FINDINGS

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**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------|
| Status:                           | Historical                                                                            |
| Title:                            | Enforcement - 2 071041001                                                             |
| Description:                      | NOV letter due to failure to submit technical report documenting dg extent of benzene |
| Program:                          | UNREGS                                                                                |
| Latest Milestone Completion Date: | Not reported                                                                          |
| # Of Programs1:                   | 1                                                                                     |
| Total Assessment Amount:          | 0                                                                                     |
| Initial Assessed Amount:          | 0                                                                                     |
| Liability \$ Amount:              | 0                                                                                     |
| Project \$ Amount:                | 0                                                                                     |
| Liability \$ Paid:                | 0                                                                                     |
| Project \$ Completed:             | 0                                                                                     |
| Total \$ Paid/Completed Amount:   | 0                                                                                     |
| Region:                           | 2                                                                                     |
| Facility Id:                      | 216151                                                                                |
| Agency Name:                      | Criterion Catalysts                                                                   |
| Place Type:                       | Manufacturing                                                                         |
| Place Subtype:                    | Manufacturing NEC                                                                     |
| Facility Type:                    | Industrial                                                                            |
| Agency Type:                      | Privately-Owned Business                                                              |
| # Of Agencies:                    | 1                                                                                     |
| Place Latitude:                   | Not reported                                                                          |
| Place Longitude:                  | Not reported                                                                          |
| SIC Code 1:                       | 2819                                                                                  |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC                                                   |
| SIC Code 2:                       | Not reported                                                                          |
| SIC Desc 2:                       | Not reported                                                                          |
| SIC Code 3:                       | Not reported                                                                          |
| SIC Desc 3:                       | Not reported                                                                          |
| NAICS Code 1:                     | Not reported                                                                          |
| NAICS Desc 1:                     | Not reported                                                                          |
| NAICS Code 2:                     | Not reported                                                                          |
| NAICS Desc 2:                     | Not reported                                                                          |
| NAICS Code 3:                     | Not reported                                                                          |
| NAICS Desc 3:                     | Not reported                                                                          |
| # Of Places:                      | 1                                                                                     |
| Source Of Facility:               | Reg Meas                                                                              |
| Design Flow:                      | Not reported                                                                          |
| Threat To Water Quality:          | Not reported                                                                          |
| Complexity:                       | Not reported                                                                          |
| Pretreatment:                     | Not reported                                                                          |
| Facility Waste Type:              | Not reported                                                                          |
| Facility Waste Type 2:            | Not reported                                                                          |
| Facility Waste Type 3:            | Not reported                                                                          |
| Facility Waste Type 4:            | Not reported                                                                          |
| Program:                          | UNREGS                                                                                |
| Program Category1:                | UNREGS                                                                                |
| Program Category2:                | UNREGS                                                                                |
| # Of Programs:                    | 1                                                                                     |
| WDID:                             | 2 071041001                                                                           |
| Reg Measure Id:                   | 167852                                                                                |
| Reg Measure Type:                 | Unregulated                                                                           |
| Region:                           | 2                                                                                     |
| Order #:                          | Not reported                                                                          |
| Npdes# CA#:                       | Not reported                                                                          |

Map ID  
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**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                |
|-----------------------------------|----------------------------------------------------------------|
| Major-Minor:                      | Not reported                                                   |
| Npdes Type:                       | Not reported                                                   |
| Reclamation:                      | Not reported                                                   |
| Dredge Fill Fee:                  | Not reported                                                   |
| 301H:                             | Not reported                                                   |
| Application Fee Amt Received:     | Not reported                                                   |
| Status:                           | Never Active                                                   |
| Status Date:                      | 02/21/2013                                                     |
| Effective Date:                   | Not reported                                                   |
| Expiration/Review Date:           | Not reported                                                   |
| Termination Date:                 | Not reported                                                   |
| WDR Review - Amend:               | Not reported                                                   |
| WDR Review - Revise/Renew:        | Not reported                                                   |
| WDR Review - Rescind:             | Not reported                                                   |
| WDR Review - No Action Required:  | Not reported                                                   |
| WDR Review - Pending:             | Not reported                                                   |
| WDR Review - Planned:             | Not reported                                                   |
| Status Enrollee:                  | N                                                              |
| Individual/General:               | I                                                              |
| Fee Code:                         | Not reported                                                   |
| Direction/Voice:                  | Passive                                                        |
| Enforcement Id(EID):              | 238491                                                         |
| Region:                           | 2                                                              |
| Order / Resolution Number:        | UNKNOWN                                                        |
| Enforcement Action Type:          | Oral Communication                                             |
| Effective Date:                   | 09/14/2001                                                     |
| Adoption/Issuance Date:           | Not reported                                                   |
| Achieve Date:                     | Not reported                                                   |
| Termination Date:                 | 09/14/2001                                                     |
| ACL Issuance Date:                | Not reported                                                   |
| EPL Issuance Date:                | Not reported                                                   |
| Status:                           | Historical                                                     |
| Title:                            | Enforcement - 2 071041001                                      |
| Description:                      | Notified Shell that they had missed deadlines in 13267 letter. |
| Program:                          | UNREGS                                                         |
| Latest Milestone Completion Date: | Not reported                                                   |
| # Of Programs1:                   | 1                                                              |
| Total Assessment Amount:          | 0                                                              |
| Initial Assessed Amount:          | 0                                                              |
| Liability \$ Amount:              | 0                                                              |
| Project \$ Amount:                | 0                                                              |
| Liability \$ Paid:                | 0                                                              |
| Project \$ Completed:             | 0                                                              |
| Total \$ Paid/Completed Amount:   | 0                                                              |
| Region:                           | 2                                                              |
| Facility Id:                      | 216151                                                         |
| Agency Name:                      | Criterion Catalysts                                            |
| Place Type:                       | Manufacturing                                                  |
| Place Subtype:                    | Manufacturing NEC                                              |
| Facility Type:                    | Industrial                                                     |
| Agency Type:                      | Privately-Owned Business                                       |
| # Of Agencies:                    | 1                                                              |
| Place Latitude:                   | Not reported                                                   |
| Place Longitude:                  | Not reported                                                   |
| SIC Code 1:                       | 2819                                                           |

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**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| SIC Desc 1:                      | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                      | Not reported                        |
| SIC Desc 2:                      | Not reported                        |
| SIC Code 3:                      | Not reported                        |
| SIC Desc 3:                      | Not reported                        |
| NAICS Code 1:                    | Not reported                        |
| NAICS Desc 1:                    | Not reported                        |
| NAICS Code 2:                    | Not reported                        |
| NAICS Desc 2:                    | Not reported                        |
| NAICS Code 3:                    | Not reported                        |
| NAICS Desc 3:                    | Not reported                        |
| # Of Places:                     | 1                                   |
| Source Of Facility:              | Reg Meas                            |
| Design Flow:                     | Not reported                        |
| Threat To Water Quality:         | Not reported                        |
| Complexity:                      | Not reported                        |
| Pretreatment:                    | Not reported                        |
| Facility Waste Type:             | Not reported                        |
| Facility Waste Type 2:           | Not reported                        |
| Facility Waste Type 3:           | Not reported                        |
| Facility Waste Type 4:           | Not reported                        |
| Program:                         | UNREGS                              |
| Program Category1:               | UNREGS                              |
| Program Category2:               | UNREGS                              |
| # Of Programs:                   | 1                                   |
| WDID:                            | 2 071041001                         |
| Reg Measure Id:                  | 167852                              |
| Reg Measure Type:                | Unregulated                         |
| Region:                          | 2                                   |
| Order #:                         | Not reported                        |
| Npdes# CA#:                      | Not reported                        |
| Major-Minor:                     | Not reported                        |
| Npdes Type:                      | Not reported                        |
| Reclamation:                     | Not reported                        |
| Dredge Fill Fee:                 | Not reported                        |
| 301H:                            | Not reported                        |
| Application Fee Amt Received:    | Not reported                        |
| Status:                          | Never Active                        |
| Status Date:                     | 02/21/2013                          |
| Effective Date:                  | Not reported                        |
| Expiration/Review Date:          | Not reported                        |
| Termination Date:                | Not reported                        |
| WDR Review - Amend:              | Not reported                        |
| WDR Review - Revise/Renew:       | Not reported                        |
| WDR Review - Rescind:            | Not reported                        |
| WDR Review - No Action Required: | Not reported                        |
| WDR Review - Pending:            | Not reported                        |
| WDR Review - Planned:            | Not reported                        |
| Status Enrollee:                 | N                                   |
| Individual/General:              | I                                   |
| Fee Code:                        | Not reported                        |
| Direction/Voice:                 | Passive                             |
| Enforcement Id(EID):             | 238490                              |
| Region:                          | 2                                   |
| Order / Resolution Number:       | UNKNOWN                             |
| Enforcement Action Type:         | Oral Communication                  |
| Effective Date:                  | 07/23/2001                          |

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**CRITERION CATALYST (Continued)**

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|                                   |                                                                                                            |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|
| Adoption/Issuance Date:           | Not reported                                                                                               |
| Achieve Date:                     | Not reported                                                                                               |
| Termination Date:                 | 07/23/2001                                                                                                 |
| ACL Issuance Date:                | Not reported                                                                                               |
| EPL Issuance Date:                | Not reported                                                                                               |
| Status:                           | Historical                                                                                                 |
| Title:                            | Enforcement - 2 071041001                                                                                  |
| Description:                      | Notified Shell, during inspection, that extent of benzene plume and types of hydrocarbons must be defined. |
| Program:                          | UNREGS                                                                                                     |
| Latest Milestone Completion Date: | Not reported                                                                                               |
| # Of Programs1:                   | 1                                                                                                          |
| Total Assessment Amount:          | 0                                                                                                          |
| Initial Assessed Amount:          | 0                                                                                                          |
| Liability \$ Amount:              | 0                                                                                                          |
| Project \$ Amount:                | 0                                                                                                          |
| Liability \$ Paid:                | 0                                                                                                          |
| Project \$ Completed:             | 0                                                                                                          |
| Total \$ Paid/Completed Amount:   | 0                                                                                                          |
| Region:                           | 2                                                                                                          |
| Facility Id:                      | 216151                                                                                                     |
| Agency Name:                      | Criterion Catalysts                                                                                        |
| Place Type:                       | Manufacturing                                                                                              |
| Place Subtype:                    | Manufacturing NEC                                                                                          |
| Facility Type:                    | Industrial                                                                                                 |
| Agency Type:                      | Privately-Owned Business                                                                                   |
| # Of Agencies:                    | 1                                                                                                          |
| Place Latitude:                   | Not reported                                                                                               |
| Place Longitude:                  | Not reported                                                                                               |
| SIC Code 1:                       | 2819                                                                                                       |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC                                                                        |
| SIC Code 2:                       | Not reported                                                                                               |
| SIC Desc 2:                       | Not reported                                                                                               |
| SIC Code 3:                       | Not reported                                                                                               |
| SIC Desc 3:                       | Not reported                                                                                               |
| NAICS Code 1:                     | Not reported                                                                                               |
| NAICS Desc 1:                     | Not reported                                                                                               |
| NAICS Code 2:                     | Not reported                                                                                               |
| NAICS Desc 2:                     | Not reported                                                                                               |
| NAICS Code 3:                     | Not reported                                                                                               |
| NAICS Desc 3:                     | Not reported                                                                                               |
| # Of Places:                      | 1                                                                                                          |
| Source Of Facility:               | Reg Meas                                                                                                   |
| Design Flow:                      | Not reported                                                                                               |
| Threat To Water Quality:          | Not reported                                                                                               |
| Complexity:                       | Not reported                                                                                               |
| Pretreatment:                     | Not reported                                                                                               |
| Facility Waste Type:              | Not reported                                                                                               |
| Facility Waste Type 2:            | Not reported                                                                                               |
| Facility Waste Type 3:            | Not reported                                                                                               |
| Facility Waste Type 4:            | Not reported                                                                                               |
| Program:                          | UNREGS                                                                                                     |
| Program Category1:                | UNREGS                                                                                                     |
| Program Category2:                | UNREGS                                                                                                     |
| # Of Programs:                    | 1                                                                                                          |
| WDID:                             | 2 071041001                                                                                                |



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**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                 |
|-----------------------------------|-----------------------------------------------------------------|
| Reg Measure Id:                   | 167852                                                          |
| Reg Measure Type:                 | Unregulated                                                     |
| Region:                           | 2                                                               |
| Order #:                          | Not reported                                                    |
| Npdes# CA#:                       | Not reported                                                    |
| Major-Minor:                      | Not reported                                                    |
| Npdes Type:                       | Not reported                                                    |
| Reclamation:                      | Not reported                                                    |
| Dredge Fill Fee:                  | Not reported                                                    |
| 301H:                             | Not reported                                                    |
| Application Fee Amt Received:     | Not reported                                                    |
| Status:                           | Never Active                                                    |
| Status Date:                      | 02/21/2013                                                      |
| Effective Date:                   | Not reported                                                    |
| Expiration/Review Date:           | Not reported                                                    |
| Termination Date:                 | Not reported                                                    |
| WDR Review - Amend:               | Not reported                                                    |
| WDR Review - Revise/Renew:        | Not reported                                                    |
| WDR Review - Rescind:             | Not reported                                                    |
| WDR Review - No Action Required:  | Not reported                                                    |
| WDR Review - Pending:             | Not reported                                                    |
| WDR Review - Planned:             | Not reported                                                    |
| Status Enrollee:                  | N                                                               |
| Individual/General:               | I                                                               |
| Fee Code:                         | Not reported                                                    |
| Direction/Voice:                  | Passive                                                         |
| Enforcement Id(EID):              | 235613                                                          |
| Region:                           | 2                                                               |
| Order / Resolution Number:        | UNKNOWN                                                         |
| Enforcement Action Type:          | 13267 Letter                                                    |
| Effective Date:                   | 07/23/2001                                                      |
| Adoption/Issuance Date:           | Not reported                                                    |
| Achieve Date:                     | Not reported                                                    |
| Termination Date:                 | Not reported                                                    |
| ACL Issuance Date:                | Not reported                                                    |
| EPL Issuance Date:                | Not reported                                                    |
| Status:                           | Historical                                                      |
| Title:                            | Enforcement - 2 071041001                                       |
| Description:                      | Letter requires investigatin of downgradient extent of benzene. |
| Program:                          | UNREGS                                                          |
| Latest Milestone Completion Date: | Not reported                                                    |
| # Of Programs1:                   | 1                                                               |
| Total Assessment Amount:          | 0                                                               |
| Initial Assessed Amount:          | 0                                                               |
| Liability \$ Amount:              | 0                                                               |
| Project \$ Amount:                | 0                                                               |
| Liability \$ Paid:                | 0                                                               |
| Project \$ Completed:             | 0                                                               |
| Total \$ Paid/Completed Amount:   | 0                                                               |
| NPDES:                            |                                                                 |
| Npdes Number:                     | Not reported                                                    |
| Facility Status:                  | Not reported                                                    |
| Agency Id:                        | Not reported                                                    |
| Region:                           | 2                                                               |
| Regulatory Measure Id:            | 181853                                                          |

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**CRITERION CATALYST (Continued)**

**S105673338**

|                                         |                                  |
|-----------------------------------------|----------------------------------|
| Order No:                               | Not reported                     |
| Regulatory Measure Type:                | Industrial                       |
| Place Id:                               | Not reported                     |
| WDID:                                   | 2 071009560                      |
| Program Type:                           | Not reported                     |
| Adoption Date Of Regulatory Measure:    | Not reported                     |
| Effective Date Of Regulatory Measure:   | Not reported                     |
| Expiration Date Of Regulatory Measure:  | Not reported                     |
| Termination Date Of Regulatory Measure: | Not reported                     |
| Discharge Name:                         | Not reported                     |
| Discharge Address:                      | Not reported                     |
| Discharge City:                         | Not reported                     |
| Discharge State:                        | Not reported                     |
| Discharge Zip:                          | Not reported                     |
| RECEIVED DATE:                          | 05/09/2008                       |
| PROCESSED DATE:                         | 12/12/1992                       |
| STATUS CODE NAME:                       | Active                           |
| STATUS DATE:                            | 12/12/1992                       |
| PLACE SIZE:                             | 30                               |
| PLACE SIZE UNIT:                        | Acres                            |
| FACILITY CONTACT NAME:                  | Jeff Luengo                      |
| FACILITY CONTACT TITLE:                 | HSSE Manager                     |
| FACILITY CONTACT PHONE:                 | 925-458-7214                     |
| FACILITY CONTACT PHONE EXT:             | Not reported                     |
| FACILITY CONTACT EMAIL:                 | Jeffrey.luengo@cri-criterion.com |
| OPERATOR NAME:                          | Criterion Catalyst Co LP         |
| OPERATOR ADDRESS:                       | 910 Louisiana Street             |
| OPERATOR CITY:                          | Houston                          |
| OPERATOR STATE:                         | Texas                            |
| OPERATOR ZIP:                           | 77002                            |
| OPERATOR CONTACT NAME:                  | Jeff Luengo                      |
| OPERATOR CONTACT TITLE:                 | Not reported                     |
| OPERATOR CONTACT PHONE:                 | 925-458-7214                     |
| OPERATOR CONTACT PHONE EXT:             | Not reported                     |
| OPERATOR CONTACT EMAIL:                 | jeffrey.luengo@cri-criterion.com |
| OPERATOR TYPE:                          | Private Business                 |
| DEVELOPER NAME:                         | Not reported                     |
| DEVELOPER ADDRESS:                      | Not reported                     |
| DEVELOPER CITY:                         | Not reported                     |
| DEVELOPER STATE:                        | California                       |
| DEVELOPER ZIP:                          | Not reported                     |
| DEVELOPER CONTACT NAME:                 | Not reported                     |
| DEVELOPER CONTACT TITLE:                | Not reported                     |
| CONSTYPE LINEAR UTILITY IND:            | Not reported                     |
| EMERGENCY PHONE NO:                     | 925-458-7269                     |
| EMERGENCY PHONE EXT:                    | Not reported                     |
| CONSTYPE ABOVE GROUND IND:              | Not reported                     |
| CONSTYPE BELOW GROUND IND:              | Not reported                     |
| CONSTYPE CABLE LINE IND:                | Not reported                     |
| CONSTYPE COMM LINE IND:                 | Not reported                     |
| CONSTYPE COMMERTIAL IND:                | Not reported                     |
| CONSTYPE ELECTRICAL LINE IND:           | Not reported                     |
| CONSTYPE GAS LINE IND:                  | Not reported                     |
| CONSTYPE INDUSTRIAL IND:                | Not reported                     |
| CONSTYPE OTHER DESRIPTION:              | Not reported                     |
| CONSTYPE OTHER IND:                     | Not reported                     |
| CONSTYPE RECONS IND:                    | Not reported                     |

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**CRITERION CATALYST (Continued)**

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|                                         |                                          |
|-----------------------------------------|------------------------------------------|
| CONSTYPE RESIDENTIAL IND:               | Not reported                             |
| CONSTYPE TRANSPORT IND:                 | Not reported                             |
| CONSTYPE UTILITY DESCRIPTION:           | Not reported                             |
| CONSTYPE UTILITY IND:                   | Not reported                             |
| CONSTYPE WATER SEWER IND:               | Not reported                             |
| DIR DISCHARGE USWATER IND:              | N                                        |
| RECEIVING WATER NAME:                   | Suisun Bay                               |
| CERTIFIER NAME:                         | Dave Olund                               |
| CERTIFIER TITLE:                        | General Manager                          |
| CERTIFICATION DATE:                     | 12-MAY-15                                |
| PRIMARY SIC:                            | 2819-Industrial Inorganic Chemicals, NEC |
| SECONDARY SIC:                          | Not reported                             |
| TERTIARY SIC:                           | Not reported                             |
| Npdes Number:                           | CAS000001                                |
| Facility Status:                        | Active                                   |
| Agency Id:                              | 0                                        |
| Region:                                 | 2                                        |
| Regulatory Measure Id:                  | 181853                                   |
| Order No:                               | 97-03-DWQ                                |
| Regulatory Measure Type:                | Enrollee                                 |
| Place Id:                               | Not reported                             |
| WDID:                                   | 2 07I009560                              |
| Program Type:                           | Industrial                               |
| Adoption Date Of Regulatory Measure:    | Not reported                             |
| Effective Date Of Regulatory Measure:   | 12/12/1992                               |
| Expiration Date Of Regulatory Measure:  | Not reported                             |
| Termination Date Of Regulatory Measure: | Not reported                             |
| Discharge Name:                         | Criterion Catalyst Co LP                 |
| Discharge Address:                      | 910 Louisiana Street                     |
| Discharge City:                         | Houston                                  |
| Discharge State:                        | Texas                                    |
| Discharge Zip:                          | 77002                                    |
| RECEIVED DATE:                          | Not reported                             |
| PROCESSED DATE:                         | Not reported                             |
| STATUS CODE NAME:                       | Not reported                             |
| STATUS DATE:                            | Not reported                             |
| PLACE SIZE:                             | Not reported                             |
| PLACE SIZE UNIT:                        | Not reported                             |
| FACILITY CONTACT NAME:                  | Not reported                             |
| FACILITY CONTACT TITLE:                 | Not reported                             |
| FACILITY CONTACT PHONE:                 | Not reported                             |
| FACILITY CONTACT PHONE EXT:             | Not reported                             |
| FACILITY CONTACT EMAIL:                 | Not reported                             |
| OPERATOR NAME:                          | Not reported                             |
| OPERATOR ADDRESS:                       | Not reported                             |
| OPERATOR CITY:                          | Not reported                             |
| OPERATOR STATE:                         | Not reported                             |
| OPERATOR ZIP:                           | Not reported                             |
| OPERATOR CONTACT NAME:                  | Not reported                             |
| OPERATOR CONTACT TITLE:                 | Not reported                             |
| OPERATOR CONTACT PHONE:                 | Not reported                             |
| OPERATOR CONTACT PHONE EXT:             | Not reported                             |
| OPERATOR CONTACT EMAIL:                 | Not reported                             |
| OPERATOR TYPE:                          | Not reported                             |
| DEVELOPER NAME:                         | Not reported                             |
| DEVELOPER ADDRESS:                      | Not reported                             |

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**CRITERION CATALYST (Continued)**

**S105673338**

|                               |              |
|-------------------------------|--------------|
| DEVELOPER CITY:               | Not reported |
| DEVELOPER STATE:              | Not reported |
| DEVELOPER ZIP:                | Not reported |
| DEVELOPER CONTACT NAME:       | Not reported |
| DEVELOPER CONTACT TITLE:      | Not reported |
| CONSTYPE LINEAR UTILITY IND:  | Not reported |
| EMERGENCY PHONE NO:           | Not reported |
| EMERGENCY PHONE EXT:          | Not reported |
| CONSTYPE ABOVE GROUND IND:    | Not reported |
| CONSTYPE BELOW GROUND IND:    | Not reported |
| CONSTYPE CABLE LINE IND:      | Not reported |
| CONSTYPE COMM LINE IND:       | Not reported |
| CONSTYPE COMMERTIAL IND:      | Not reported |
| CONSTYPE ELECTRICAL LINE IND: | Not reported |
| CONSTYPE GAS LINE IND:        | Not reported |
| CONSTYPE INDUSTRIAL IND:      | Not reported |
| CONSTYPE OTHER DESRIPTION:    | Not reported |
| CONSTYPE OTHER IND:           | Not reported |
| CONSTYPE RECONS IND:          | Not reported |
| CONSTYPE RESIDENTIAL IND:     | Not reported |
| CONSTYPE TRANSPORT IND:       | Not reported |
| CONSTYPE UTILITY DESCRIPTION: | Not reported |
| CONSTYPE UTILITY IND:         | Not reported |
| CONSTYPE WATER SEWER IND:     | Not reported |
| DIR DISCHARGE USWATER IND:    | Not reported |
| RECEIVING WATER NAME:         | Not reported |
| CERTIFIER NAME:               | Not reported |
| CERTIFIER TITLE:              | Not reported |
| CERTIFICATION DATE:           | Not reported |
| PRIMARY SIC:                  | Not reported |
| SECONDARY SIC:                | Not reported |
| TERTIARY SIC:                 | Not reported |

**CONTRA COSTA CO. SITE LIST:**

|                   |                                        |
|-------------------|----------------------------------------|
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | APSA: 1320 - <10K GALLONS              |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | CALARP RMP                             |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | CALARP: UNANNOUNCED INSPECTION PROGRAM |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >2.5M-10M LBS  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: 500 - <1000 TONS/YEAR  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: RCRA LQG  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 770805

**C18**  
**NE**  
**1/2-1**  
**0.806 mi.**  
**4256 ft.**

**CRITERION CATALYSTS & TECHNOLOGIES LP**  
**2840 WILLOW PASS ROAD**  
**PITTSBURG, CA 94565**

**ENVIROSTOR**  
**HWP**

**S118757502**  
**N/A**

**Site 2 of 2 in cluster C**

**Relative:**  
**Lower**

**Actual:**  
**37 ft.**

ENVIROSTOR:  
Facility ID: 80001297  
Status: No Action Required  
Status Date: 07/27/2012  
Site Code: Not reported  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: MBR  
Program Manager: Not reported  
Supervisor: Daniel Murphy  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 38.02690  
Longitude: -121.9451  
APN: 098240029  
Past Use: MANUFACTURING - OTHER  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**S118757502**

Potential Description: NMA

Alias Name: 098240029

Alias Type: APN

Alias Name: CAD000094243

Alias Type: EPA Identification Number

Alias Name: 110000499130

Alias Type: EPA (FRS #)

Alias Name: 80001297

Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 06/01/1999

Comments: RCRA Facility Assessment Completed

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 05/12/2003

Comments: No Further action is necessary. All documented spills, waste dumping, and contamination have been satisfactorily cleaned up and disposed of appropriately.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Consent Order

Completed Date: 01/21/1994

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Assessment Report

Completed Date: 10/17/1990

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Groundwater Migration Controlled

Completed Date: 12/10/2006

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 12/10/2006

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: \* Remedy Selected

Completed Date: 07/24/2007

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Remedy Constructed

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**S118757502**

Completed Date: 09/22/2009  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 06/29/1990  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**HWP:**

EPA Id: CAD000094243  
Cleanup Status: PROTECTIVE FILER  
Latitude: 38.02690  
Longitude: -121.9451  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: Not reported  
Assembly District: 14  
Senate District: 07  
Public Information Officer: Not reported  
Public Information Officer: Not reported

**Activities:**

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1, TANKSTR1  
Event Description: Protective Filer Status - PROTECTIVE FILER (RECEIVED)  
Actual Date: 01/04/1994

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1, TANKSTR1  
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)  
Actual Date: 08/30/2011

**Alias:**

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Alias Type: FRS  
Alias: 110000499130

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**D19**  
**North**  
**1/2-1**  
**0.962 mi.**  
**5079 ft.**

**ACME PACKAGING CORP BAY POINT**  
**761 PORT CHICAGO HIGHWAY**  
**BAY POINT, CA 94565**

**Site 1 of 2 in cluster D**

**Relative:**  
**Lower**

**ENVIROSTOR**  
**FINDS**  
**ECHO**  
**EMI**  
**HAZNET**  
**HWP**  
**CONTRA COSTA CO. SITE LIST**  
**WDS**

**1000198851**  
**N/A**

**Actual:**  
**29 ft.**

**ENVIROSTOR:**

Facility ID: 80001372  
Status: Inactive - Needs Evaluation  
Status Date: 06/22/2009  
Site Code: 200378  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 12.8  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Daniel Murphy  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 38.03537  
Longitude: -121.9587  
APN: 098250017  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED

Alias Name: ACME Steel Corporation  
Alias Type: Alternate Name  
Alias Name: 098250017  
Alias Type: APN  
Alias Name: CAD041838855  
Alias Type: EPA Identification Number  
Alias Name: 110000483389  
Alias Type: EPA (FRS #)  
Alias Name: 200378  
Alias Type: Project Code (Site Code)  
Alias Name: 80001372  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment Report  
Completed Date: 04/18/1991  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 08/24/1998



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Comments: This report was uploaded in May of 2015. In 1998, soil samples were taken from sediments at the inlet and outlet of the pipeline and from the surface soil down stream of SW-1 (Figure 1). Lead concentrations were 960 mg/kg at the inlet, 3,300 mg/kg at the outlet and 3,900 mg/kg in surface soil down stream of SW-1. Additional samples were collected in the discharge path from SW-1 with highest lead concentration of 4,300 mg/kg. Other selected areas suspected to have elevated concentrations of lead. The highest lead concentrations were within 0 -3 from the surface. The highest lead concentration was 3,800 mg/kg. The CCCHD Inspection Report of 2/8/2000 reported an ongoing remedial activity associated with past lead pot and exhaust stack having been removed September 1998. No remediation report was found in county records.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 06/27/2011  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**FINDS:**

Registry ID: 110000483389

**Environmental Interest/Information System**

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

**HAZARDOUS AIR POLLUTANT MAJOR**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZARDOUS WASTE BIENNIAL REPORTER**

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

**ECHO:**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Envid: 1000198851  
Registry ID: 110000483389  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110000483389>

**EMI:**

Year: 1999  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2000  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2001  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2003  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

**HAZNET:**

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Alkaline solution without metals pH >= 12.5  
Disposal Method: Recycler  
Tons: 0.29  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Alkaline solution without metals pH >= 12.5  
Disposal Method: Recycler  
Tons: 0.29  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Disposal, Land Fill  
Tons: 0.8  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Disposal, Land Fill  
Tons: 0.8  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: Disposal, Land Fill  
Tons: 0.16  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

[Click this hyperlink](#) while viewing on your computer to access  
93 additional CA\_HAZNET: record(s) in the EDR Site Report.

**HWP:**

EPA Id: CAD041838855  
Cleanup Status: PROTECTIVE FILER  
Latitude: 38.03577  
Longitude: -121.9604  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: Not reported  
Assembly District: 14  
Senate District: 07  
Public Information Officer: Not reported  
Public Information Officer: Not reported

**Activities:**

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)  
Actual Date: 08/04/1982

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Protective Filer Status - PROTECTIVE FILER (RECEIVED)  
Actual Date: 07/28/1982

**Alias:**

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Alias Type: FRS  
Alias: 110000483389

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0032780  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >10K-100K LBS, 20+ EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 770233

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Facility ID: FA0032780  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: REPORTED ZERO  
Region: CONTRA COSTA  
Cupa Number: 770233

**WDS:**

Facility ID: San Francisco Bay 071001007  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 2  
Facility Telephone: 9254581400  
Facility Contact: JAMES L BORMAN  
Agency Name: ACME PACKAGING CORP  
Agency Address: 13500 S Perry Ave  
Agency City,St,Zip: Riverdale 608271148  
Agency Contact: N A SPITZ  
Agency Telephone: 7088492500  
Agency Type: Private  
SIC Code: 0  
SIC Code 2: Not reported  
Primary Waste Type: Not reported  
Primary Waste: Not reported  
Waste Type2: Not reported  
Waste2: Not reported  
Primary Waste Type: Not reported  
Secondary Waste: Not reported  
Secondary Waste Type: Not reported  
Design Flow: 0  
Baseline Flow: 0  
Reclamation: Not reported  
POTW: Not reported  
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.  
Facility ID: San Francisco Bay 071019110  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: 2

Facility Telephone: 9257091639

Facility Contact: Ted Butch

Agency Name: ITW ANGLEBOARD

Agency Address: 595 Telser Rd

Agency City,St,Zip: Lake Zurich 60047

Agency Contact: Jeff Wright

Agency Telephone: 8977199210

Agency Type: Private

SIC Code: 2672

SIC Code 2: Not reported

Primary Waste Type: Not reported

Primary Waste: Not reported

Waste Type2: Not reported

Waste2: Not reported

Primary Waste Type: Not reported

Secondary Waste: Not reported

Secondary Waste Type: Not reported

Design Flow: 0

Baseline Flow: 0

Reclamation: Not reported

POTW: Not reported

Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

D20  
North  
1/2-1  
0.962 mi.  
5079 ft.

**ACME PACKAGING  
761 PORT CHICAGO HIGHWAY  
BAY POINT, CA 94565**

**Site 2 of 2 in cluster D**

**SEMS-ARCHIVE 1015732720  
CORRACTS CAD041838855  
RCRA-TSDF  
RCRA NonGen / NLR  
FINDS**

**Relative:  
Lower**

SEMS-ARCHIVE:

Site ID: 900356  
EPA ID: CAD041838855  
Federal Facility: N  
NPL: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**Actual:  
29 ft.**

**Following information was gathered from the prior CERCLIS update completed in 10/2013:**  
Site ID: 0900356

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13287738.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13293333.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13299191.00000  
Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: INTERLAKE INC PITTSBURGH CA PLT  
Alias Address: Not reported  
CA

Program Priority:

Description: RCRA Deferral Audit  
  
Description: RCRA Deferral - New Decision  
  
Description: RCRA Deferral - Further Superfund Assessment

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY  
Date Started: / /  
Date Completed: 02/18/88  
Priority Level: Not reported

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 01/23/96  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: / /  
Date Completed: 07/23/91  
Priority Level: Deferred to RCRA (Subtitle C)

CORRACTS:

EPA ID: CAD041838855  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19910418  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
NAICS Code(s): 332999 332812 322222  
All Other Miscellaneous Fabricated Metal Product Manufacturing  
Metal Coating, Engraving (except Jewelry and Silverware), and Allied  
Services to Manufacturers



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Coated and Laminated Paper Manufacturing

Original schedule date: Not reported

Schedule end date: Not reported

EPA ID: CAD041838855

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 19920221

Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority

NAICS Code(s): 332999 332812 322222

All Other Miscellaneous Fabricated Metal Product Manufacturing  
Metal Coating, Engraving (except Jewelry and Silverware), and Allied  
Services to Manufacturers

Coated and Laminated Paper Manufacturing

Original schedule date: Not reported

Schedule end date: Not reported

**RCRA-TSDF:**

Date form received by agency: 06/01/2004

Facility name: ACME PACKAGING

Facility address: 761 PORT CHICAGO HIGHWAY  
BAY POINT, CA 94565

EPA ID: CAD041838855

Mailing address: 8201 W 183RD ST  
STE I

TINLEY PARK, IL 60477-9249

Contact: DAVID J HOLMBERG

Contact address: 8201 W 183RD ST STE I

TINLEY PARK, IL 60477-9249

Contact country: US

Contact telephone: 708-768-9118

Contact email: Not reported

EPA Region: 09

Land type: Private

Classification: TSDF

Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name: ACME PACKAGING

Owner/operator address: Not reported  
Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 12/29/1991

Owner/Op end date: Not reported

Owner/operator name: ILLINOIS TOOL WORKS INC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Owner/operator address: 3600 W LAKE AVE  
GLENVIEW, IL 60025  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 08/12/2003  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: D001  
. Waste name: IGNITABLE WASTE  
  
. Waste code: D002  
. Waste name: CORROSIVE WASTE  
  
. Waste code: D018  
. Waste name: BENZENE  
  
. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE  
  
. Waste code: D040  
. Waste name: TRICHLORETHYLENE

Historical Generators:

Date form received by agency: 03/01/2002  
Site name: ACME PACKAGING CORPORATION  
Classification: Large Quantity Generator  
  
. Waste code: 181  
. Waste name: Other inorganic solid waste  
  
. Waste code: 222  
. Waste name: Oil/water separation sludge  
  
. Waste code: 331

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

- . Waste name: Off-specification, aged, or surplus organics
- . Waste code: 352
- . Waste name: Other organic solids
- . Waste code: 741
- . Waste name: Liquids with halogenated organic compounds > 1000 mg/l
- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

Date form received by agency: 03/04/1999

Site name: ACME PACKAGING CORPORATION - BAY POINT P

Classification: Large Quantity Generator

Date form received by agency: 02/09/1998

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/22/1996

Site name: ACME PACKAGING CORP. - BAY POINT PLANT

Classification: Large Quantity Generator

Date form received by agency: 03/21/1994

Site name: ACME PACKAGING - PITTSBURG WEST

Classification: Large Quantity Generator

Date form received by agency: 12/03/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/23/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/23/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 02/27/1992

Site name: ACME PACKAGING CORP.

Classification: Large Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Date form received by agency: 03/08/1990  
Site name: ACME STEEL CO  
Classification: Large Quantity Generator

**Corrective Action Summary:**

Event date: 01/01/1990  
Event: LEAD AGENCY DETERMINATION

Event date: 04/18/1991  
Event: LEAD AGENCY DETERMINATION

Event date: 04/18/1991  
Event: PA OR CERCLA INSPECTION

Event date: 04/18/1991  
Event: CA PRIORITIZATION-LOW CA PRIORITY

Event date: 02/21/1992  
Event: CA PRIORITIZATION-LOW CA PRIORITY

**Facility Has Received Notices of Violations:**

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: LDR - General  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 08/25/1989  
Date achieved compliance: 08/25/1989  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/16/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 08/25/1989  
Date achieved compliance: 08/25/1989  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/16/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 08/11/1987  
Date achieved compliance: 01/06/1988  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/31/1987  
Enf. disposition status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 08/11/1987  
Date achieved compliance: 01/06/1988  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/31/1987  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

**Evaluation Action Summary:**

Evaluation date: 04/29/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/01/2005  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 08/20/1992  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/18/1991  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 08/31/1989  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/25/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 08/25/1989  
Evaluation lead agency: State

Evaluation date: 08/25/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 08/25/1989  
Evaluation lead agency: State

Evaluation date: 09/08/1987  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/11/1987  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/06/1988  
Evaluation lead agency: State

Evaluation date: 08/11/1987  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 01/06/1988  
Evaluation lead agency: State

**FINDS:**

Registry ID: 110055797516

Environmental Interest/Information System  
STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access  
additional FINDS: detail in the EDR Site Report.

Count: 10 records.

ORPHAN SUMMARY

| City           | EDR ID     | Site Name                          | Site Address                   | Zip   | Database(s)       |
|----------------|------------|------------------------------------|--------------------------------|-------|-------------------|
| CONCORD        | S116165422 | CONCORD AUTO CENTER SITE           | MARKET ST/CONCORD AVE/WILLOW P | 94520 | ENVIROSTOR        |
| CONCORD        | 1003879371 | ORDNANCE LANDFILL - BALDWIN PARK   | PORT CHICAGO/JERILY/ALMOND/PAR | 94520 | SEMS-ARCHIVE      |
| PITTSBURG      | S114615340 | EUGENE ALVES CONSTRUCTION COMPANY  | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S114615339 | EUGENE ALVES CONSTRUCTION COMP     | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S114615338 | EUGENE ALVES CONSTRUCTION CO       | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S112840086 | EUGENE G ALVES CONSTRUCTION COMPAN | 571 ALVES RANCH ROAD           | 94565 | HAZNET            |
| PITTSBURG      | 1023257798 | EUGENE ALVES CONSTRUCTION COMPANY  | 571 ALVES RANCH RD             | 94565 | FINDS             |
| PITTSBURG      | S104735477 | KOCH CARBON INC.                   | 700- 707 E. 3RD STREET         | 94565 | ENVIROSTOR        |
| PITTSBURG      | S116165420 | RANGE ROAD MIDDLE SCHOOL SITE      | RANGE ROAD/LELAND ROAD         | 94565 | ENVIROSTOR, SCH   |
| WEST PITTSBURG | S100833504 | PACIFIC GAS AND ELECTRIC/SHELL - W | WILLOW PASS/ROAD               | 94565 | CA BOND EXP. PLAN |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

##### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/08/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL Site Boundaries**

###### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

##### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 10/15/1991  | Source: EPA                               |
| Date Data Arrived at EDR: 02/02/1994    | Telephone: 202-564-4267                   |
| Date Made Active in Reports: 03/30/1994 | Last EDR Contact: 08/15/2011              |
| Number of Days to Update: 56            | Next Scheduled EDR Contact: 11/28/2011    |
|                                         | Data Release Frequency: No Update Planned |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 11/07/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/05/2017    | Telephone: 703-603-8704                 |
| Date Made Active in Reports: 04/07/2017 | Last EDR Contact: 10/06/2017            |
| Number of Days to Update: 92            | Next Scheduled EDR Contact: 01/15/2018  |
|                                         | Data Release Frequency: Varies          |

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/11/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 07/21/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 77            | Next Scheduled EDR Contact: 01/29/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/11/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 07/28/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 70            | Next Scheduled EDR Contact: 01/29/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017           |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal institutional controls / engineering controls registries***

#### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/22/2017  | Source: Department of the Navy         |
| Date Data Arrived at EDR: 06/13/2017    | Telephone: 843-820-7326                |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 08/10/2017           |
| Number of Days to Update: 94            | Next Scheduled EDR Contact: 11/27/2017 |
|                                         | Data Release Frequency: Varies         |

#### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 08/10/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/30/2017    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 08/30/2017            |
| Number of Days to Update: 44            | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

#### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 08/10/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/30/2017    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 08/30/2017            |
| Number of Days to Update: 44            | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/18/2017

Date Data Arrived at EDR: 09/21/2017

Date Made Active in Reports: 10/13/2017

Number of Days to Update: 22

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/21/2017

Next Scheduled EDR Contact: 01/08/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent NPL***

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/31/2017

Date Data Arrived at EDR: 08/01/2017

Date Made Active in Reports: 08/15/2017

Number of Days to Update: 14

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/31/2017

Date Data Arrived at EDR: 08/01/2017

Date Made Active in Reports: 08/15/2017

Number of Days to Update: 14

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

## ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/14/2017

Date Data Arrived at EDR: 08/17/2017

Date Made Active in Reports: 09/21/2017

Number of Days to Update: 35

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 08/17/2017

Next Scheduled EDR Contact: 11/27/2017

Data Release Frequency: Quarterly

## ***State and tribal leaking storage tank lists***

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/12/2017  
Date Data Arrived at EDR: 06/14/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 69

Source: State Water Resources Control Board  
Telephone: see region list  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-622-2433  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

### LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001  
Date Data Arrived at EDR: 04/23/2001  
Date Made Active in Reports: 05/21/2001  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-637-5595  
Last EDR Contact: 09/26/2011  
Next Scheduled EDR Contact: 01/09/2012  
Data Release Frequency: No Update Planned

### LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Varies

### LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004  
Date Data Arrived at EDR: 02/26/2004  
Date Made Active in Reports: 03/24/2004  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-776-8943  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005  
Date Data Arrived at EDR: 06/07/2005  
Date Made Active in Reports: 06/29/2005  
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)  
Telephone: 760-241-7365  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2003  
Date Data Arrived at EDR: 09/10/2003  
Date Made Active in Reports: 10/07/2003  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)  
Telephone: 530-542-5572  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008  
Date Data Arrived at EDR: 07/22/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-4834  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: No Update Planned

### LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6710  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: No Update Planned

### LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003  
Date Data Arrived at EDR: 05/19/2003  
Date Made Active in Reports: 06/02/2003  
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-542-4786  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: No Update Planned

### LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/24/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/01/2017  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 303-312-6271                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 04/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 415-972-3372                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017            |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018  |
|                                         | Data Release Frequency: Varies          |

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/07/2016  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 01/26/2017    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Quarterly      |

### INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/14/2017  | Source: EPA Region 1                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/26/2017  | Source: EPA, Region 5                  |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 312-886-7439                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/14/2016  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 01/27/2017    | Telephone: 404-562-8677                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Semi-Annually  |

### SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                     |
| Date Made Active in Reports: 08/23/2017 | Last EDR Contact: 09/12/2017                |
| Number of Days to Update: 70            | Next Scheduled EDR Contact: 12/25/2017      |
|                                         | Data Release Frequency: Varies              |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

### SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

### SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

### SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 08/08/2011  
Next Scheduled EDR Contact: 11/21/2011  
Data Release Frequency: Annually

### ***State and tribal registered storage tank lists***

#### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017  
Date Data Arrived at EDR: 05/30/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 136

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 10/13/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

#### UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/12/2017  
Date Data Arrived at EDR: 06/14/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 70

Source: SWRCB  
Telephone: 916-341-5851  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016

Date Data Arrived at EDR: 07/12/2016

Date Made Active in Reports: 09/19/2016

Number of Days to Update: 69

Source: California Environmental Protection Agency

Telephone: 916-327-5092

Last EDR Contact: 09/25/2017

Next Scheduled EDR Contact: 01/08/2018

Data Release Frequency: Quarterly

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/26/2017

Date Data Arrived at EDR: 07/27/2017

Date Made Active in Reports: 10/06/2017

Number of Days to Update: 71

Source: EPA Region 5

Telephone: 312-886-6136

Last EDR Contact: 10/27/2017

Next Scheduled EDR Contact: 02/05/2018

Data Release Frequency: Varies

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016

Date Data Arrived at EDR: 01/27/2017

Date Made Active in Reports: 05/05/2017

Number of Days to Update: 98

Source: EPA Region 4

Telephone: 404-562-9424

Last EDR Contact: 10/27/2017

Next Scheduled EDR Contact: 02/05/2018

Data Release Frequency: Semi-Annually

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2017

Date Data Arrived at EDR: 07/27/2017

Date Made Active in Reports: 10/06/2017

Number of Days to Update: 71

Source: EPA Region 7

Telephone: 913-551-7003

Last EDR Contact: 10/27/2017

Next Scheduled EDR Contact: 02/05/2018

Data Release Frequency: Varies

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/25/2017

Date Data Arrived at EDR: 07/27/2017

Date Made Active in Reports: 10/13/2017

Number of Days to Update: 78

Source: EPA Region 10

Telephone: 206-553-2857

Last EDR Contact: 10/27/2017

Next Scheduled EDR Contact: 02/05/2018

Data Release Frequency: Varies

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/13/2017

Date Data Arrived at EDR: 07/27/2017

Date Made Active in Reports: 10/13/2017

Number of Days to Update: 78

Source: EPA Region 9

Telephone: 415-972-3368

Last EDR Contact: 10/27/2017

Next Scheduled EDR Contact: 02/05/2018

Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/01/2017  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 303-312-6137                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/01/2016  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 01/26/2017    | Telephone: 214-665-7591                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Semi-Annually  |

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/14/2017  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### *State and tribal voluntary cleanup sites*

#### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 07/31/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 08/01/2017    | Telephone: 916-323-3400                        |
| Date Made Active in Reports: 08/15/2017 | Last EDR Contact: 10/31/2017                   |
| Number of Days to Update: 14            | Next Scheduled EDR Contact: 02/12/2018         |
|                                         | Data Release Frequency: Quarterly              |

#### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 03/20/2008  | Source: EPA, Region 7                  |
| Date Data Arrived at EDR: 04/22/2008    | Telephone: 913-551-7365                |
| Date Made Active in Reports: 05/19/2008 | Last EDR Contact: 04/20/2009           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 07/20/2009 |
|                                         | Data Release Frequency: Varies         |

#### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/27/2015  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 09/29/2015    | Telephone: 617-918-1102                |
| Date Made Active in Reports: 02/18/2016 | Last EDR Contact: 09/25/2017           |
| Number of Days to Update: 142           | Next Scheduled EDR Contact: 01/08/2018 |
|                                         | Data Release Frequency: Varies         |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal Brownfields sites***

### **BROWNFIELDS: Considered Brownfields Sites Listing**

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/27/2017  
Date Data Arrived at EDR: 06/28/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 85

Source: State Water Resources Control Board  
Telephone: 916-323-7905  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

#### **US BROWNFIELDS: A Listing of Brownfields Sites**

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/19/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 87

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 09/20/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

#### **WMUDS/SWAT: Waste Management Unit Database**

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 04/10/2000  
Date Made Active in Reports: 05/10/2000  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 916-227-4448  
Last EDR Contact: 08/03/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: No Update Planned

#### **SWRCY: Recycler Database**

A listing of recycling facilities in California.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 9

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

#### **HAULERS: Registered Waste Tire Haulers Listing**

A listing of registered waste tire haulers.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 05/31/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 76

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 08/10/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Varies

### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 10/20/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: No Update Planned

### IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### **Local Lists of Hazardous waste / Contaminated Sites**

#### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

#### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

### SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/01/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 14

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 10/31/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

### CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 08/18/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

### TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Quarterly

### **Local Lists of Registered Storage Tanks**

#### SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994  
Date Data Arrived at EDR: 07/07/2005  
Date Made Active in Reports: 08/11/2005  
Number of Days to Update: 35

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/03/2005  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 80

Source: Department of Public Health  
Telephone: 707-463-4466  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Annually

### HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990  
Date Data Arrived at EDR: 01/25/1991  
Date Made Active in Reports: 02/12/1991  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-341-5851  
Last EDR Contact: 07/26/2001  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994  
Date Data Arrived at EDR: 09/05/1995  
Date Made Active in Reports: 09/29/1995  
Number of Days to Update: 24

Source: California Environmental Protection Agency  
Telephone: 916-341-5851  
Last EDR Contact: 12/28/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### Local Land Records

#### LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 77

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

#### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/26/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Semi-Annually

#### DEED: Deed Restriction Listing



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/05/2017  | Source: DTSC and SWRCB                 |
| Date Data Arrived at EDR: 06/06/2017    | Telephone: 916-323-3400                |
| Date Made Active in Reports: 08/10/2017 | Last EDR Contact: 09/06/2017           |
| Number of Days to Update: 65            | Next Scheduled EDR Contact: 12/18/2017 |
|                                         | Data Release Frequency: Semi-Annually  |

### **Records of Emergency Release Reports**

#### **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 09/21/2017  | Source: U.S. Department of Transportation |
| Date Data Arrived at EDR: 09/21/2017    | Telephone: 202-366-4555                   |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 09/21/2017              |
| Number of Days to Update: 22            | Next Scheduled EDR Contact: 01/08/2018    |
|                                         | Data Release Frequency: Quarterly         |

#### **CHMIRS: California Hazardous Material Incident Report System**

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/09/2017  | Source: Office of Emergency Services   |
| Date Data Arrived at EDR: 07/26/2017    | Telephone: 916-845-8400                |
| Date Made Active in Reports: 09/21/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

#### **LDS: Land Disposal Sites Listing (GEOTRACKER)**

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Quality Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                   |
| Date Made Active in Reports: 08/18/2017 | Last EDR Contact: 09/12/2017              |
| Number of Days to Update: 65            | Next Scheduled EDR Contact: 12/25/2017    |
|                                         | Data Release Frequency: Quarterly         |

#### **MCS: Military Cleanup Sites Listing (GEOTRACKER)**

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                     |
| Date Made Active in Reports: 08/22/2017 | Last EDR Contact: 09/12/2017                |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 12/25/2017      |
|                                         | Data Release Frequency: Quarterly           |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012

Date Data Arrived at EDR: 01/03/2013

Date Made Active in Reports: 02/22/2013

Number of Days to Update: 50

Source: FirstSearch

Telephone: N/A

Last EDR Contact: 01/03/2013

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

### Other Ascertainable Records

#### RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2017

Date Data Arrived at EDR: 09/26/2017

Date Made Active in Reports: 10/06/2017

Number of Days to Update: 10

Source: Environmental Protection Agency

Telephone: (415) 495-8895

Last EDR Contact: 09/26/2017

Next Scheduled EDR Contact: 01/08/2018

Data Release Frequency: Quarterly

#### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015

Date Data Arrived at EDR: 07/08/2015

Date Made Active in Reports: 10/13/2015

Number of Days to Update: 97

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

Last EDR Contact: 08/25/2017

Next Scheduled EDR Contact: 12/04/2017

Data Release Frequency: Varies

#### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 11/10/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747

Last EDR Contact: 10/13/2017

Next Scheduled EDR Contact: 01/22/2018

Data Release Frequency: Semi-Annually

#### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 02/06/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 339

Source: U.S. Geological Survey

Telephone: 888-275-8747

Last EDR Contact: 10/11/2017

Next Scheduled EDR Contact: 01/22/2018

Data Release Frequency: N/A

#### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 02/03/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 63

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Varies

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 05/10/2017  
Date Data Arrived at EDR: 05/17/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 121

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013  
Date Data Arrived at EDR: 03/03/2015  
Date Made Active in Reports: 03/09/2015  
Number of Days to Update: 6

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Varies

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/15/2015  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 14

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 09/22/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Every 4 Years

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 11/24/2015  
Date Made Active in Reports: 04/05/2016  
Number of Days to Update: 133

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 08/23/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Annually

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Annually

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/27/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 8

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Annually

### RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017  
Date Data Arrived at EDR: 02/09/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 57

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/25/2013  | Source: EPA                            |
| Date Data Arrived at EDR: 10/17/2014    | Telephone: 202-564-6023                |
| Date Made Active in Reports: 10/20/2014 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 11/20/2017 |
|                                         | Data Release Frequency: Quarterly      |

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/01/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: 202-566-0500                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/13/2017           |
| Number of Days to Update: 126           | Next Scheduled EDR Contact: 01/22/2018 |
|                                         | Data Release Frequency: Annually       |

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 11/18/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/23/2016    | Telephone: 202-564-2501                 |
| Date Made Active in Reports: 02/10/2017 | Last EDR Contact: 10/11/2017            |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 01/22/2018  |
|                                         | Data Release Frequency: Quarterly       |

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

|                                         |                                                                   |
|-----------------------------------------|-------------------------------------------------------------------|
| Date of Government Version: 04/09/2009  | Source: EPA/Office of Prevention, Pesticides and Toxic Substances |
| Date Data Arrived at EDR: 04/16/2009    | Telephone: 202-566-1667                                           |
| Date Made Active in Reports: 05/11/2009 | Last EDR Contact: 08/18/2017                                      |
| Number of Days to Update: 25            | Next Scheduled EDR Contact: 12/04/2017                            |
|                                         | Data Release Frequency: Quarterly                                 |

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/09/2009  | Source: EPA                            |
| Date Data Arrived at EDR: 04/16/2009    | Telephone: 202-566-1667                |
| Date Made Active in Reports: 05/11/2009 | Last EDR Contact: 08/18/2017           |
| Number of Days to Update: 25            | Next Scheduled EDR Contact: 12/04/2017 |
|                                         | Data Release Frequency: Quarterly      |

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/30/2016  | Source: Nuclear Regulatory Commission  |
| Date Data Arrived at EDR: 09/08/2016    | Telephone: 301-415-7169                |
| Date Made Active in Reports: 10/21/2016 | Last EDR Contact: 10/16/2017           |
| Number of Days to Update: 43            | Next Scheduled EDR Contact: 11/20/2017 |
|                                         | Data Release Frequency: Quarterly      |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2005  | Source: Department of Energy           |
| Date Data Arrived at EDR: 08/07/2009    | Telephone: 202-586-8719                |
| Date Made Active in Reports: 10/22/2009 | Last EDR Contact: 10/03/2017           |
| Number of Days to Update: 76            | Next Scheduled EDR Contact: 12/18/2017 |
|                                         | Data Release Frequency: Varies         |

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 07/01/2014  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/10/2014    | Telephone: N/A                          |
| Date Made Active in Reports: 10/20/2014 | Last EDR Contact: 09/08/2017            |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 12/18/2017  |
|                                         | Data Release Frequency: Varies          |

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 02/01/2011  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/19/2011    | Telephone: 202-566-0517                 |
| Date Made Active in Reports: 01/10/2012 | Last EDR Contact: 10/26/2017            |
| Number of Days to Update: 83            | Next Scheduled EDR Contact: 02/05/2018  |
|                                         | Data Release Frequency: Varies          |

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 10/02/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/05/2017    | Telephone: 202-343-9775                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/05/2017            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 01/15/2018  |
|                                         | Data Release Frequency: Quarterly       |

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 10/19/2006  | Source: Environmental Protection Agency   |
| Date Data Arrived at EDR: 03/01/2007    | Telephone: 202-564-2501                   |
| Date Made Active in Reports: 04/10/2007 | Last EDR Contact: 12/17/2007              |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 03/17/2008    |
|                                         | Data Release Frequency: No Update Planned |

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 10/31/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 78

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Biennially

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 07/14/2015  
Date Made Active in Reports: 01/10/2017  
Number of Days to Update: 546

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 10/11/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016  
Date Data Arrived at EDR: 12/27/2016  
Date Made Active in Reports: 02/17/2017  
Number of Days to Update: 52

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 11/02/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 10/11/2017  
Date Made Active in Reports: 11/03/2017  
Number of Days to Update: 23

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 06/09/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 98

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Varies

### LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/30/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 44

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Semi-Annually

### US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 09/01/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 09/01/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/25/2017  
Date Data Arrived at EDR: 09/26/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 24

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/23/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 9

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

### UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2016  
Date Data Arrived at EDR: 06/02/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 133

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 44

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 02/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/15/2017    | Telephone: 202-564-0527                 |
| Date Made Active in Reports: 11/03/2017 | Last EDR Contact: 09/21/2017            |
| Number of Days to Update: 261           | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

### FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/17/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 08/17/2017    | Telephone: 800-385-6164                |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 08/17/2017           |
| Number of Days to Update: 29            | Next Scheduled EDR Contact: 12/04/2017 |
|                                         | Data Release Frequency: Quarterly      |

### CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 01/01/1989  | Source: Department of Health Services     |
| Date Data Arrived at EDR: 07/27/1994    | Telephone: 916-255-2118                   |
| Date Made Active in Reports: 08/02/1994 | Last EDR Contact: 05/31/1994              |
| Number of Days to Update: 6             | Next Scheduled EDR Contact: N/A           |
|                                         | Data Release Frequency: No Update Planned |

### CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| Date of Government Version: 09/21/2017  | Source: CAL EPA/Office of Emergency Information |
| Date Data Arrived at EDR: 09/21/2017    | Telephone: 916-323-3400                         |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 09/21/2017                    |
| Number of Days to Update: 22            | Next Scheduled EDR Contact: 01/01/2018          |
|                                         | Data Release Frequency: Quarterly               |

### DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

|                                         |                                               |
|-----------------------------------------|-----------------------------------------------|
| Date of Government Version: 08/02/2017  | Source: Department of Toxic Substance Control |
| Date Data Arrived at EDR: 08/08/2017    | Telephone: 916-327-4498                       |
| Date Made Active in Reports: 10/16/2017 | Last EDR Contact: 08/08/2017                  |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 12/18/2017        |
|                                         | Data Release Frequency: Annually              |

### EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2015  | Source: California Air Resources Board |
| Date Data Arrived at EDR: 03/21/2017    | Telephone: 916-322-2990                |
| Date Made Active in Reports: 08/15/2017 | Last EDR Contact: 09/22/2017           |
| Number of Days to Update: 147           | Next Scheduled EDR Contact: 01/01/2018 |
|                                         | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 08/18/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 916-445-9379                     |
| Date Made Active in Reports: 10/24/2017 | Last EDR Contact: 11/01/2017                |
| Number of Days to Update: 63            | Next Scheduled EDR Contact: 02/05/2018      |
|                                         | Data Release Frequency: Varies              |

### Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 07/21/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 07/25/2017    | Telephone: 916-255-3628                        |
| Date Made Active in Reports: 10/17/2017 | Last EDR Contact: 10/23/2017                   |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 02/05/2018         |
|                                         | Data Release Frequency: Varies                 |

### Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

|                                         |                                                      |
|-----------------------------------------|------------------------------------------------------|
| Date of Government Version: 08/15/2017  | Source: California Integrated Waste Management Board |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 916-341-6066                              |
| Date Made Active in Reports: 10/25/2017 | Last EDR Contact: 08/10/2017                         |
| Number of Days to Update: 64            | Next Scheduled EDR Contact: 11/27/2017               |
|                                         | Data Release Frequency: Varies                       |

### HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| Date of Government Version: 12/31/2016  | Source: California Environmental Protection Agency |
| Date Data Arrived at EDR: 07/12/2017    | Telephone: 916-255-1136                            |
| Date Made Active in Reports: 10/17/2017 | Last EDR Contact: 10/10/2017                       |
| Number of Days to Update: 97            | Next Scheduled EDR Contact: 01/22/2018             |
|                                         | Data Release Frequency: Annually                   |

### ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 08/21/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 877-786-9427                        |
| Date Made Active in Reports: 10/25/2017 | Last EDR Contact: 08/22/2017                   |
| Number of Days to Update: 64            | Next Scheduled EDR Contact: 12/04/2017         |
|                                         | Data Release Frequency: Quarterly              |

### HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 04/01/2001  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 01/22/2009    | Telephone: 916-323-3400                        |
| Date Made Active in Reports: 04/08/2009 | Last EDR Contact: 01/22/2009                   |
| Number of Days to Update: 76            | Next Scheduled EDR Contact: N/A                |
|                                         | Data Release Frequency: No Update Planned      |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/21/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 08/22/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/10/2017  
Date Data Arrived at EDR: 10/10/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 7

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Quarterly

### MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 11/01/2017  
Number of Days to Update: 50

Source: Department of Conservation  
Telephone: 916-322-1080  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/25/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 78

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

### NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/14/2017  
Date Data Arrived at EDR: 08/17/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 61

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 08/17/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Quarterly

### PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 06/05/2017  
Date Data Arrived at EDR: 06/07/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 79

Source: Department of Pesticide Regulation  
Telephone: 916-445-4038  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 10/18/2017  
Number of Days to Update: 36

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/16/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 119

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: No Update Planned

### UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 01/20/2017  
Date Data Arrived at EDR: 03/14/2017  
Date Made Active in Reports: 05/03/2017  
Number of Days to Update: 50

Source: Department of Conservation  
Telephone: 916-445-2408  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Varies

### WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015  
Date Data Arrived at EDR: 04/17/2015  
Date Made Active in Reports: 06/23/2015  
Number of Days to Update: 67

Source: RWQCB, Central Valley Region  
Telephone: 559-445-5577  
Last EDR Contact: 10/13/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

### WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009  
Date Data Arrived at EDR: 07/21/2009  
Date Made Active in Reports: 08/03/2009  
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board  
Telephone: 213-576-6726  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historic Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historic Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/13/2014  
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/30/2013  
Number of Days to Update: 182

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### COUNTY RECORDS

#### ALAMEDA COUNTY:

##### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 09/22/2017  
Date Data Arrived at EDR: 09/22/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 18

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

##### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/07/2017  
Date Data Arrived at EDR: 07/11/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 43

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 04/24/2047  
Data Release Frequency: Semi-Annually

#### AMADOR COUNTY:

##### CUPA Facility List

Cupa Facility List

Date of Government Version: 06/20/2017  
Date Data Arrived at EDR: 06/21/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 49

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

#### BUTTE COUNTY:

##### CUPA Facility Listing

Cupa facility list.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017  
Date Data Arrived at EDR: 04/25/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 106

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 10/23/2017  
Data Release Frequency: No Update Planned

### CALVERAS COUNTY:

#### CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 04/25/2017  
Date Data Arrived at EDR: 04/27/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 104

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 09/05/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### COLUSA COUNTY:

#### CUPA Facility List Cupa facility list.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Semi-Annually

### CONTRA COSTA COUNTY:

#### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/17/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Semi-Annually

### DEL NORTE COUNTY:

#### CUPA Facility List Cupa Facility list

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 66

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### EL DORADO COUNTY:

#### CUPA Facility List CUPA facility list.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/24/2017  
Number of Days to Update: 63

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### FRESNO COUNTY:

#### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 30

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Semi-Annually

### GLENN COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/26/2017  
Date Data Arrived at EDR: 07/28/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 77

Source: Glenn County Air Pollution Control District  
Telephone: 830-934-6500  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### HUMBOLDT COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/03/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 08/03/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Semi-Annually

### IMPERIAL COUNTY:

#### CUPA Facility List

Cupa facility list.

Date of Government Version: 07/21/2017  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 83

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### INYO COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2017  
Date Data Arrived at EDR: 06/09/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 56

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### KERN COUNTY:

#### Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 44

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

### KINGS COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/22/2017  
Date Data Arrived at EDR: 09/22/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 24

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 09/22/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### LAKE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/03/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### LASSEN COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/24/2017  
Date Data Arrived at EDR: 07/26/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 82

Source: Lassen County Environmental Health  
Telephone: 530-251-8528  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### LOS ANGELES COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/11/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 5

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/17/2017  
Date Data Arrived at EDR: 07/18/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 65

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 10/17/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 04/21/2017  
Date Made Active in Reports: 10/09/2017  
Number of Days to Update: 171

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 06/21/2017  
Date Data Arrived at EDR: 06/23/2017  
Date Made Active in Reports: 10/30/2017  
Number of Days to Update: 129

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 10/24/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Annually

### City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 04/19/2017  
Date Made Active in Reports: 05/10/2017  
Number of Days to Update: 21

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Semi-Annually

### City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017  
Date Data Arrived at EDR: 03/10/2017  
Date Made Active in Reports: 05/03/2017  
Number of Days to Update: 54

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### MADERA COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/01/2017  
Date Data Arrived at EDR: 06/02/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 63

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 10/26/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### MARIN COUNTY:

#### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 07/03/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 15

Source: Public Works Department Waste Management  
Telephone: 415-473-6647  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Semi-Annually

### MERCED COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 10/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 14

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### MONO COUNTY:

#### CUPA Facility List

CUPA Facility List

Date of Government Version: 08/08/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 40

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 08/08/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### MONTEREY COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/22/2017  
Date Data Arrived at EDR: 06/23/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 47

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### NAPA COUNTY:

#### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017  
Date Data Arrived at EDR: 01/11/2017  
Date Made Active in Reports: 03/02/2017  
Number of Days to Update: 50

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

#### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 08/24/2017  
Date Data Arrived at EDR: 08/25/2017  
Date Made Active in Reports: 10/27/2017  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

### NEVADA COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/04/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### ORANGE COUNTY:

#### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/11/2017  
Number of Days to Update: 61

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Annually

#### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 41

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/09/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 43

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/09/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### PLACER COUNTY:

#### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 77

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Semi-Annually

### PLUMAS COUNTY:

#### CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 06/19/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 35

Source: Plumas County Environmental Health  
Telephone: 530-283-6355  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### RIVERSIDE COUNTY:

#### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Quarterly

#### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Quarterly

### SACRAMENTO COUNTY:

#### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 3

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/03/2017  
Date Data Arrived at EDR: 07/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 47

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Quarterly

### SAN BENITO COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/08/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 66

Source: San Benito County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### SAN BERNARDINO COUNTY:

#### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 06/01/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 85

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### SAN DIEGO COUNTY:

#### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/05/2017  
Date Data Arrived at EDR: 06/07/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 69

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015  
Date Data Arrived at EDR: 11/07/2015  
Date Made Active in Reports: 01/04/2016  
Number of Days to Update: 58

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: No Update Planned

### SAN FRANCISCO COUNTY:

#### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

#### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/03/2017  
Date Data Arrived at EDR: 05/08/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 109

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

### SAN JOAQUIN COUNTY:

#### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 10/03/2017  
Date Data Arrived at EDR: 10/06/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 4

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 08/28/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Semi-Annually

### SAN LUIS OBISPO COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/18/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SAN MATEO COUNTY:



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/15/2017  
Date Data Arrived at EDR: 09/19/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 09/07/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Annually

### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 09/07/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Semi-Annually

### SANTA BARBARA COUNTY:

#### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SANTA CLARA COUNTY:

#### Cupa Facility List

Cupa facility list

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/10/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 67

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

#### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

#### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014  
Date Data Arrived at EDR: 03/05/2014  
Date Made Active in Reports: 03/18/2014  
Number of Days to Update: 13

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/15/2017  
Date Made Active in Reports: 10/24/2017  
Number of Days to Update: 70

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Annually

### SANTA CRUZ COUNTY:

#### CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 05/23/2017  
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SHASTA COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 51

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SOLANO COUNTY:

#### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 63

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

#### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/21/2017  
Date Made Active in Reports: 08/29/2017  
Number of Days to Update: 69

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### SONOMA COUNTY:

#### Cupa Facility List

Cupa Facility list

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 06/27/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 43

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Varies

### Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/05/2017  
Date Data Arrived at EDR: 07/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 47

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### STANISLAUS COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/17/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Stanislaus County Department of Environmental Protection  
Telephone: 209-525-6751  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### SUTTER COUNTY:

#### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 80

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Semi-Annually

### TEHAMA COUNTY:

#### CUPA Facility List

Cupa facilities

Date of Government Version: 07/19/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 66

Source: Tehama County Department of Environmental Health  
Telephone: 530-527-8020  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### TRINITY COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/21/2017  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 83

Source: Department of Toxic Substances Control  
Telephone: 760-352-0381  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### TULARE COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility List

Cupa program facilities

Date of Government Version: 09/27/2017  
Date Data Arrived at EDR: 09/28/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 18

Source: Tulare County Environmental Health Services Division  
Telephone: 559-624-7400  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### TUOLUMNE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/21/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Divison of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### VENTURA COUNTY:

#### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/26/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Quarterly

#### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011  
Date Data Arrived at EDR: 12/01/2011  
Date Made Active in Reports: 01/19/2012  
Number of Days to Update: 49

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Annually

#### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 08/10/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Quarterly

#### Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/26/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 75

Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/28/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 9

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### YOLO COUNTY:

#### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/29/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 51

Source: Yolo County Department of Health  
Telephone: 530-666-8646  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Annually

### YUBA COUNTY:

#### CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Date Data Arrived at EDR: 08/19/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: No Update Planned

#### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/11/2017  
Date Made Active in Reports: 07/27/2017  
Number of Days to Update: 107

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 10/05/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/12/2017  
Number of Days to Update: 70

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 09/25/2017  
Number of Days to Update: 62

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 06/19/2015  
Date Made Active in Reports: 07/15/2015  
Number of Days to Update: 26

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/13/2017  
Date Made Active in Reports: 07/14/2017  
Number of Days to Update: 92

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 09/11/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Annually

### Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

### Electric Power Transmission Line Data

Source: PennWell Corporation

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

ALVES RANCH  
ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

### **TARGET PROPERTY COORDINATES**

|                                |                             |
|--------------------------------|-----------------------------|
| Latitude (North):              | 38.0192 - 38° 1' 9.12"      |
| Longitude (West):              | 121.95621 - 121° 57' 22.36" |
| Universal Transverse Mercator: | Zone 10                     |
| UTM X (Meters):                | 591621.6                    |
| UTM Y (Meters):                | 4208253.5                   |
| Elevation:                     | 222 ft. above sea level     |

### **USGS TOPOGRAPHIC MAP**

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 5619720 HONKER BAY, CA |
| Version Date:        | 2012                   |
| South Map:           | 5640430 CLAYTON, CA    |
| Version Date:        | 2012                   |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

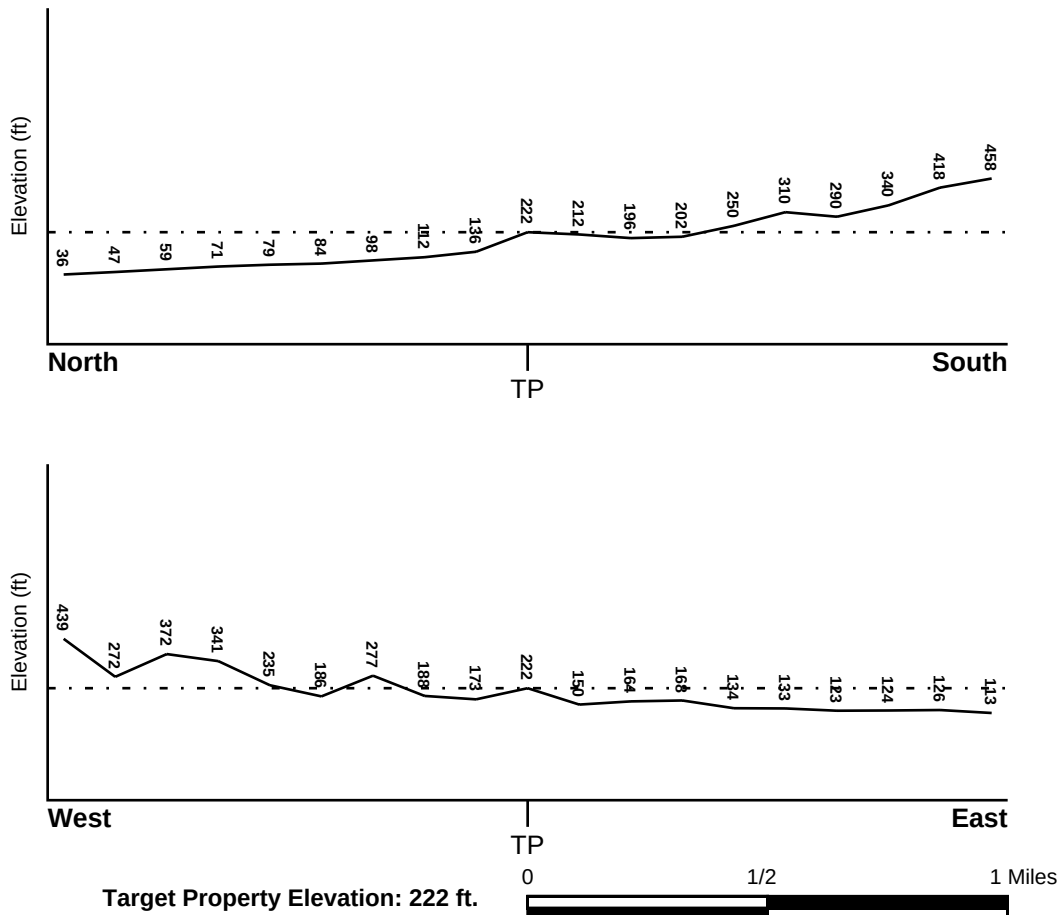
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

| <u>Flood Plain Panel at Target Property</u> | <u>FEMA Source Type</u> |
|---------------------------------------------|-------------------------|
| 06013C0114G                                 | FEMA FIRM Flood data    |
| <u>Additional Panels in search area:</u>    | <u>FEMA Source Type</u> |
| 06013C0112G                                 | FEMA FIRM Flood data    |
| 06013C0113G                                 | FEMA FIRM Flood data    |

### NATIONAL WETLAND INVENTORY

| <u>NWI Quad at Target Property</u> | <u>NWI Electronic Data Coverage</u>            |
|------------------------------------|------------------------------------------------|
| HONKER BAY                         | YES - refer to the Overview Map and Detail Map |

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### ***Site-Specific Hydrogeological Data\*:***

|                |            |
|----------------|------------|
| Search Radius: | 1.25 miles |
| Status:        | Not found  |

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| <u>MAP ID</u> | <u>LOCATION FROM TP</u> | <u>GENERAL DIRECTION GROUNDWATER FLOW</u> |
|---------------|-------------------------|-------------------------------------------|
| Not Reported  |                         |                                           |

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

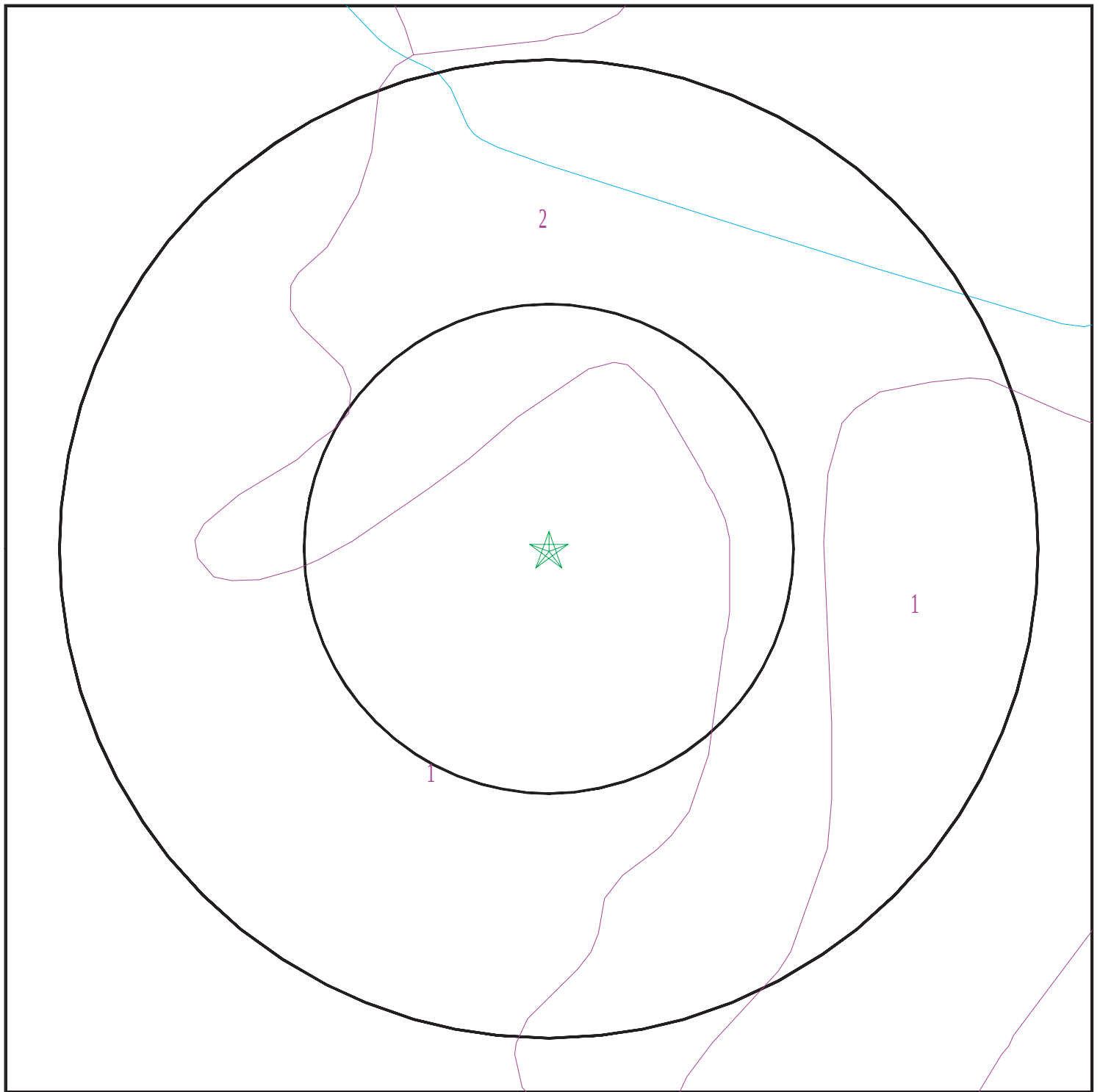
|         |                                            |
|---------|--------------------------------------------|
| Era:    | Cenozoic                                   |
| System: | Tertiary                                   |
| Series: | Miocene                                    |
| Code:   | Tm (decoded above as Era, System & Series) |

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 05098367.2r



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water

0 1/16 1/8 1/4 Miles



SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg CA 94565  
LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
CONTACT: Stephen Fallon  
INQUIRY #: 05098367.2r  
DATE: November 06, 2017 3:31 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: DIABLO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information |           |           |                    |                                                                        |                                                                             |                                              |                      |
|------------------------|-----------|-----------|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification                                                         |                                                                             | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group                                                           | Unified Soil                                                                |                                              |                      |
| 1                      | 0 inches  | 29 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.   | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 6.6 |
| 2                      | 29 inches | 42 inches | silty clay         | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 7.9 |
| 3                      | 42 inches | 46 inches | weathered bedrock  | Not reported                                                           | Not reported                                                                | Max: 1.4<br>Min: 0                           | Max: Min:            |

#### Soil Map ID: 2

Soil Component Name: CAPAY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information |           |           |                    |                                                                        |                                                                             |                                              |                      |
|------------------------|-----------|-----------|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification                                                         |                                                                             | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group                                                           | Unified Soil                                                                |                                              |                      |
| 1                      | 0 inches  | 35 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 6.6 |
| 2                      | 35 inches | 51 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 6.6 |
| 3                      | 51 inches | 72 inches | silty clay loam    | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 6.6 |

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

| <u>DATABASE</u>  | <u>SEARCH DISTANCE (miles)</u> |
|------------------|--------------------------------|
| Federal USGS     | 1.000                          |
| Federal FRDS PWS | Nearest PWS within 0.001 miles |
| State Database   | 1.000                          |

### FEDERAL USGS WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|---------------|----------------|-------------------------|
|               |                |                         |

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### FEDERAL USGS WELL INFORMATION

| MAP ID         | WELL ID | LOCATION<br>FROM TP |
|----------------|---------|---------------------|
| No Wells Found |         |                     |

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

| MAP ID              | WELL ID | LOCATION<br>FROM TP |
|---------------------|---------|---------------------|
| No PWS System Found |         |                     |

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

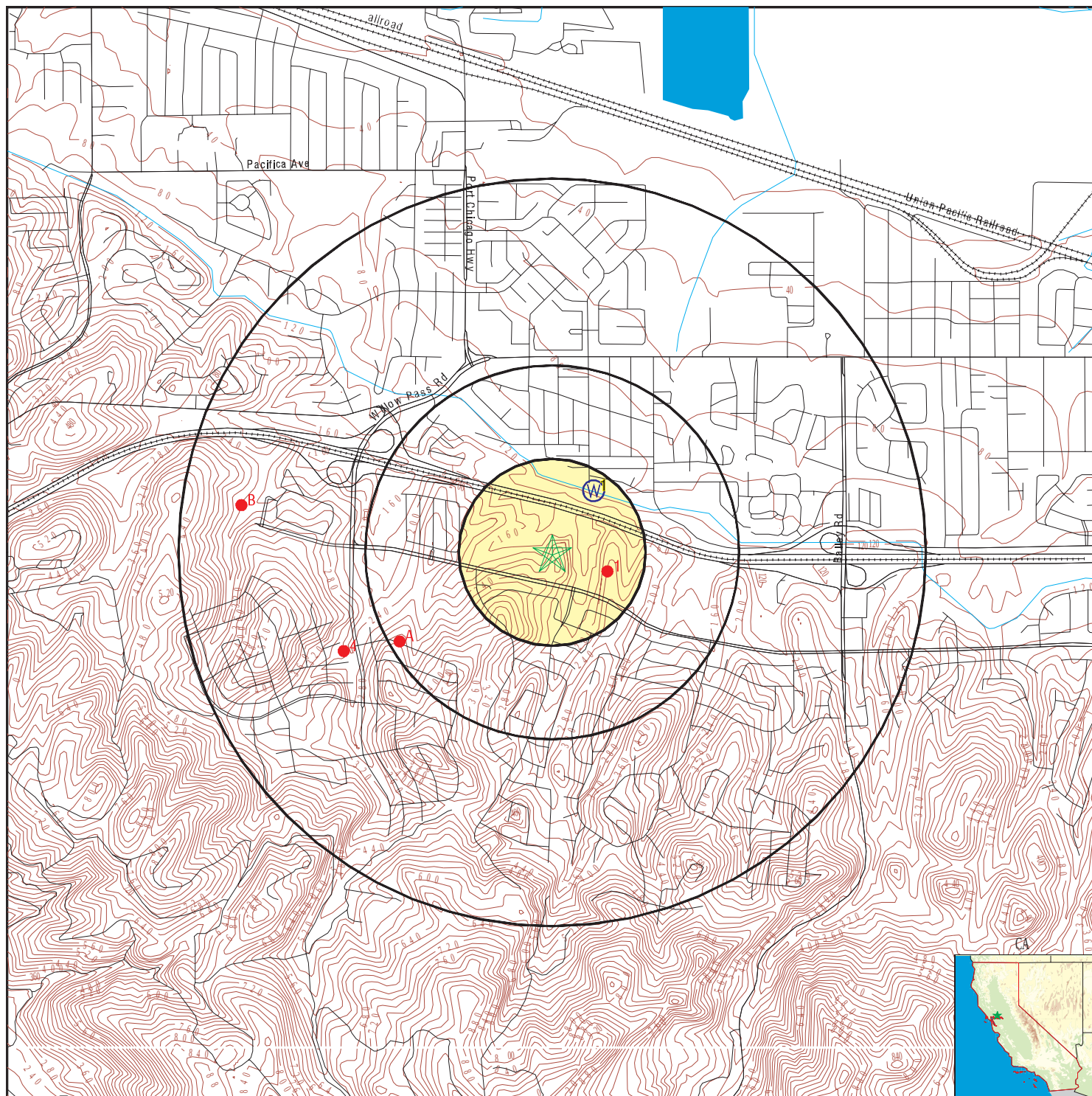
| MAP ID | WELL ID | LOCATION<br>FROM TP |
|--------|---------|---------------------|
| 1      | 1664    | 1/8 - 1/4 Mile NE   |

### OTHER STATE DATABASE INFORMATION

### STATE OIL/GAS WELL INFORMATION

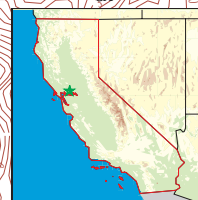
| MAP ID | WELL ID         | LOCATION<br>FROM TP |
|--------|-----------------|---------------------|
| 1      | CAOG11000231958 | 1/8 - 1/4 Mile ESE  |
| A2     | CAOG11000232890 | 1/4 - 1/2 Mile WSW  |
| A3     | CAOG11000232896 | 1/4 - 1/2 Mile WSW  |
| 4      | CAOG11000232875 | 1/2 - 1 Mile WSW    |
| B5     | CAOG11000232864 | 1/2 - 1 Mile West   |
| B6     | CAOG11000232865 | 1/2 - 1 Mile West   |
| B7     | CAOG11000232834 | 1/2 - 1 Mile West   |
| B8     | CAOG11000232835 | 1/2 - 1 Mile West   |

# PHYSICAL SETTING SOURCE MAP - 05098367.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Alvin Ranch  
 ADDRESS: Alvin Ranch Rd and W Leland Rd.  
 Pittsburg CA 94565  
 LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
 CONTACT: Stephen Fallon  
 INQUIRY #: 05098367.2r  
 DATE: November 06, 2017 3:31 pm



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

**1**  
**NE**  
**1/8 - 1/4 Mile**  
**Lower**

**CA WELLS 1664**

## Water System Information:

|                                    |                                       |               |                       |
|------------------------------------|---------------------------------------|---------------|-----------------------|
| Prime Station Code:                | 02N/01W-15G01 M                       | User ID:      | ENG                   |
| FRDS Number:                       | 0710002003                            | County:       | Contra Costa          |
| District Number:                   | 04                                    | Station Type: | WELL/AMBNT/MUN/INTAKE |
| Water Type:                        | Well/Groundwater                      | Well Status:  | Active Raw            |
| Source Lat/Long:                   | 380118.9 1215711.2                    | Precision:    | 0.5 Mile (30 Seconds) |
| Source Name:                       | HILL STREET WELL 01                   |               |                       |
| System Number:                     | 0710002                               |               |                       |
| System Name:                       | CALIF CITIES WATER - BAY POINT        |               |                       |
| Organization That Operates System: | 3625 WEST 6TH ST<br>LOS ANGELES 90020 |               |                       |
| Pop Served:                        | 17884                                 | Connections:  | 4338                  |
| Area Served:                       | WEST PITTSBURG                        |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1700. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1400. UG/L            |
| Chemical:                          | BORON                                 |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 13. MG/L              |
| Chemical:                          | NITRATE (AS NO3)                      |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 5.11 PCI/L            |
| Chemical:                          | GROSS ALPHA                           |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 3.23 PCI/L            |
| Chemical:                          | GROSS ALPHA COUNTING ERROR            |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 3.31 PCI/L            |
| Chemical:                          | GROSS ALPHA MDA95                     |               |                       |
| Sample Collected:                  | 07-FEB-12                             | Findings:     | 1500. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 07-FEB-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 20.2 C                |
| Chemical:                          | SOURCE TEMPERATURE C                  |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 1600. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 8.                    |
| Chemical:                          | PH, FIELD                             |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |            |
|-------------------|------------------------|-----------|------------|
| Sample Collected: | 08-MAY-12              | Findings: | 1700. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 08-MAY-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUN-12              | Findings: | 1200. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUN-12              | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUL-12              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUL-12              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 07-AUG-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 07-AUG-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-SEP-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-SEP-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-OCT-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-OCT-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 06-NOV-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 06-NOV-12              | Findings: | 990. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-DEC-12              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-DEC-12              | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 1290. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 1100. UG/L |
| Chemical:         | BORON                  |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 874. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 890. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 21. MG/L   |
| Chemical:         | NITRATE (AS NO3)       |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                         |           |            |
|-------------------|-----------------------------------------|-----------|------------|
| Sample Collected: | 07-MAY-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 07-MAY-13                               | Findings: | 970. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 04-JUN-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 04-JUN-13                               | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 02-JUL-13                               | Findings: | 420. US    |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 02-JUL-13                               | Findings: | 250. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 06-AUG-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 06-AUG-13                               | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 03-SEP-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 03-SEP-13                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 21. C      |
| Chemical:         | SOURCE TEMPERATURE C                    |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 8.2        |
| Chemical:         | PH, FIELD                               |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 970. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 05-NOV-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 05-NOV-13                               | Findings: | 900. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 03-DEC-13                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 03-DEC-13                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 8.11       |
| Chemical:         | PH, LABORATORY                          |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 290. MG/L  |
| Chemical:         | ALKALINITY (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 350. MG/L  |
| Chemical:         | BICARBONATE ALKALINITY                  |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                       |           |            |
|-------------------|---------------------------------------|-----------|------------|
| Sample Collected: | 07-JAN-14                             | Findings: | 140. MG/L  |
| Chemical:         | HARDNESS (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 29. MG/L   |
| Chemical:         | CALCIUM                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 16. MG/L   |
| Chemical:         | MAGNESIUM                             |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 280. MG/L  |
| Chemical:         | SODIUM                                |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 3.1 MG/L   |
| Chemical:         | POTASSIUM                             |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 130. MG/L  |
| Chemical:         | CHLORIDE                              |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 270. MG/L  |
| Chemical:         | SULFATE                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 0.24 MG/L  |
| Chemical:         | FLUORIDE (F) (NATURAL-SOURCE)         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 2.1 UG/L   |
| Chemical:         | ARSENIC                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 1200. UG/L |
| Chemical:         | BORON                                 |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 0.23       |
| Chemical:         | LANGELIER INDEX AT SOURCE TEMP.       |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 17. MG/L   |
| Chemical:         | NITRATE (AS NO <sub>3</sub> )         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 12.        |
| Chemical:         | AGGRSSIVE INDEX (CORROSIVITY)         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 3900. MG/L |
| Chemical:         | NITRATE + NITRITE (AS N)              |           |            |
| Sample Collected: | 04-FEB-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 04-FEB-14                             | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 04-MAR-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 04-MAR-14                             | Findings: | 990. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 01-APR-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 01-APR-14                             | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 06-MAY-14                             | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |           |
|-------------------|------------------------|-----------|-----------|
| Sample Collected: | 06-MAY-14              | Findings: | 980. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 660. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 400. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 5.2 MG/L  |
| Chemical:         | NITRATE (AS NO3)       |           |           |
| Sample Collected: | 07-APR-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 07-APR-15              | Findings: | 850. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 05-MAY-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 05-MAY-15              | Findings: | 830. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 02-JUN-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 02-JUN-15              | Findings: | 860. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 07-JUL-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 07-JUL-15              | Findings: | 910. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 04-AUG-15              | Findings: | 1500. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 04-AUG-15              | Findings: | 920. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 01-SEP-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 01-SEP-15              | Findings: | 950. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 06-OCT-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 06-OCT-15              | Findings: | 880. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 10-NOV-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 10-NOV-15              | Findings: | 840. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 01-DEC-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 01-DEC-15              | Findings: | 840. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |            |
|-------------------|------------------------|-----------|------------|
| Sample Collected: | 05-JAN-16              | Findings: | 1200. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JAN-16              | Findings: | 810. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 4. MG/L    |
| Chemical:         | NITRATE (AS N)         |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 870. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 01-MAR-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 01-MAR-16              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-APR-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-APR-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 03-MAY-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 03-MAY-16              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 07-JUN-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 07-JUN-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUL-16              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUL-16              | Findings: | 1100. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-AUG-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-AUG-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 06-SEP-16              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 06-SEP-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-OCT-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-OCT-16              | Findings: | 1100. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 01-NOV-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                         |           |            |
|-------------------|-----------------------------------------|-----------|------------|
| Sample Collected: | 01-NOV-16                               | Findings: | 960. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 06-DEC-16                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 06-DEC-16                               | Findings: | 920. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 18-JAN-17                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 18-JAN-17                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 18. C      |
| Chemical:         | SOURCE TEMPERATURE C                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.7        |
| Chemical:         | PH, FIELD                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.         |
| Chemical:         | PH, LABORATORY                          |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 230. MG/L  |
| Chemical:         | ALKALINITY (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 270. MG/L  |
| Chemical:         | BICARBONATE ALKALINITY                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.8 MG/L   |
| Chemical:         | CARBONATE ALKALINITY                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 2.5 MG/L   |
| Chemical:         | NITRATE (AS N)                          |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 140. MG/L  |
| Chemical:         | HARDNESS (TOTAL) AS CaCO <sub>3</sub>   |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 30. MG/L   |
| Chemical:         | CALCIUM                                 |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 15. MG/L   |
| Chemical:         | MAGNESIUM                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 320. MG/L  |
| Chemical:         | SODIUM                                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 3.1 MG/L   |
| Chemical:         | POTASSIUM                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 150. MG/L  |
| Chemical:         | CHLORIDE                                |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 350. MG/L  |
| Chemical:         | SULFATE                                 |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 0.27 MG/L  |
| Chemical:         | FLUORIDE (F) (NATURAL-SOURCE)           |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 2.6 UG/L   |
| Chemical:         | ARSENIC                                 |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                               |           |            |
|-------------------|-------------------------------|-----------|------------|
| Sample Collected: | 08-FEB-17                     | Findings: | 6.2 UG/L   |
| Chemical:         | SELENIUM                      |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 1.6        |
| Chemical:         | LANGELIER INDEX @ 60 C        |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 13.        |
| Chemical:         | AGGRSSIVE INDEX (CORROSIVITY) |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 2.5 MG/L   |
| Chemical:         | NITRATE + NITRITE (AS N)      |           |            |
| Sample Collected: | 07-MAR-17                     | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE          |           |            |
| Sample Collected: | 07-MAR-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |
| Sample Collected: | 04-APR-17                     | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE          |           |            |
| Sample Collected: | 04-APR-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

1

ESE

1/8 - 1/4 Mile

OIL\_GAS

CAOG11000231958

|                |                        |              |              |
|----------------|------------------------|--------------|--------------|
| District nun:  | 6                      | Api number:  | 01300200     |
| Blm well:      | N                      | Redrill can: | Not Reported |
| Dryhole:       | Y                      | Well status: | P            |
| Operator name: | Trico Industries, Inc. |              |              |
| County name:   | Contra Costa           | Fieldname:   | Any Field    |
| Area name:     | Any Area               | Section:     | 15           |
| Township:      | 02N                    | Range:       | 01W          |
| Base meridian: | MD                     | Elevation:   | Not Reported |
| Gissourcec:    | hud                    |              |              |
| Comments:      | Status Code 006        |              |              |
| Leasename:     | Alves                  | Wellnumber:  | 1            |
| Epawell:       | N                      | Hydraulica:  | N            |
| Confidenti:    | N                      | Spuddate:    | 12-SEP-64    |
| Welldeptha:    | 7071                   |              |              |
| Redrillfoo:    | 0                      |              |              |
| Abandonedd:    | 05-OCT-64              | Completion:  | Not Reported |
| Directiona:    | Unknown                | Gissymbol:   | PDH          |
| Site id:       | CAOG11000231958        |              |              |

A2

WSW

1/4 - 1/2 Mile

OIL\_GAS

CAOG11000232890

|                |                            |              |                       |
|----------------|----------------------------|--------------|-----------------------|
| District nun:  | 6                          | Api number:  | 01320296              |
| Blm well:      | N                          | Redrill can: | Not Reported          |
| Dryhole:       | N                          | Well status: | P                     |
| Operator name: | Black Mountain Oil Company |              |                       |
| County name:   | Contra Costa               | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                       | Section:     | 15                    |
| Township:      | 02N                        | Range:       | 01W                   |
| Base meridian: | MD                         | Elevation:   | 360                   |
| Gissourcec:    | hud                        |              |                       |
| Comments:      | Status Code 024            |              |                       |
| Leasename:     | Chevron-Culbertson         | Wellnumber:  | 2                     |
| Epawell:       | N                          | Hydraulica:  | N                     |
| Confidenti:    | N                          | Spuddate:    | 09-JUL-90             |
| Welldeptha:    | 3992                       |              |                       |
| Redrillfoo:    | 0                          |              |                       |
| Abandonedd:    | 27-MAR-96                  | Completion:  | 28-OCT-90             |
| Directiona:    | Not Directionally drilled  | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232890            |              |                       |

A3

WSW

1/4 - 1/2 Mile

OIL\_GAS

CAOG11000232896

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                |                            |              |                       |
|----------------|----------------------------|--------------|-----------------------|
| District nun:  | 6                          | Api number:  | 01320302              |
| Blm well:      | N                          | Redrill can: | Not Reported          |
| Dryhole:       | N                          | Well status: | P                     |
| Operator name: | Black Mountain Oil Company |              |                       |
| County name:   | Contra Costa               | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                       | Section:     | 15                    |
| Township:      | 02N                        | Range:       | 01W                   |
| Base meridian: | MD                         | Elevation:   | Not Reported          |
| Gissourcec:    | hud                        |              |                       |
| Comments:      | Status Code 024            |              |                       |
| Leasename:     | Chevron-Culbertson         | Wellnumber:  | 3                     |
| Epawell:       | N                          | Hydraulica:  | N                     |
| Confidenti:    | N                          | Spuddate:    | 29-SEP-90             |
| Welldeptha:    | 4133                       |              |                       |
| Redrillfoo:    | 0                          |              |                       |
| Abandonedd:    | 27-MAR-96                  | Completion:  | 01-NOV-90             |
| Directiona:    | Not Directionally drilled  | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232896            |              |                       |

4

WSW

1/2 - 1 Mile

OIL\_GAS

CAOG11000232875

|                |                     |              |                       |
|----------------|---------------------|--------------|-----------------------|
| District nun:  | 6                   | Api number:  | 01320282              |
| Blm well:      | N                   | Redrill can: | Not Reported          |
| Dryhole:       | Y                   | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc. |              |                       |
| County name:   | Contra Costa        | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                | Section:     | 15                    |
| Township:      | 02N                 | Range:       | 01W                   |
| Base meridian: | MD                  | Elevation:   | Not Reported          |
| Gissourcec:    | hud                 |              |                       |
| Comments:      | Status Code 006     |              |                       |
| Leasename:     | Culbertson          | Wellnumber:  | 1                     |
| Epawell:       | N                   | Hydraulica:  | N                     |
| Confidenti:    | N                   | Spuddate:    | 12-JUL-88             |
| Welldeptha:    | 3825                |              |                       |
| Redrillfoo:    | 0                   |              |                       |
| Abandonedd:    | 23-JUL-88           | Completion:  | Not Reported          |
| Directiona:    | Unknown             | Gissymbol:   | PDH                   |
| Site id:       | CAOG11000232875     |              |                       |

B5

West

1/2 - 1 Mile

OIL\_GAS

CAOG11000232864

|                |                     |              |                       |
|----------------|---------------------|--------------|-----------------------|
| District nun:  | 6                   | Api number:  | 01320274              |
| Blm well:      | N                   | Redrill can: | Not Reported          |
| Dryhole:       | N                   | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc. |              |                       |
| County name:   | Contra Costa        | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                | Section:     | 16                    |
| Township:      | 02N                 | Range:       | 01W                   |
| Base meridian: | MD                  | Elevation:   | Not Reported          |
| Gissourcec:    | gps                 |              |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|             |                                      |             |           |
|-------------|--------------------------------------|-------------|-----------|
| Comments:   | GPS Date 06/05/2007, Status Code 024 |             |           |
| Leasename:  | Seeno-Scott                          | Wellnumber: | 3         |
| Epawell:    | N                                    | Hydraulica: | N         |
| Confidenti: | N                                    | Spuddate:   | 04-JAN-88 |
| Welldeptha: | 3967                                 |             |           |
| Redrillfoo: | 0                                    |             |           |
| Abandonedd: | 10-JUL-95                            | Completion: | 30-JAN-88 |
| Directiona: | Unknown                              | Gissymbol:  | PDG       |
| Site id:    | CAOG11000232864                      |             |           |

### B6

#### West

#### 1/2 - 1 Mile

OIL\_GAS

CAOG11000232865

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320274              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | Not Reported          |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 3                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 04-JAN-88             |
| Welldeptha:    | 3967                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-JUL-95                            | Completion:  | 30-JAN-88             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232865                      |              |                       |

### B7

#### West

#### 1/2 - 1 Mile

OIL\_GAS

CAOG11000232834

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320244              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | 274                   |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 1                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 17-JUN-85             |
| Welldeptha:    | 4000                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-APR-92                            | Completion:  | 11-JUL-85             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232834                      |              |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

**B8**  
**West**  
**1/2 - 1 Mile**

OIL\_GAS CAOG11000232835

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320244              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | 274                   |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 1                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 17-JUN-85             |
| Welldeptha:    | 4000                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-APR-92                            | Completion:  | 11-JUL-85             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232835                      |              |                       |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

## RADON

### AREA RADON INFORMATION

State Database: CA Radon

#### Radon Test Results

| Zipcode | Num Tests | > 4 pCi/L |
|---------|-----------|-----------|
| 94565   | 29        | 2         |

Federal EPA Radon Zone for CONTRA COSTA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 94565

Number of sites tested: 4

| Area                    | Average Activity | % <4 pCi/L   | % 4-20 pCi/L | % >20 pCi/L  |
|-------------------------|------------------|--------------|--------------|--------------|
| Living Area - 1st Floor | 1.375 pCi/L      | 100%         | 0%           | 0%           |
| Living Area - 2nd Floor | Not Reported     | Not Reported | Not Reported | Not Reported |
| Basement                | Not Reported     | Not Reported | Not Reported | Not Reported |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

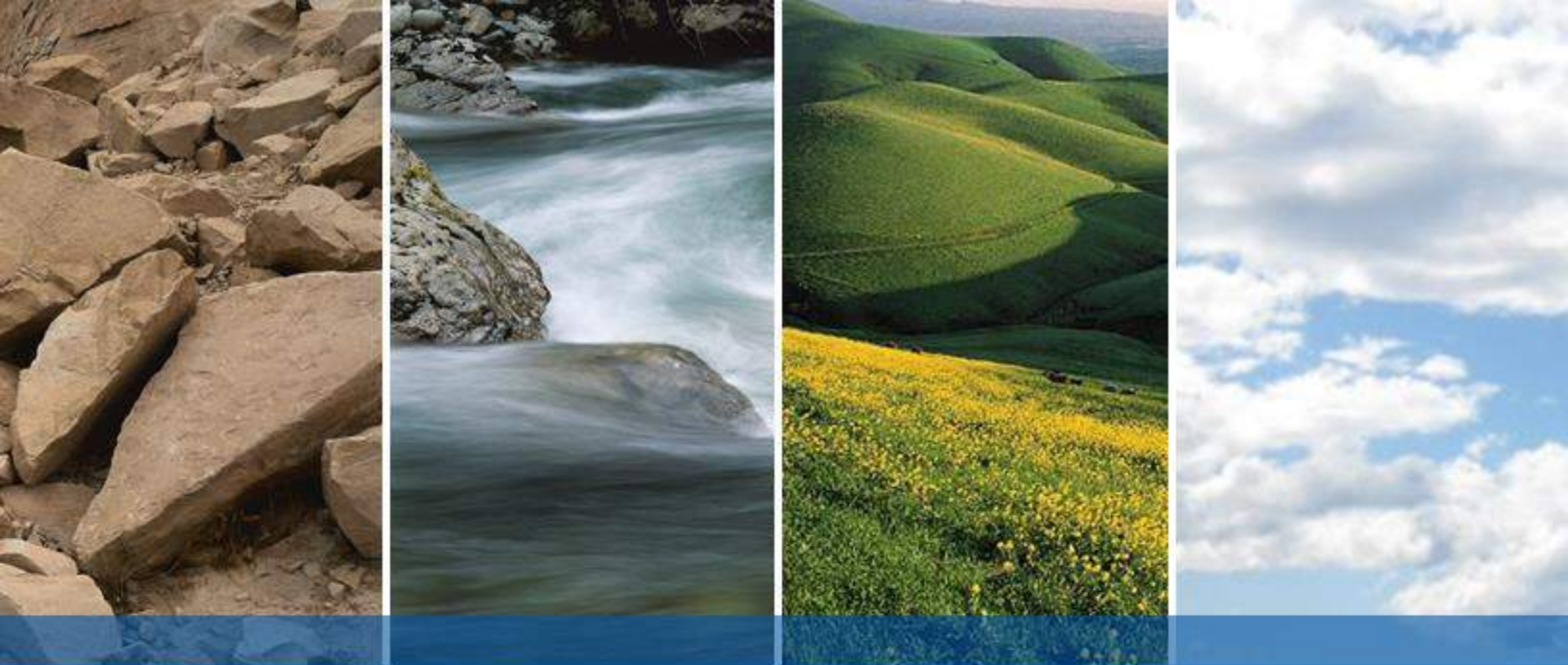
Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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## **APPENDIX B**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Sanborn Map Report**



Alves Ranch

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.3

November 06, 2017

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Certified Sanborn® Map Report

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.3

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Certification #** 67AF-481A-930B

**PO #** P2017.001.652

**Project** Alves Ranch

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 67AF-481A-930B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

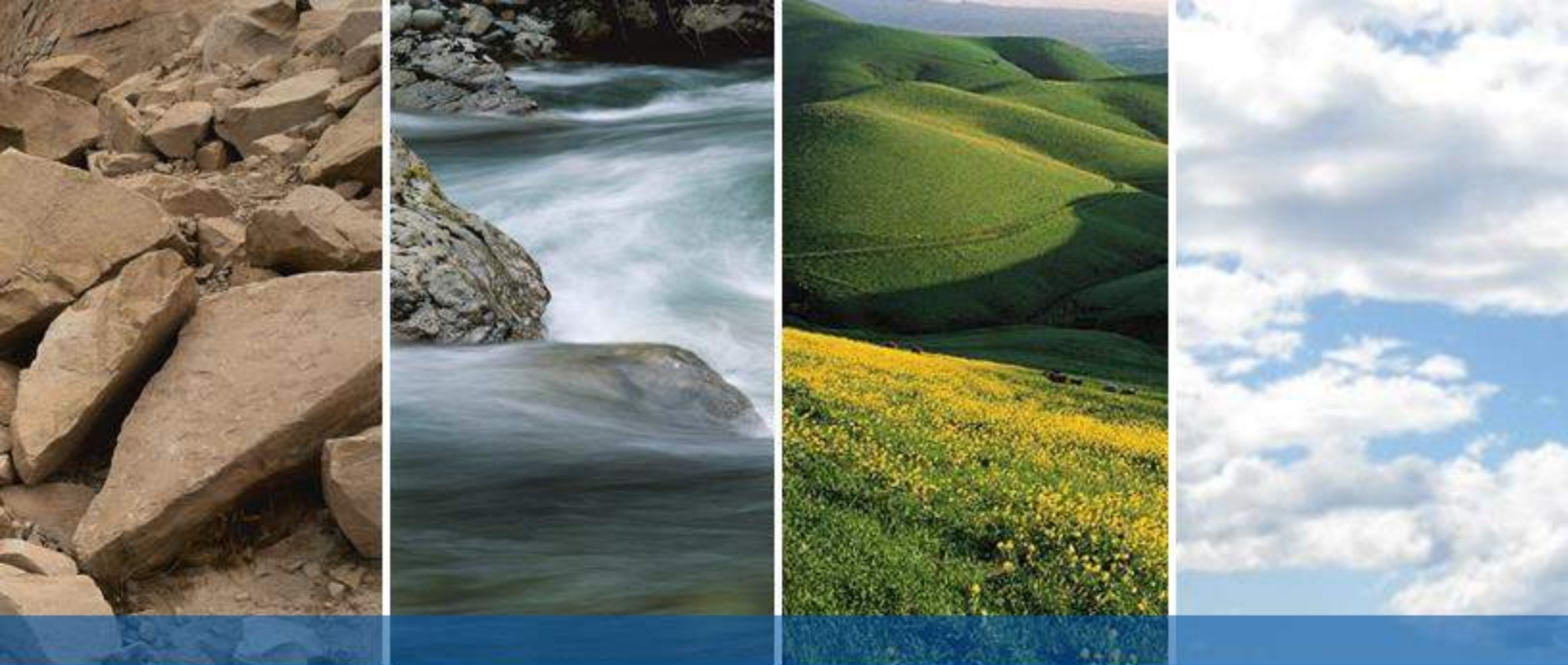
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## **APPENDIX C**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Historical Topographic Map Report**



Alves Ranch

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.4

November 06, 2017

# EDR Historical Topo Map Report

## with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.4

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

**P.O.#** P2017.001.652

**Project:** Alves Ranch

**Latitude:** 38.0192 38° 1' 9" North

**Longitude:** -121.95621 -121° 57' 22" West

**UTM Zone:** Zone 10 North

**UTM X Meters:** 591619.31

**UTM Y Meters:** 4208459.35

**Elevation:** 222.78' above sea level

**Maps Provided:**

2012                      1907  
1994, 1997  
1980  
1973  
1968  
1953  
1918  
1908, 1912

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



Honker Bay  
2012  
7.5-minute, 24000



Clayton  
2012  
7.5-minute, 24000

### 1994, 1997 Source Sheets



Clayton  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1979

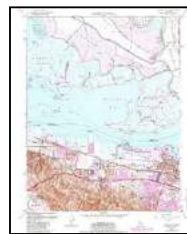


Honker Bay  
1997  
7.5-minute, 24000  
Aerial Photo Revised 1997

### 1980 Source Sheets



Clayton  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1979

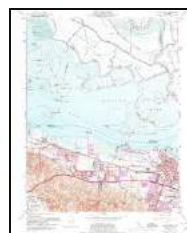


Honker Bay  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1979

### 1973 Source Sheets



Clayton  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973



Honker Bay  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973

## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1968 Source Sheets**



Clayton  
1968  
7.5-minute, 24000  
Aerial Photo Revised 1968



Honker Bay  
1968  
7.5-minute, 24000  
Aerial Photo Revised 1968

### **1953 Source Sheets**



Clayton  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1949



Honker Bay  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1949

### **1918 Source Sheets**



Honker Bay  
1918  
7.5-minute, 31680

### **1908, 1912 Source Sheets**



Antioch  
1908  
15-minute, 62500



## ***Topo Sheet Key***

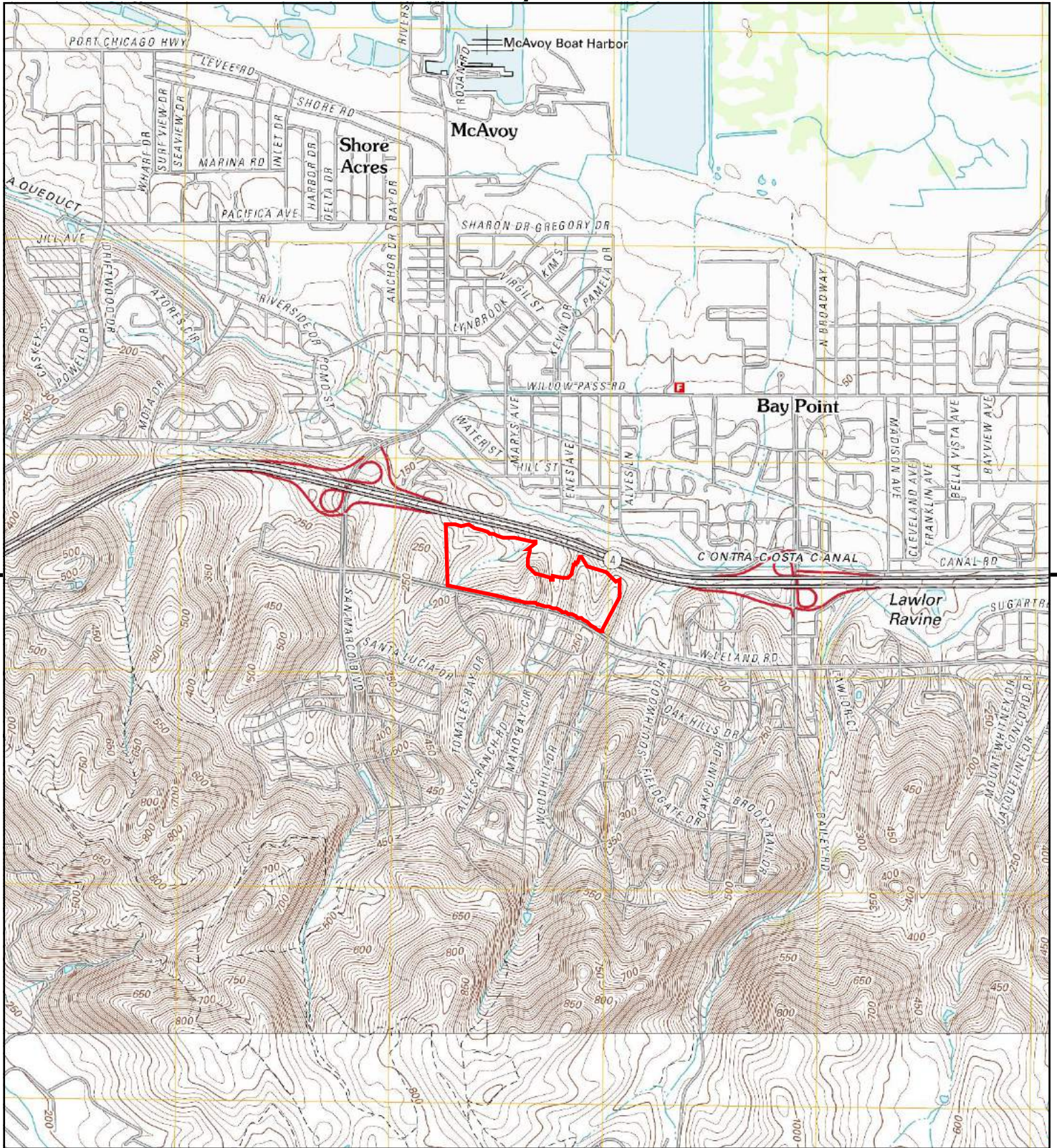
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### **1907 Source Sheets**

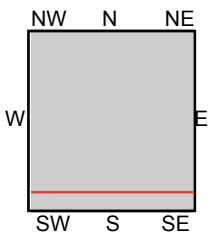
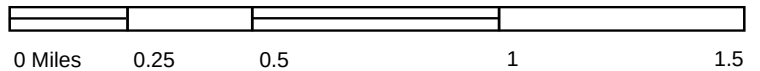


Antioch  
1907  
15-minute, 62500





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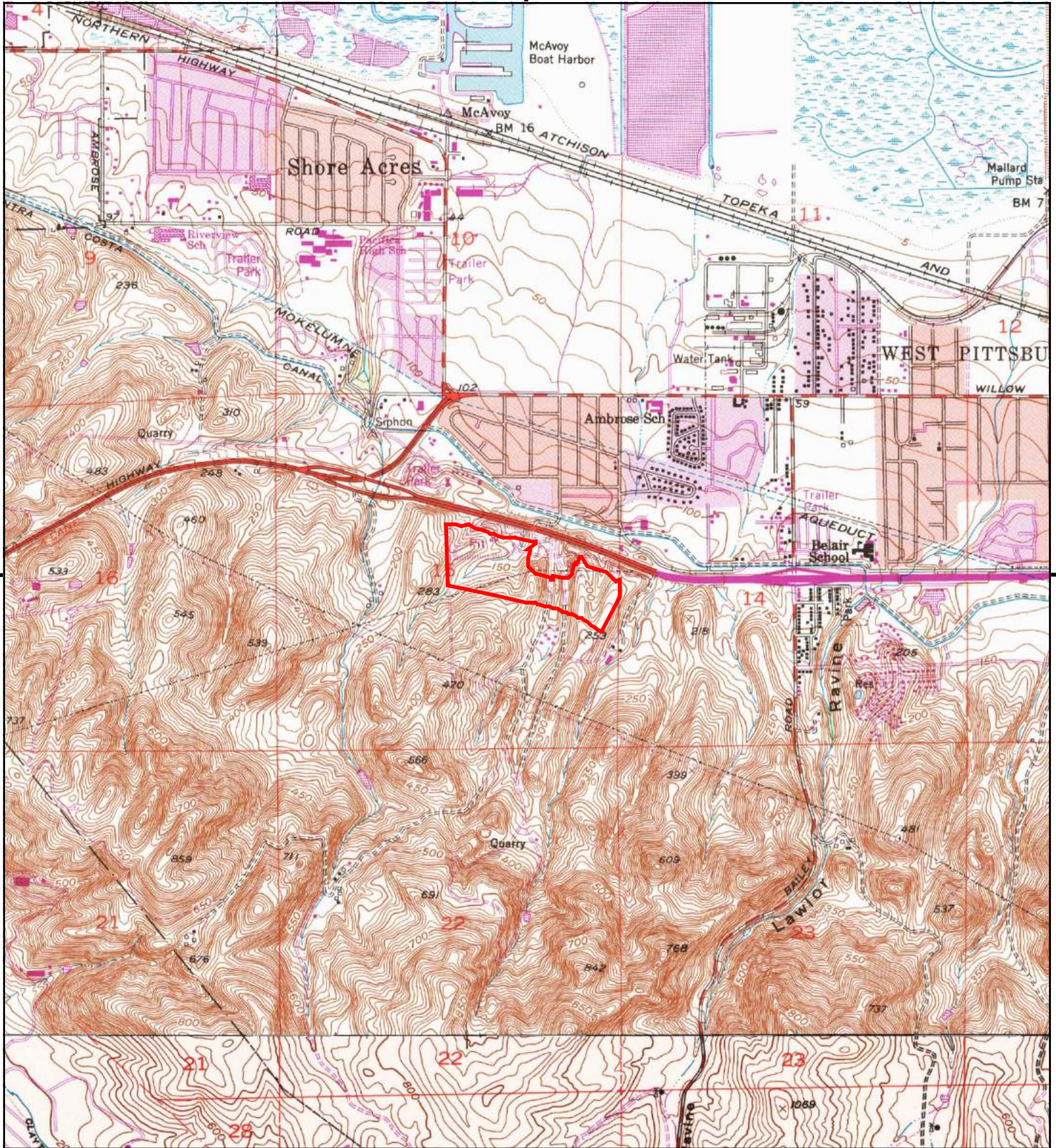


TP, Honker Bay, 2012, 7.5-minute  
S, Clayton, 2012, 7.5-minute

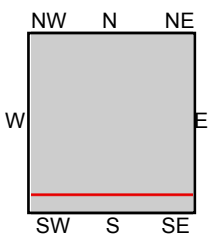
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**ADDRESS:** Alvers Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
**CLIENT:** Engeo Inc.







This report includes information from the following map sheet(s).

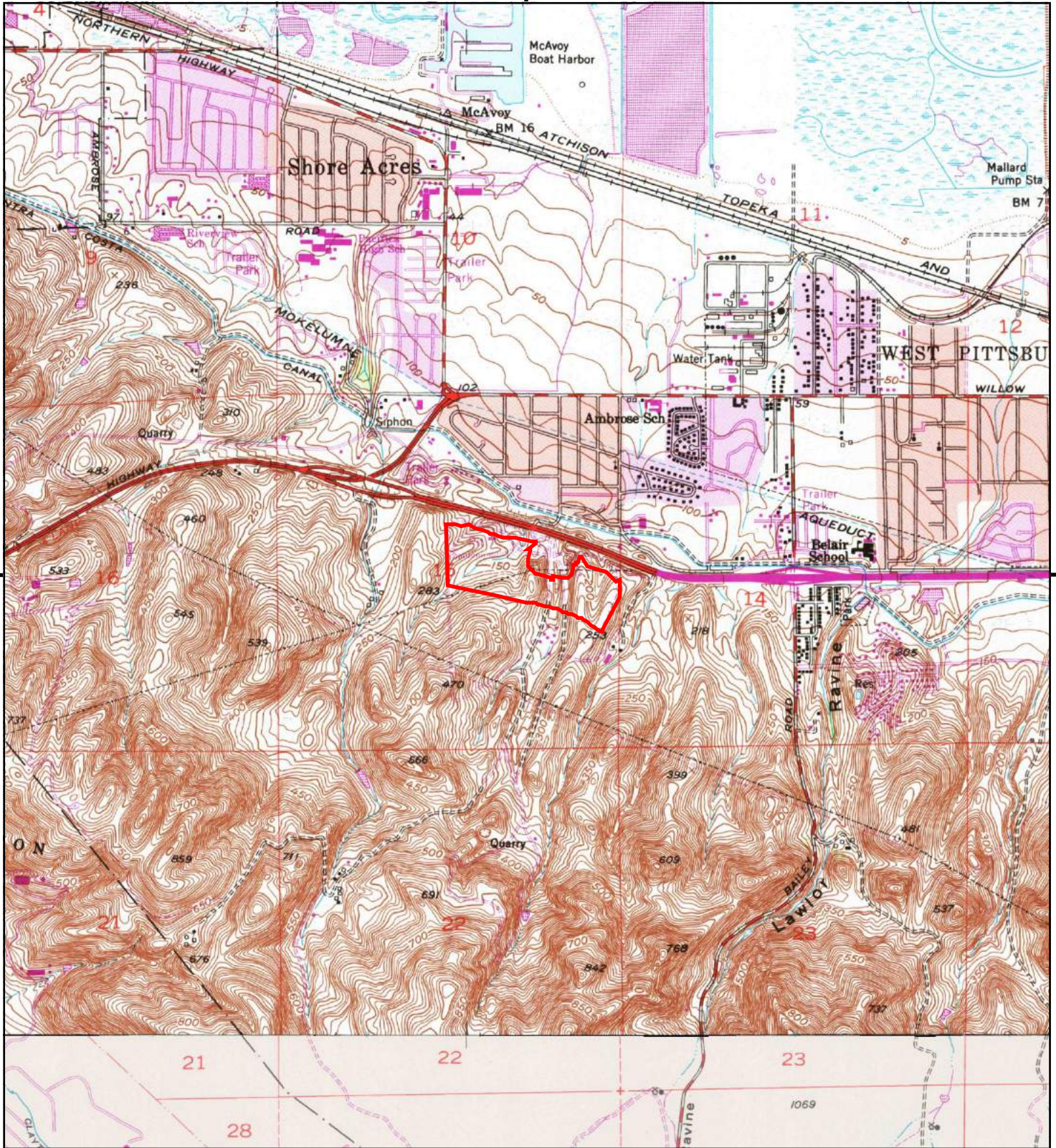


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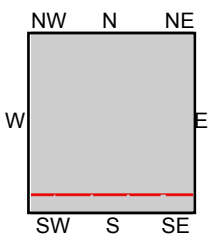
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Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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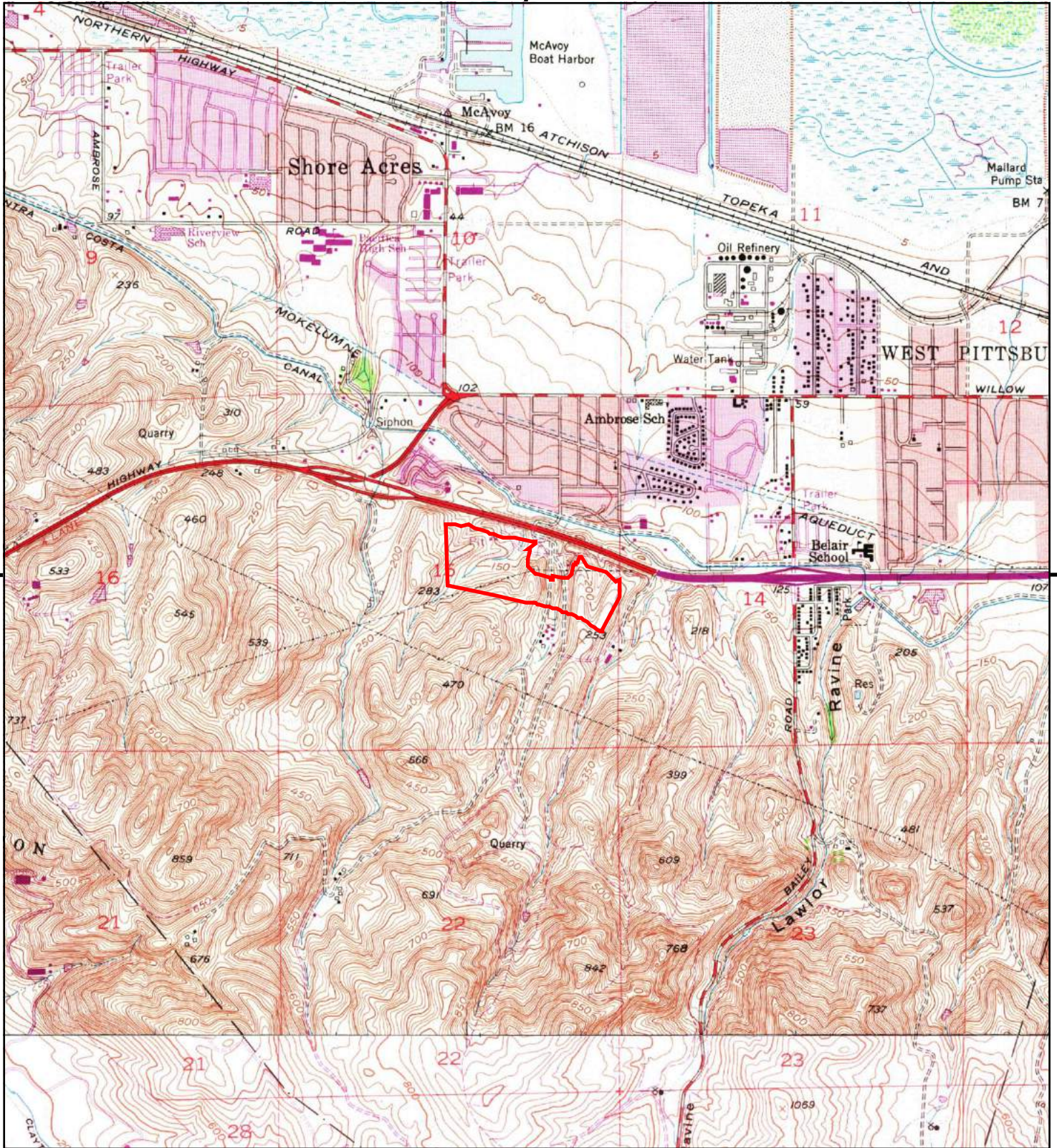


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S, Clayton, 1980, 7.5-minute

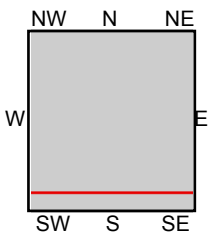
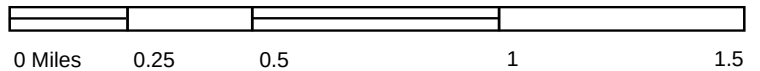
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Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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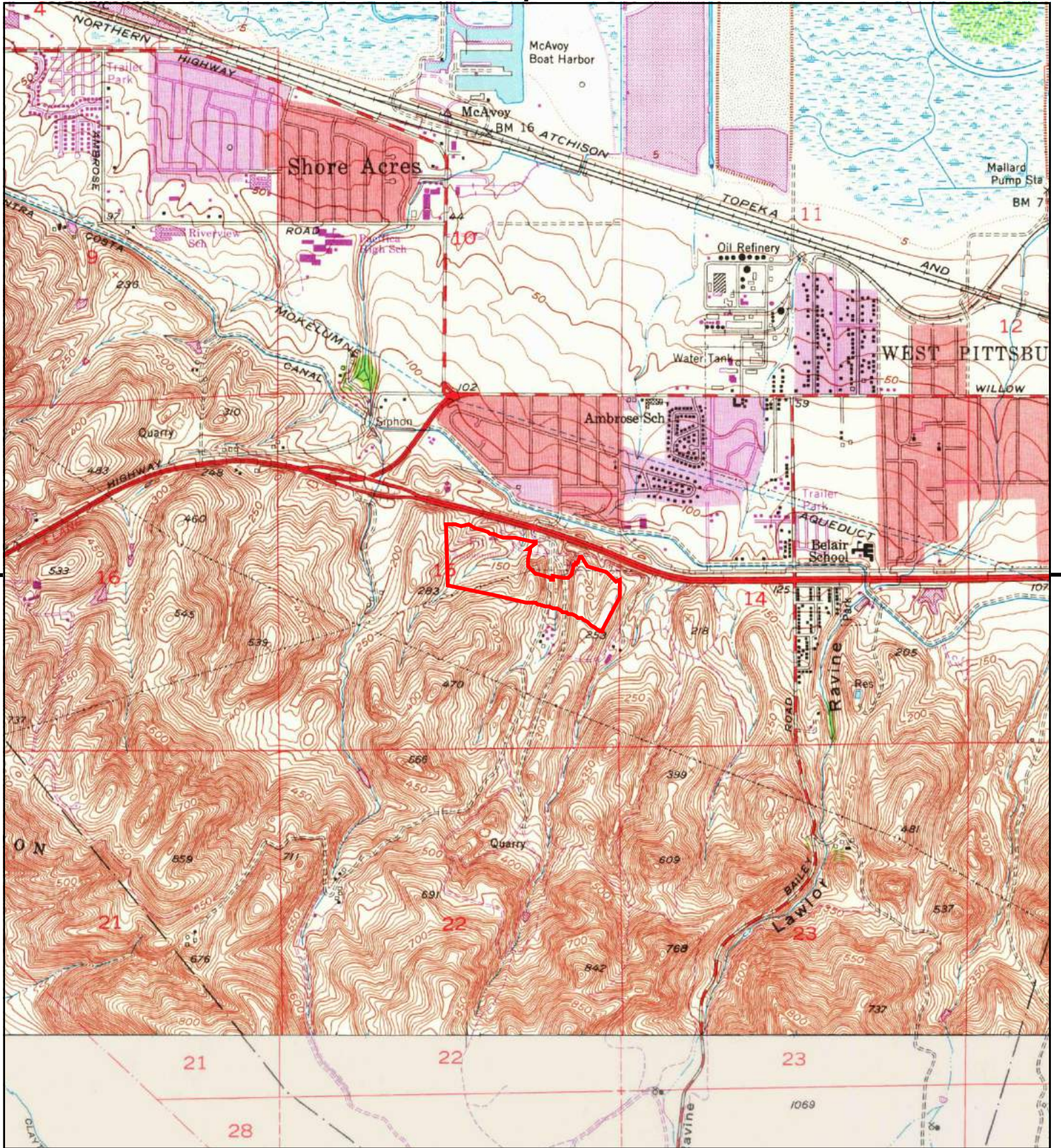


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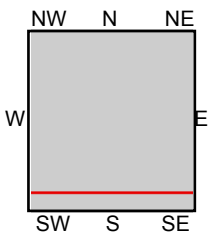
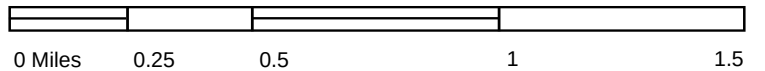
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ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

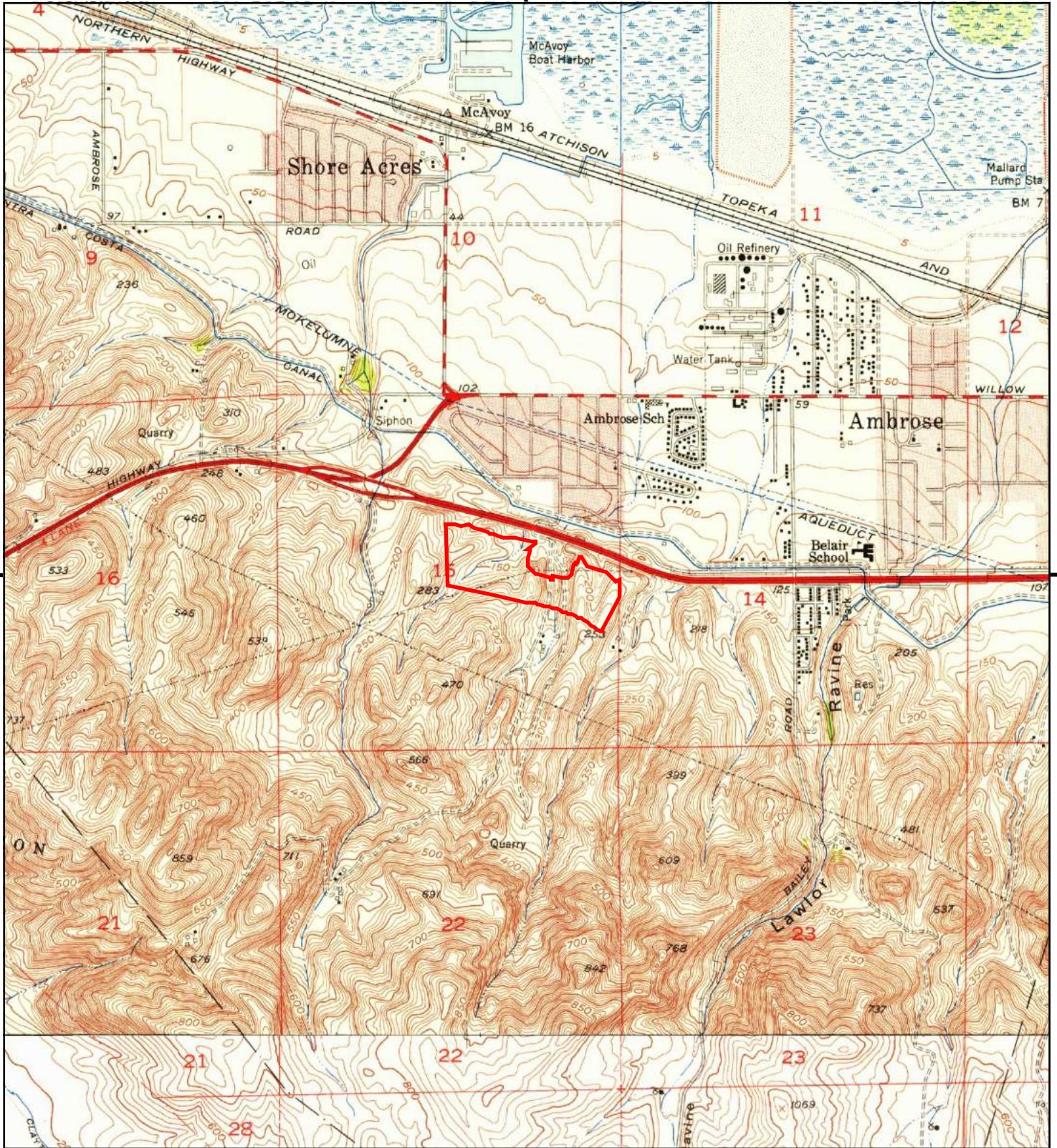


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S, Clayton, 1968, 7.5-minute

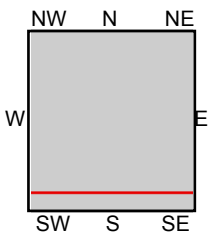
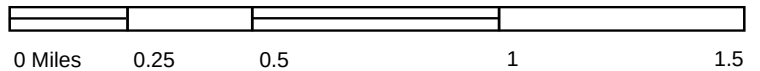
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ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

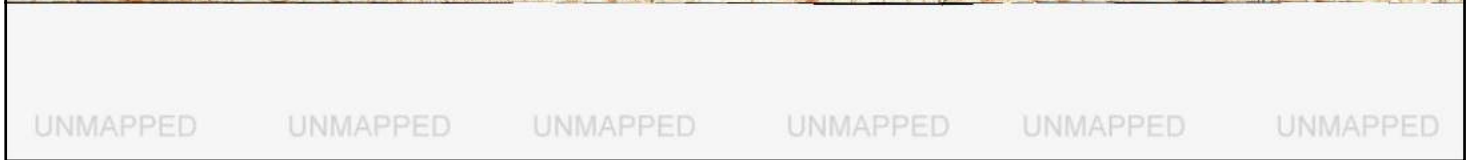
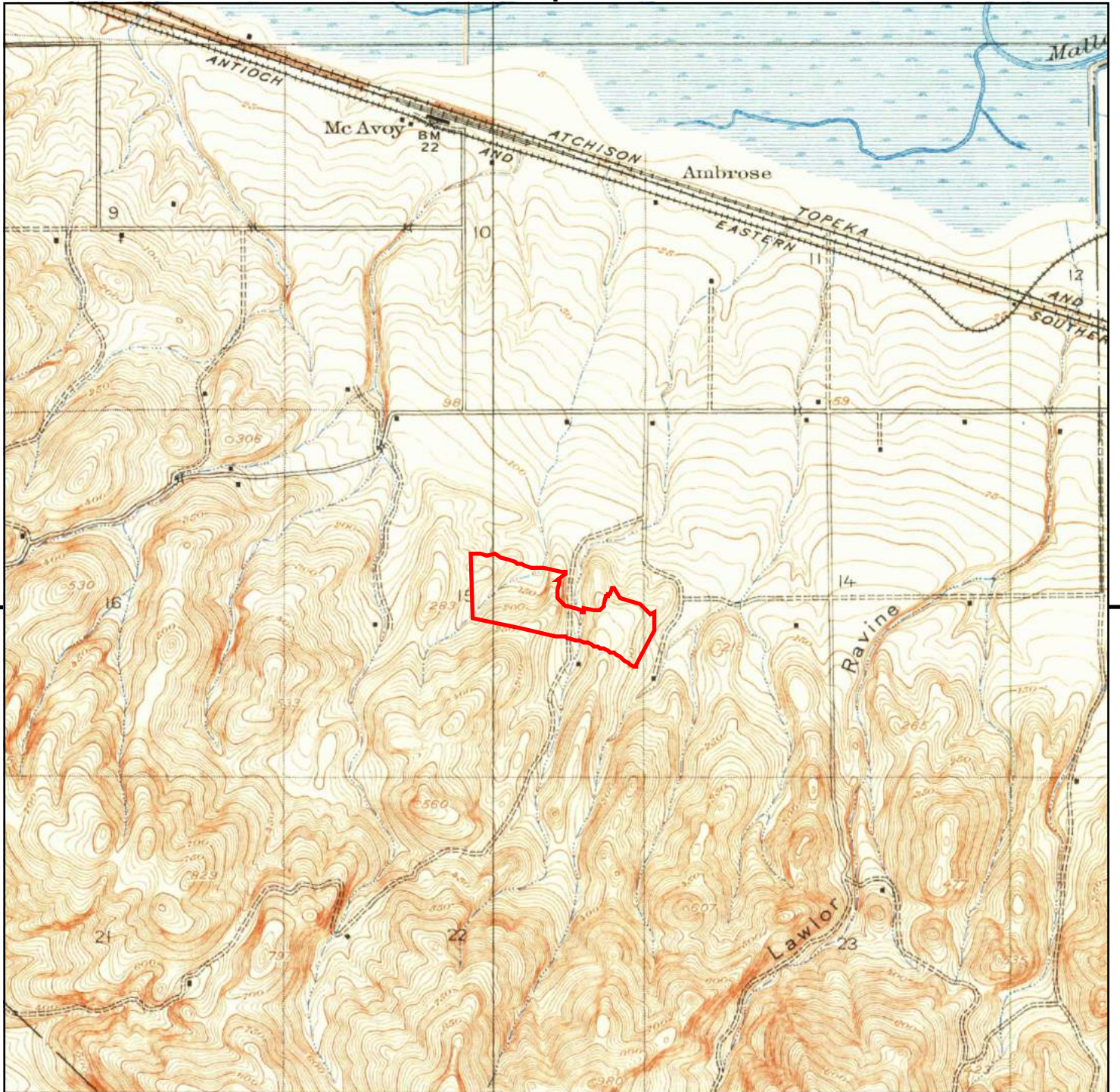


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S, Clayton, 1953, 7.5-minute

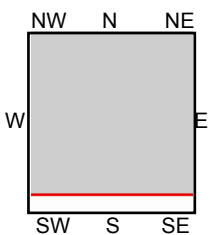
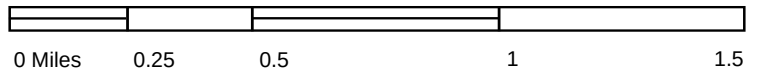
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Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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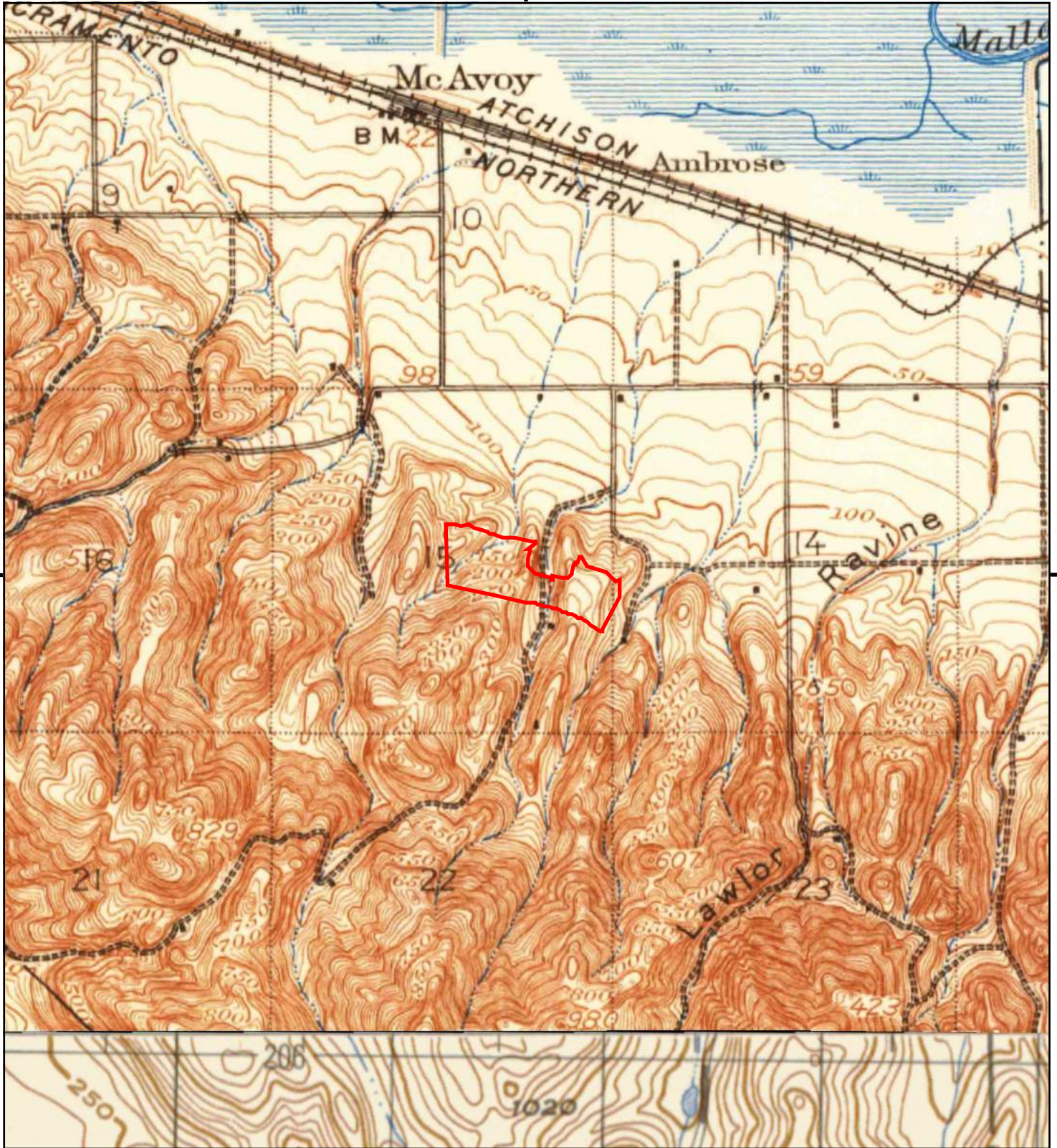


TP, Honker Bay, 1918, 7.5-minute

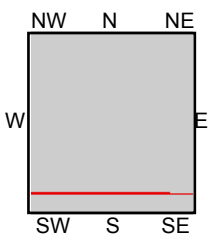
SITE NAME: Alves Ranch  
 ADDRESS: Alves Ranch Rd and W Leland Rd.  
 Pittsburg, CA 94565  
 CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

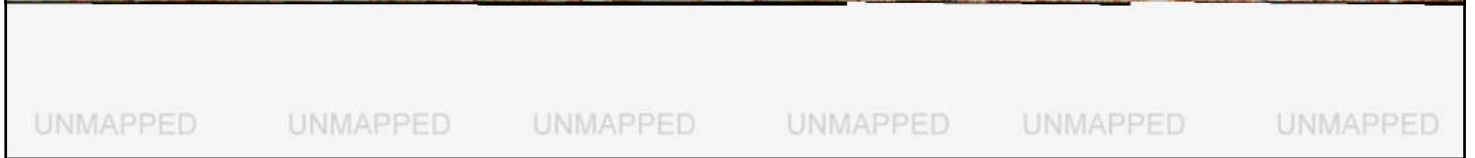


TP, Antioch, 1908, 15-minute  
SE, MT. DIABLO, 1912, 15-minute

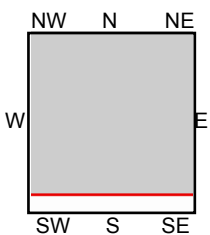
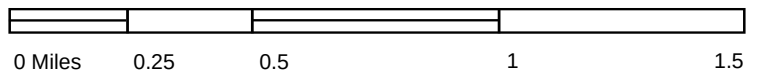
SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

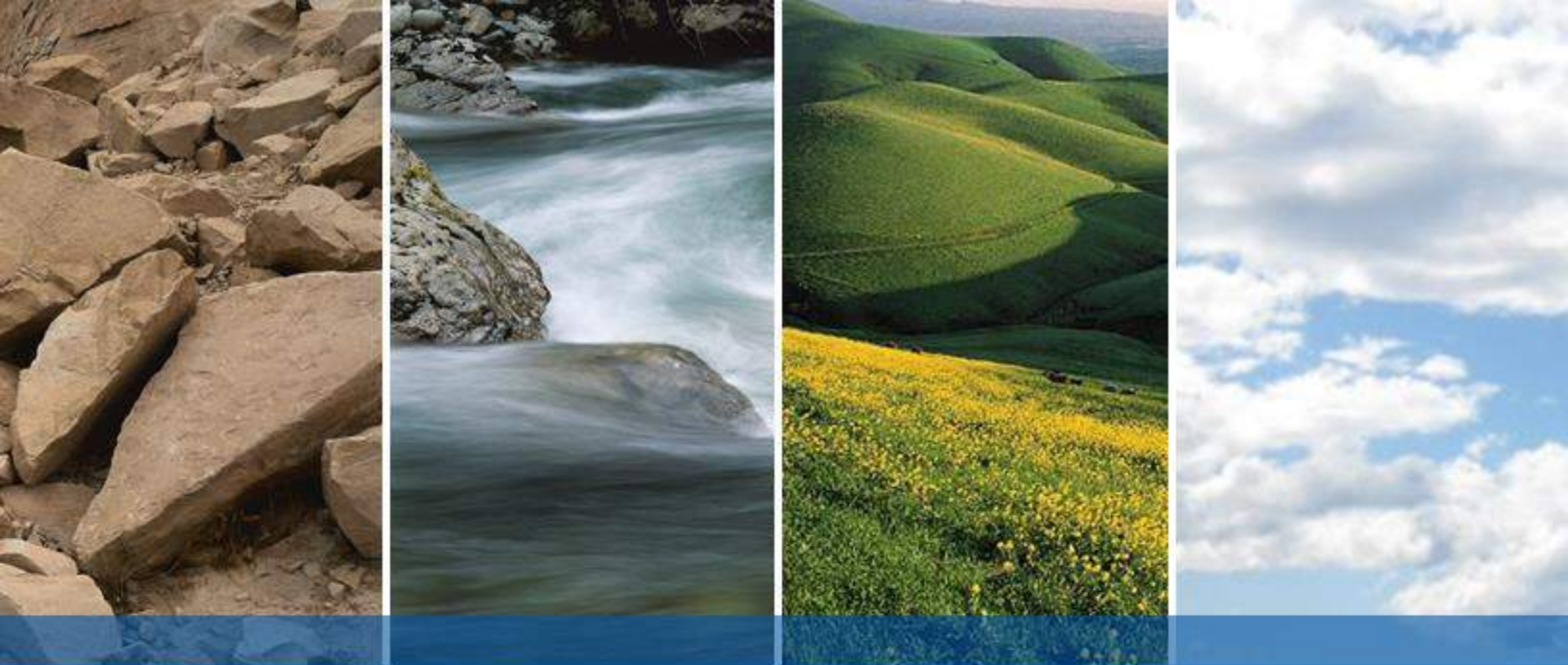


TP, Antioch, 1907, 15-minute

SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







## **APPENDIX D**

**FIRST AMERICAN TITLE COMPANY**

**Preliminary Title Report**



*First American Title*

## **First American Title Company**

**4750 Willow Road, Suite 100  
Pleasanton, CA 94588**

Escrow Officer: Michelle Chan  
Phone: (925)738-4050  
Fax No.: (866)648-7806  
E-Mail: mlchan@firstam.com

Title Officer: Kimberly Speer  
Phone: (925)356-7195  
Fax No.: (714)689-4257  
E-Mail: kspeer@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

### **PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 28, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.
2. Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:

Community Facilities District Mt Diablo Mello Roos.

3. The land lies within the boundaries of assessment/community facilities District 1999-01, as disclosed by a map filed OCTOBER 5, 1999 in BOOK 65, PAGE 39 of maps of assessment and community facilities districts.
4. The land lies within the boundaries of assessment/community facilities District 2000-1, as disclosed by a map filed JUNE 8, 2000 in BOOK 66, PAGE 27 of maps of assessment and community facilities districts.
5. The land lies within the boundaries of Southwest Pittsburg Geologic Hazard Abatement District II, as disclosed by an assessment map in Book 81, Page 33 recorded MARCH 22, 2007 as INSTRUMENT NO. 2007-0084381 of Official Records.

6. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

7. An easement for RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES and incidental purposes, recorded DECEMBER 7, 1937 as BOOK 449, PAGE 307 of Official Records.

In Favor of: PACIFIC GAS AND ELECTRIC COMPANY

Affects: A PORTION OF THE LAND

8. An easement for ELECTRICAL, POWER TRANSMISSION and incidental purposes, recorded DECEMBER 1, 1992 as INSTRUMENT NO. 1992-318205 IN BOOK 18077, PAGE 700 of Official Records.

In Favor of: CONTRA COSTA COUNTY

Affects: A PORTION OF THE LAND

AND RECORDED MARCH 17, 1993 AS INSTRUMENT NO. 1993-66554 IN BOOK 18355, PAGE 639 OF OFFICIAL RECORDS.

9. Abutter's rights of ingress and egress to or from STATE FREEWAY have been relinquished in the document recorded DECEMBER 1, 1992 as BOOK 18077, PAGE 700 of Official Records.

AND RECORDED MARCH 17, 1993 AS INSTRUMENT NO. 1993-66554 IN BOOK 18355, PAGE 639 OF OFFICIAL RECORDS.

10. Abutter's rights of ingress and egress to or from STATE FREEWAY have been relinquished in the document recorded AUGUST 12, 1993 as INSTRUMENT NO. 1993-215279 IN BOOK 18836, PAGE 602 of Official Records.

11. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded AUGUST 12, 1993 as INSTRUMENT NO. 1993-215279 IN BOOK 18836, PAGE 602 of Official Records.

12. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed AUGUST 29, 2001 in Book121, Page 32 .

13. The terms and provisions contained in the document entitled DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PITTSBURG, CALIFORNIA AND ALVES RANCH, LLC AND WILLIAM LYON HOMES, INC. recorded FEBRUARY 25, 2005 as INSTRUMENT NO. 2005-065303 of Official Records.

Document(s) declaring modifications thereof recorded JUNE 14, 2005 as INSTRUMENT NO. 2005-0213402 of Official Records.

Document(s) declaring modifications thereof recorded AUGUST 10, 2006 as INSTRUMENT NO. 2006-0253453 of Official Records.

Document(s) declaring modifications thereof recorded SEPTEMBER 21, 2010 as INSTRUMENT NO. 2010-0199994 of Official Records.

Document(s) declaring modifications thereof recorded OCTOBER 8, 2010 as INSTRUMENT NO. 2010-0218997 of Official Records.

14. AN UNRECORDED REAL ESTATE PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS DATED AUGUST 5, 2003 BY AND BETWEEN ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("SELLER"), AND LYON VISTA DEL MAR 533, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("BUYER"), AS DISCLOSED IN A TEMPORARY CONSTRUCTION EASEMENT RECORDED JUNE 29, 2005, DOCUMENT NO. 2005-0237442, CONTRA COSTA COUNTY RECORDS.

The location of the easement cannot be determined from record information.

15. An easement shown or dedicated on the Map as referred to in the legal description  
For: Private access, public utility and incidental purposes.
16. An easement for TEMPORARY CONSTRUCTION and incidental purposes, recorded JUNE 29, 2005 as INSTRUMENT NO. 2005-0237442 of Official Records.  
In Favor of: LYON VISTA DEL MAR 533, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
Affects: A PORTION OF THE LAND

The location of the easement cannot be determined from record information.

17. The terms and provisions contained in the document entitled AFFORDABLE HOUSING AGREEMENT recorded SEPTEMBER 5, 2006 as INSTRUMENT NO. 2006-0281807 of Official Records.
18. The fact that the land lies within the boundaries of the Los Medanos Community Redevelopment Project Area, as disclosed by various documents of record.
19. Water rights, claims or title to water, whether or not shown by the public records.
20. Rights of parties in possession.
21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

**Prior to the issuance of any policy of title insurance, the Company will require:**

22. With respect to Alves Ranch, LLC, a California limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
  - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
  - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
  - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.

- e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
23. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.



|                            |
|----------------------------|
| <b>INFORMATIONAL NOTES</b> |
|----------------------------|

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2016-2017.

|                     |                   |
|---------------------|-------------------|
| First Installment:  | \$14,005.69, PAID |
| Penalty:            | \$0.00            |
| Second Installment: | \$14,005.69, PAID |
| Penalty:            | \$0.00            |
| Tax Rate Area:      | 07-050            |
| A. P. No.:          | 097-700-002-5-01  |

2. The property covered by this report is vacant land.
3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

4. We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

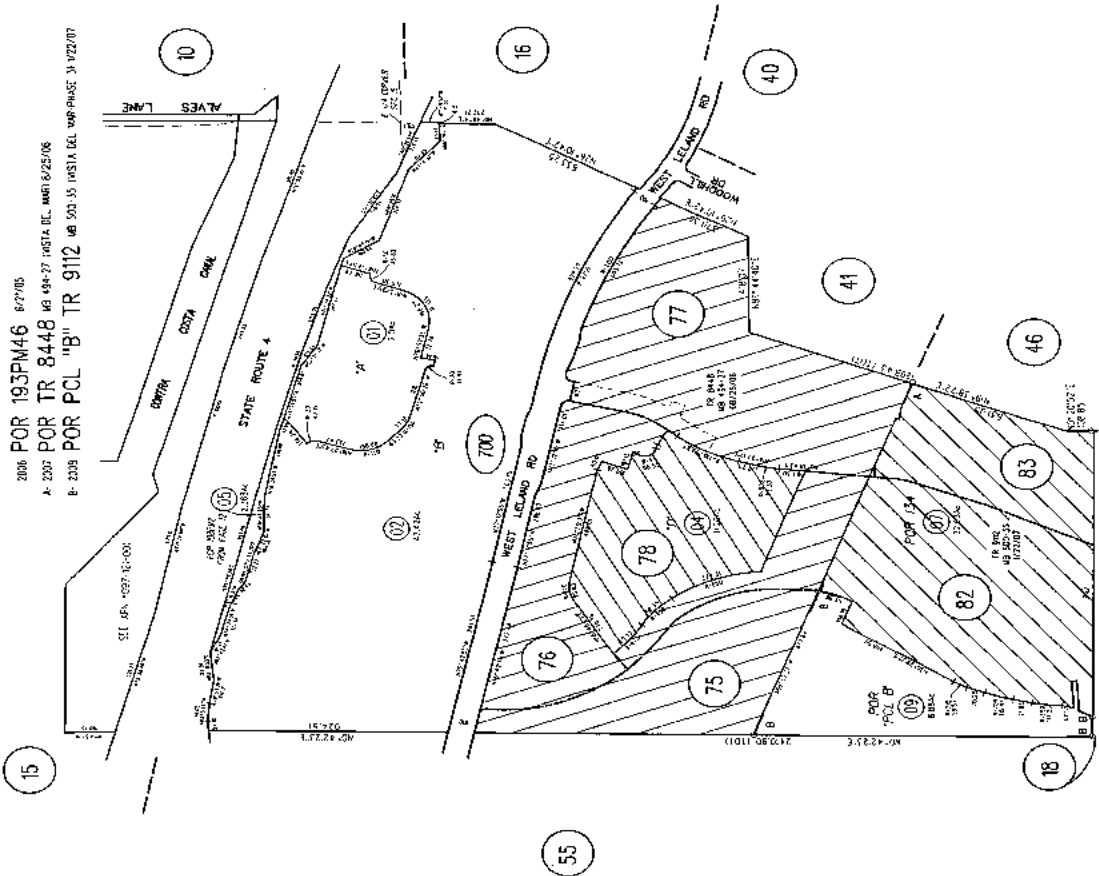
Real property in the City of Pittsburg , County of Contra Costa, State of California, described as follows:

PARCEL B, AS SHOWN ON PARCEL MAP NO. MS 676-05, FILED JUNE 21, 2005 IN BOOK 193 OF PARCEL MAPS, PAGE 46, CONTRA COSTA COUNTY RECORDS.

APN: 097-700-002-5-01

F-17

2008 POR 193PM46 8/2/05  
A- 2007 POR TR 8448 48 484-27 145TA DEL 4401 6/25/06  
B- 2008 POR PCL "B" TR 9112 48 503 35 14531A DEL 4401 6/25/06



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ASSASSIN'S PARCELS MAY NOT COMPLETELY MATCH LOT SPOTS OR BEING IN CONFORMANCE.

700  
700

PL 193 PM 46  
ASSESSOR'S MAP &  
BOOK 97 PAGE 70  
CONTRA COSTA COUNTY, CALIF.

***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;

- d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  - 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  - 4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  - 5. Failure to pay value for Your Title.
  - 6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  - 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  - 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  - 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

#### **LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:  
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.  
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | <u>Your Deductible Amount</u>                                             | <u>Our Maximum Dollar Limit of Liability</u> |
|------------------|---------------------------------------------------------------------------|----------------------------------------------|
| Covered Risk 16: | 1% of Policy Amount Shown in Schedule A or \$2,500<br>(whichever is less) | \$10,000                                     |
| Covered Risk 18: | 1% of Policy Amount Shown in Schedule A or \$5,000<br>(whichever is less) | \$25,000                                     |
| Covered Risk 19: | 1% of Policy Amount Shown in Schedule A or \$5,000<br>(whichever is less) | \$25,000                                     |
| Covered Risk 21: | 1% of Policy Amount Shown in Schedule A or \$2,500<br>(whichever is less) | \$5,000                                      |

#### **2006 ALTA LOAN POLICY (06-17-06)**

##### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

##### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

##### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

#### 2006 ALTA OWNER'S POLICY (06-17-06)

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the



Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



*First American Title*

#### **Privacy Information**

#### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### **Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### **Information Obtained Through Our Web Site**

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### **Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### **Cookies**

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. [FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### **Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

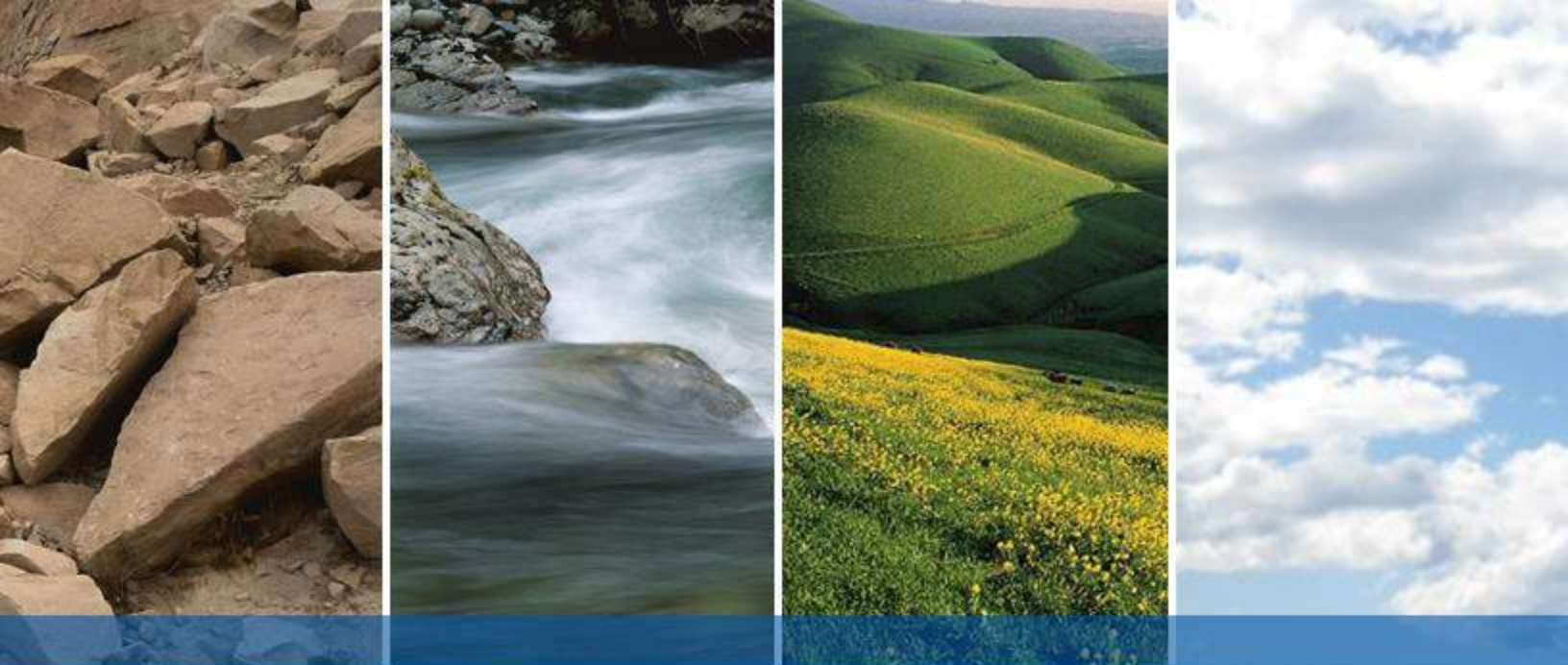
**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



## **APPENDIX E**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Aerial Photo Decade Package**



## **Alves Ranch**

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.9

November 06, 2017

# **The EDR Aerial Photo Decade Package**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Aerial Photo Decade Package

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.9

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

### Search Results:

| <u>Year</u> | <u>Scale</u> | <u>Details</u>                  | <u>Source</u> |
|-------------|--------------|---------------------------------|---------------|
| 2012        | 1"=500'      | Flight Year: 2012               | USDA/NAIP     |
| 2010        | 1"=500'      | Flight Year: 2010               | USDA/NAIP     |
| 2009        | 1"=500'      | Flight Year: 2009               | USDA/NAIP     |
| 2006        | 1"=500'      | Flight Year: 2006               | USDA/NAIP     |
| 2005        | 1"=500'      | Flight Year: 2005               | USDA/NAIP     |
| 1998        | 1"=500'      | Flight Date: August 23, 1998    | USDA          |
| 1993        | 1"=500'      | Acquisition Date: July 11, 1993 | USGS/DOQQ     |
| 1984        | 1"=500'      | Flight Date: June 08, 1984      | USDA          |
| 1979        | 1"=500'      | Flight Date: August 16, 1979    | USDA          |
| 1966        | 1"=500'      | Flight Date: May 15, 1966       | USDA          |
| 1963        | 1"=500'      | Flight Date: July 15, 1963      | USGS          |
| 1958        | 1"=500'      | Flight Date: August 13, 1958    | USDA          |
| 1939        | 1"=500'      | Flight Date: July 25, 1939      | USDA          |
| 1937        | 1"=500'      | Flight Date: August 25, 1937    | USDA          |

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

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INQUIRY #: 5098367.9

YEAR: 2012

1" = 500'







INQUIRY #: 5098367.9

YEAR: 2010

— = 500'







INQUIRY #: 5098367.9

YEAR: 2009

— = 500'







INQUIRY #: 5098367.9

YEAR: 2006

— = 500'







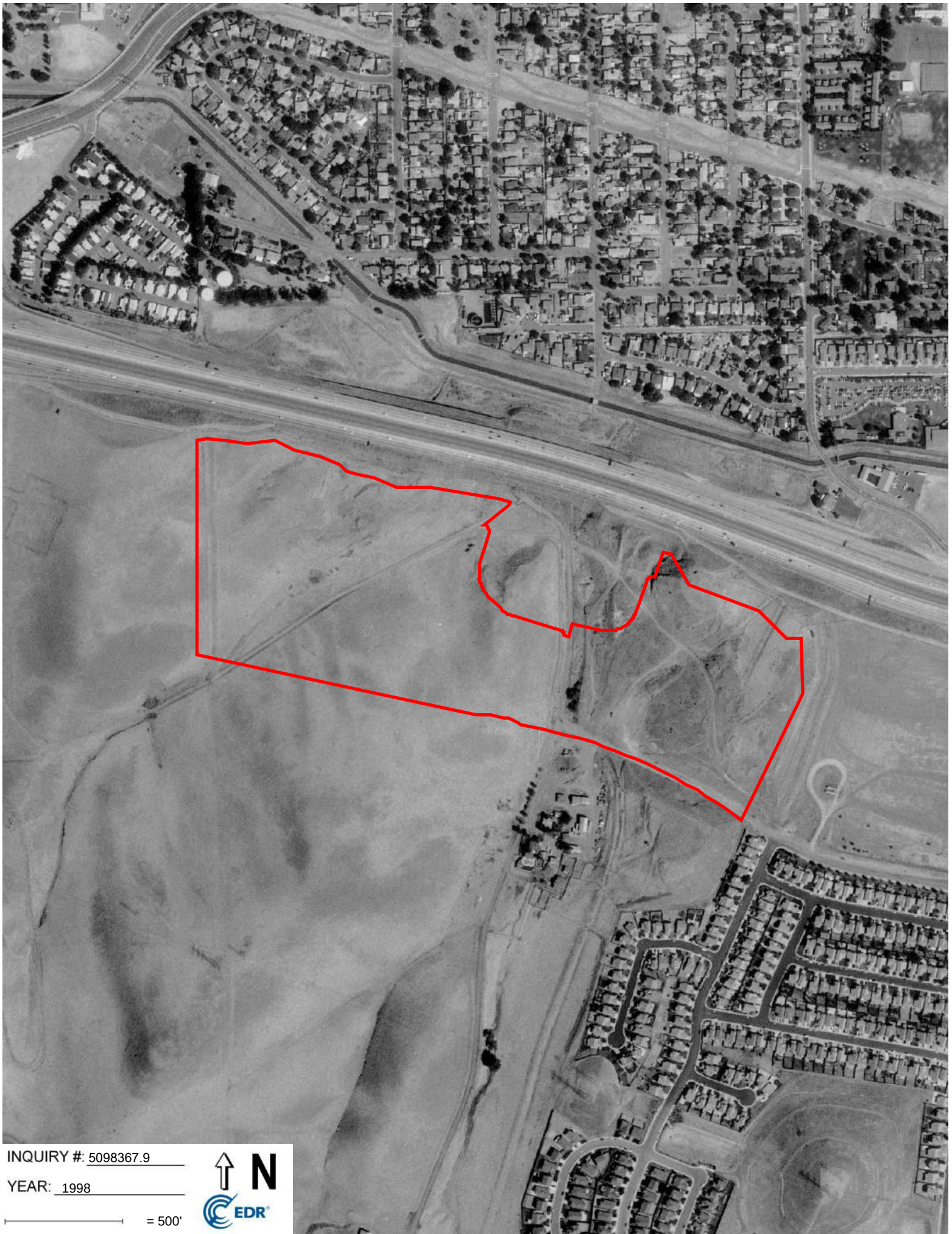
INQUIRY #: 5098367.9

YEAR: 2005

— = 500'







INQUIRY #: 5098367.9

YEAR: 1998

— = 500'







INQUIRY #: 5098367.9

YEAR: 1993

— = 500'







INQUIRY #: 5098367.9

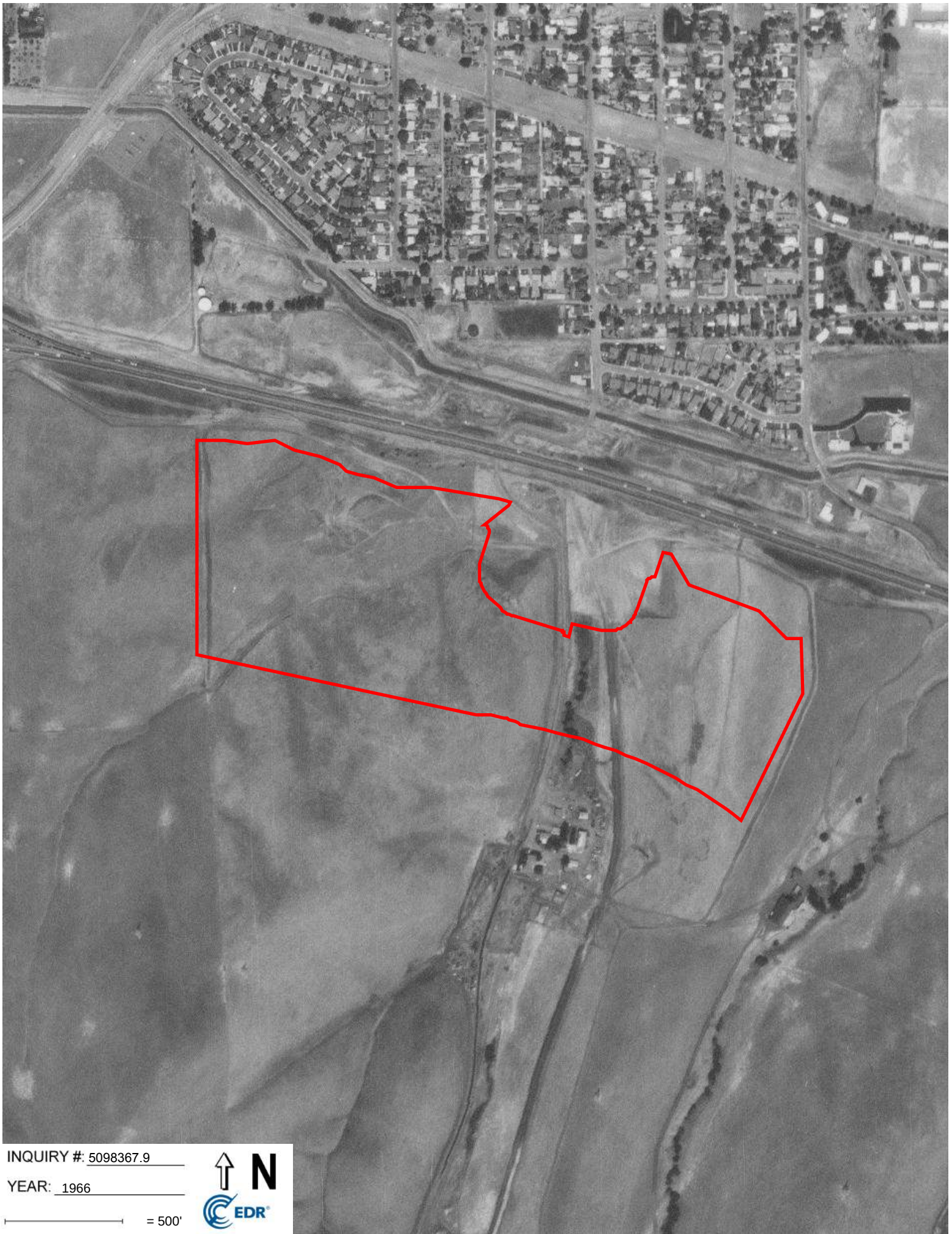
YEAR: 1984

— = 500'









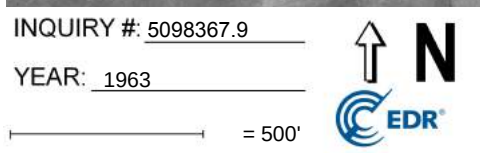
INQUIRY #: 5098367.9

YEAR: 1966

— = 500'











INQUIRY #: 5098367.9

YEAR: 1958

— = 500'







INQUIRY #: 5098367.9

YEAR: 1939

— = 500'







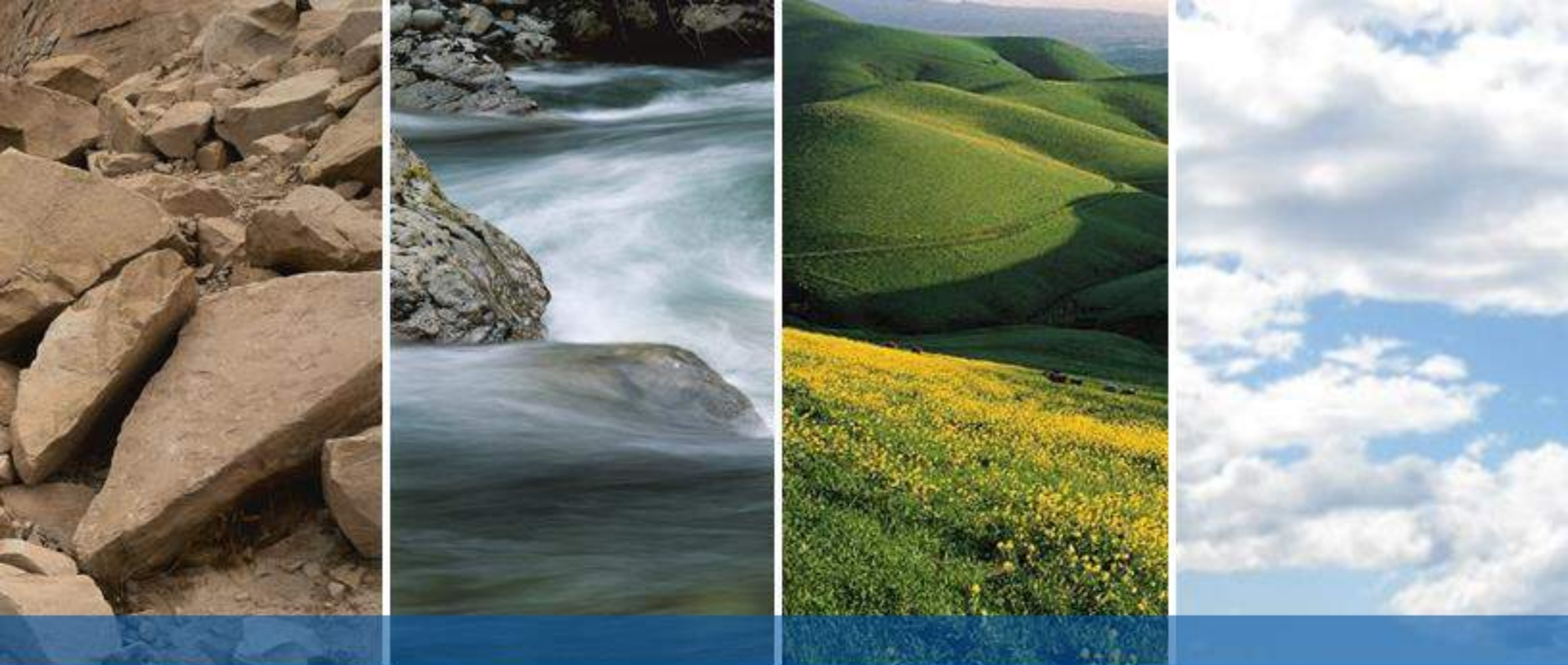
INQUIRY #: 5098367.9

YEAR: 1937

↑ N

EDR

— = 500'



## **APPENDIX F**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**City Directory**

**Alves Ranch**

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

Inquiry Number: 5098367.5  
November 08, 2017

## The EDR-City Directory Image Report

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***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

*infoUSA*<sup>®</sup>

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>      | <u>Source</u>                |
|-------------|-------------------------------------|--------------------------|------------------------------|
| 2014        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2010        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2004        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1999        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1994        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1989        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1985        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1980        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1975        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |



## FINDINGS

### TARGET PROPERTY STREET

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

#### ALVES RANCH RD

|      |       |                              |                             |
|------|-------|------------------------------|-----------------------------|
| 2014 | pg A1 | EDR Digital Archive          |                             |
| 2010 | pg A3 | EDR Digital Archive          |                             |
| 2004 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1999 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1994 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1989 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1985 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1980 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1975 | -     | Haines Criss-Cross Directory | Street not listed in Source |

#### W LELAND RD

|      |        |                              |                                           |
|------|--------|------------------------------|-------------------------------------------|
| 2014 | pg A2  | EDR Digital Archive          |                                           |
| 2010 | pg A4  | EDR Digital Archive          |                                           |
| 2004 | pg A5  | Haines Criss-Cross Directory |                                           |
| 1999 | pg A6  | Haines Criss-Cross Directory |                                           |
| 1994 | pg A7  | Haines Criss-Cross Directory |                                           |
| 1989 | pg A8  | Haines Criss-Cross Directory |                                           |
| 1985 | pg A9  | Haines Criss-Cross Directory |                                           |
| 1980 | pg A10 | Haines Criss-Cross Directory |                                           |
| 1975 | -      | Haines Criss-Cross Directory | Target and Adjoining not listed in Source |

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**

**ALVES RANCH RD 2014**

|      |                           |
|------|---------------------------|
| 2701 | JACKSON, DWAYNE N         |
| 2705 | CACHUELA, NOEL C          |
| 2709 | ESCOTO, EFREN P           |
| 2713 | SMITH, JOSEPH W           |
| 2714 | STADE, BARRY P            |
| 2717 | VONGNAKHONE, VILAYPHONE V |
| 2718 | FELGINA, MALANA           |
| 2721 | HILLARD, LARRY            |
| 2722 | LAURINO, TRISTAN E        |
| 2725 | BARILLAS, MARIO C         |
| 2729 | VALENTINE, FELICIA        |
| 2733 | JIA, XIAOHONG             |
| 2736 | VUONG, VINH V             |
| 3008 | WILLIAMS LYON HOMES SALES |

**W LELAND RD      2014**

|      |                               |
|------|-------------------------------|
| 1224 | MURRAY, KATHRYN               |
| 1321 | ELLIOTT HARRY T               |
|      | ELLIOTT, HARRY T              |
| 1341 | MEEKS, MARK E                 |
| 1700 | AECOM GLOBAL II LLC           |
|      | METROPOLITAN COF & CONCESSION |
| 1712 | DOTTS, JOHN M                 |

**ALVES RANCH RD 2010**

|      |                         |
|------|-------------------------|
| 2701 | JACKSON, DWAYNE N       |
| 2705 | CACHUELA, NOEL C        |
| 2709 | ESCOTO, EFREN P         |
| 2713 | SMITH, JOSEPH W         |
| 2714 | OCCUPANT UNKNOWN,       |
| 2717 | VONGNAKHONE, VILAYPHONE |
| 2718 | OCCUPANT UNKNOWN,       |
| 2721 | MATTHEWS & MATTHEWS INC |
|      | OCCUPANT UNKNOWN,       |
| 2722 | OCCUPANT UNKNOWN,       |
| 2725 | BARILLAS, MARIO C       |
| 2729 | PATEL, GOVIND B         |
| 2733 | OCCUPANT UNKNOWN,       |
| 2736 | OCCUPANT UNKNOWN,       |

**W LELAND RD 2010**

|      |                      |
|------|----------------------|
| 1224 | CONNOLLY, MICHELLE B |
| 1232 | FARGA, ABDALLAH M    |
| 1321 | ELLIOTT HARRY T      |
|      | ELLIOTT, HARRY T     |
| 1331 | VILLANUEVA, OSCAR    |
| 1341 | MEEKS, MARK E        |



## W LELAND RD 2004

|       |                       |              |        |
|-------|-----------------------|--------------|--------|
| 1094  | ●HOLLAND Nina         | 925-709-1801 | +3     |
| 1096  | ●EXNER Stephanie      | 00           | 0      |
| 1098  | ●JOSON Oscar          | 925-261-0502 | 0      |
| 1130  | ●STROUP Jim           | 00           | 1      |
| X     | SUGARTREE DR          |              |        |
| 1200  | ●AGUILAR Miguel       | 00           | 1      |
| 1208  | ●BRISENO Delia        | 00           | 0      |
|       | DELGADO Fernando      | 925-458-8755 | 9      |
| 1216  | ●FAJARDO Cesar        | 00           | 1      |
| 1224  | ●COBERN Wade          | 00           | +3     |
| 1232E | ●FARAG Abdallah       | 00           | 0      |
| 1240  | ●WATERHOUSE W         | 00           | 0      |
| 1243  | XXXX                  | 00           |        |
| X     | CHESTNUT DR           |              |        |
| 1321  | ●ELLIOTT Harry        | 00           | 0      |
| 1331  | ●DEBOLT Reynaldo      | 00           | +3     |
| 1341  | ●LEARY James          | 00           | 0      |
| X     | WILLOW AVE            |              |        |
| X     | BAILEY RD             |              |        |
| X     | OAK HILLS DR          |              |        |
| X     | SOUTHWOOD DR          |              |        |
| 1700  | ★ ENTERTNMNT JUNCTION | 925-709-8037 | 0      |
| 1895  | XXXX                  | 00           |        |
| X     | WOODHILL DR           |              |        |
| ★     | 3 BUS                 | 112 RES      | 28 NEW |

## W LELAND RD 1999

|      |                   |              |        |
|------|-------------------|--------------|--------|
| 1098 | ● JASON Oscar     | 925-458-6073 | 1      |
| X    | CHESTNUT DR       |              |        |
| 1200 | ● WENGERT Alisa J | OO           | +9     |
| 1208 | DELGADO Fernando  | 925-458-8755 | +9     |
| 1224 | BLANCHETTE David  | 925-458-5055 | +9     |
| 1232 | ● KADIR Lamia     | OO           | 8      |
| 1240 | XXXX              | OO           |        |
| 1321 | ● GARDNER Paul S  | OO           | 8      |
| 1331 | DIMALANTA Dante L | 925-709-9304 | +9     |
| 1341 | XXXX              | OO           |        |
| 1700 | XXXX              | OO           |        |
| 1901 | ALVES Alaric J    | 925-458-2494 |        |
|      | ● ALVES Gertrude  | 925-458-2494 |        |
| ★    | 1 BUS             | 77 RES       | 14 NEW |

W LELAND RD 1994

|      |                |              |
|------|----------------|--------------|
| 1098 | JOSON Oscar    | 458-607      |
| 1200 | XXXX           | 00           |
| 1208 | XXXX           | 00           |
| 1224 | XXXX           | 00           |
| 1232 | XXXX           | 00           |
| 1341 | HILL Tamara    | 458-307      |
| 1901 | ALVES Alaric J | 458-249      |
|      | ALVES Gertrue  | 458-249      |
| ★    | 3 BUS          | 52 RES 2 NEW |

## W LELAND RD 1989

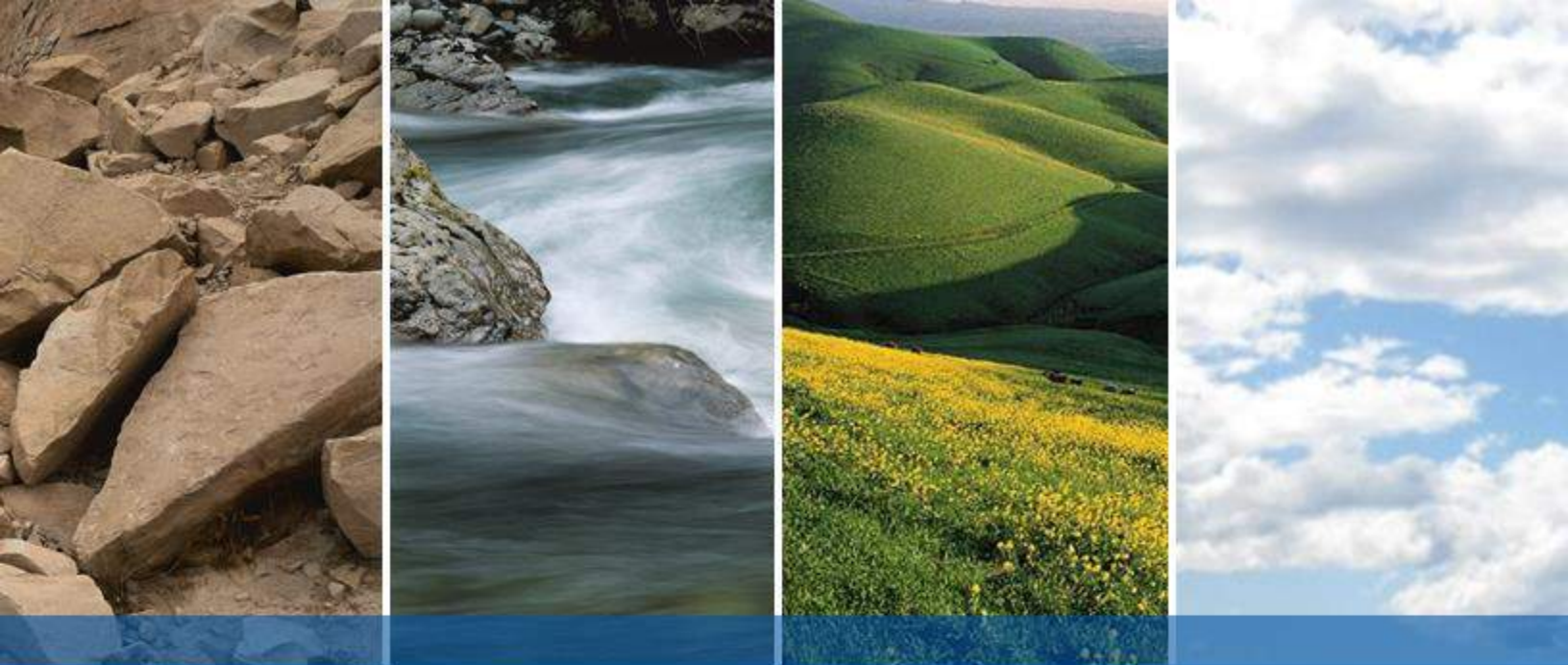
|      |                |              |
|------|----------------|--------------|
| 1096 | XXXX           | 00           |
| 1098 | CARROLL John L | 458-3943 7   |
| 1200 | XXXX           | 00           |
| 1208 | XXXX           | 00           |
| 1216 | LEE Joseph W   | 458-8793 +9  |
| 1224 | TALIAFERRO C R | 458-1870 +9  |
| 1232 | XXXX           | 00           |
| 1240 | XXXX           | 00           |
| ★    | 4 BUS          | 57 RES 5 NEW |

## W LELAND RD 1985

|      |                  |             |       |
|------|------------------|-------------|-------|
| 390  | SASKE ANTHONY    | 427-4654    | 4     |
| 1096 | WESDORF DONALD D | 458-3456    | 4     |
| 1200 | XXXX             | 00          |       |
| 1208 | XXXX             | 00          |       |
| 1216 | XXXX             | 00          |       |
| 1232 | MORRISON CURTIS  | 458-1770 +5 |       |
| 1240 | XXXX             | 00          |       |
| ★    | 3 BUS            | 51 RES      | 7 NEW |

W LELAND RD 1980

|      |                   |             |
|------|-------------------|-------------|
| 1200 | XXXX              | 00          |
| 1208 | SMITH DONALD      | 458-3123 9  |
| 1216 | XXXX              | 00          |
| 1232 | BETTS ED          | 458-5460 +0 |
| 1240 | ANWEILER EDWARD M | 458-4932 9  |
| ★    | 2 BUS             | 42 RES      |
|      |                   | 8 NEW       |



## **APPENDIX G**

### **QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**



**JEFFREY ADAMS, PHD, PE**  
**Principal Engineer**

**EDUCATION**

BS, Civil Engineering, University of Illinois at Chicago, 1994

MS, Civil Engineering, University of Illinois at Chicago, 1996

PhD, Civil Engineering, University of Illinois at Chicago, 1999

MBA, Concentration in Real Estate and Finance, University of Washington, 2004

**EXPERIENCE**

Years with ENGEO: 17

**REGISTRATIONS & CERTIFICATIONS**

Professional Engineer, CA, 69633  
Environmental Manager, NV, 2150  
40 Hour HAZWOPER Training, CA, 12100257636

**SPECIALIZATIONS**

- Environmental & Stormwater Permitting
- Environmental Assessments and Remediation
- Environmental Restoration
- Geologic Hazard Abatement Districts (GHADs)
- Groundwater Modeling
- MS Project

Jeff joined ENGEO in 1999 and is a Principal Engineer directing environmental assessment, characterization, and remediation projects, geotechnical field reconnaissance and explorations, and engineering design and analyses. Jeff has provided financial analyses on real estate development projects as well as project cost-benefit analyses. He also is heavily involved in our Entitlement and Permitting Support services as well as our programs for Geologic Hazard Abatement Districts.

Jeff has performed numerous Phase I and II Environmental Site Assessments and site characterizations, as well as a number of analyses and studies utilizing federal, state, and local directives. He specializes in Brownfield redevelopment projects requiring integrated solutions for the mitigation of geotechnical and environmental hazards. Jeff is experienced in developing financial models, cash flow projections and budgets for a variety of projects requiring innovative financial solutions.

**Select Project Experience**

**Foster City Civic Center—Foster City, CA**

*Group Leader, Assistant Project Manager.* Jeff provided technical oversight for phase one environmental site assessment for the Foster City Civic Center site and environmental characterization operations for the site, which was suspected of having been affected by unauthorized petroleum hydrocarbon releases within the subsurface. Following the completion of a soil gas survey, Jeff and team demonstrated that vapor intrusion mitigation systems were not necessary for proposed development, providing a significant cost savings to the project. The project consists of a multi-use urban infill development.

**Alameda Landing—Alameda, CA**

*Group Leader, Project Manager.* Jeff managed the completion of a phase one environmental site assessment for the Alameda Landing site. He also directed recent environmental characterization operations for the site, which was suspected of having been affected by naturally-occurring methane deposits within the subsurface. Working closely with innovative protocols, Jeff was able to demonstrate to regulatory oversight officials that expensive vapor intrusion mitigation systems were not necessary for proposed residential structures, potentially saving millions of dollars to the site developer. The project consists of a multi-phased single-family and multi-family residential housing development.

**1000 Howe Road—Martinez, CA**

*Project Engineer.* Jeff provided a phase-one environmental site assessment for the project. In addition, he provided a preliminary geotechnical report for this property that has been used as a trucking company's storage yard. The project is a residential development that consists of single- and multiple-story detached residential units.

**Jefferson Street Development—Oakland, CA**

*Project Manager.* Jeff served as Project Manager. He provided comprehensive environmental and geotechnical consultation services for a Brownfields redevelopment project in downtown Oakland. The project included several challenges, including limited site access due to onsite business activities, environmental impact related to previous site use, and the presence of several adjacent mid-rise structures. Jeff developed cost effective remedial value engineering solutions to mitigate the presence of geotechnically and environmentally-constraining subsurface solutions. Jeff worked with the design team to establish cost-effective retaining wall and foundation systems, designed and observed a subsurface environmental mitigation program, and assisted in the design of a structure wide vapor barrier. The project, serving as a cornerstone of the revitalization of downtown Oakland, is an excellent example of Jeff's proficiency in delivering cost effective solutions to facilitate Brownfields redevelopment. The project consists of a multi-story residential condominium structure.

**San Ramon Village Plaza—Dublin, CA**

*Project Manager.* Jeff served as Project Engineer. He contributed to an environmental peer review of previous land uses, which included a former dry cleaner. Further investigation identified impact due to former site operations. Jeff assisted in a remediation program, closely collaborating with other consultants representing differed parties of the property transaction. The site was efficiently remediated, allowing for redevelopment. The project consists of a high-density residential development within the 4.68-acre mixed-use San Ramon Village Plaza site. The project consists of a high-density residential development within the 4.68-acre mixed-use San Ramon Village Plaza site.

**Los Banos Airport—Los Banos, CA**

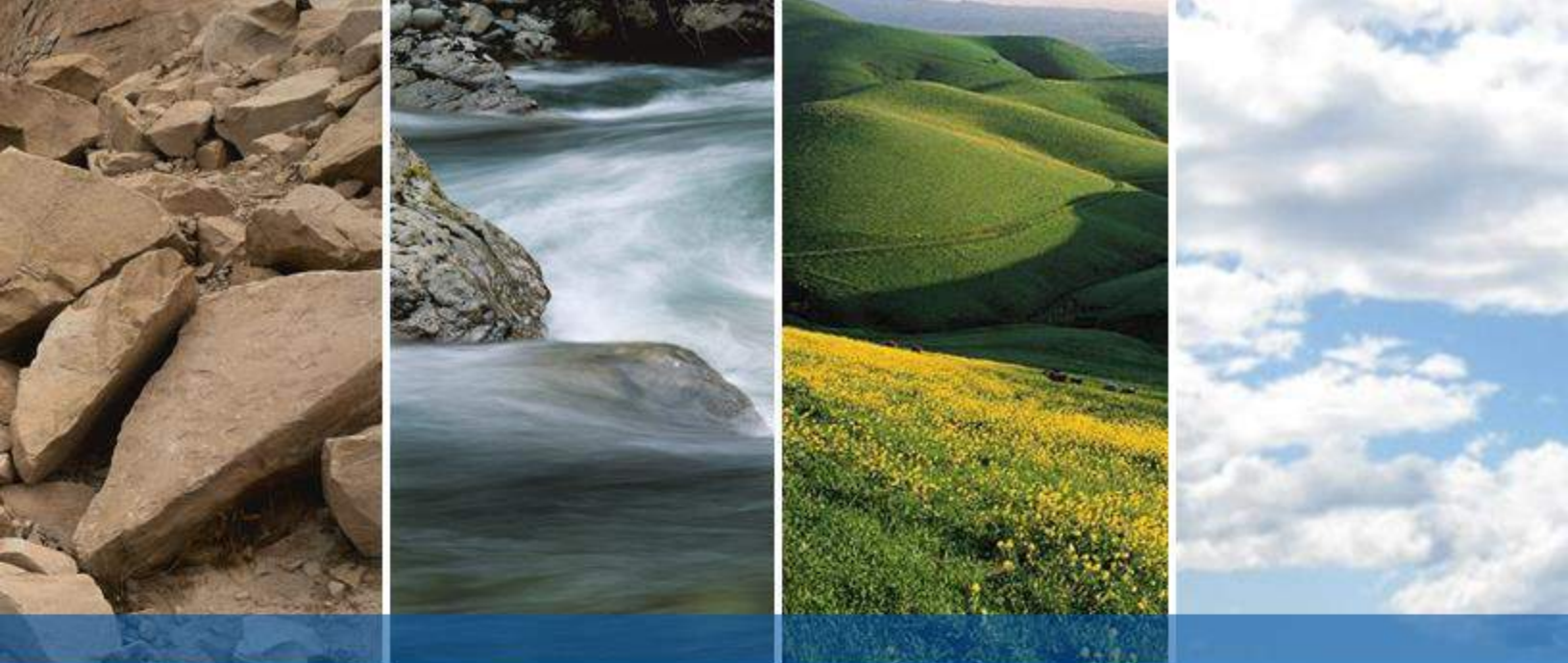
*Project Engineer.* Jeff provided a Phase I Environmental Site Assessment and a Conceptual Soil Remediation Work Plan as part of a multi-phase development. In addition to the Phase I Environmental Site Assessment he provided a soil and groundwater characterization program. The Los Banos Airport project measures approximately 112 acres in area.

**Questa @ Neighborhood H - Mountain House—Mountain House, CA**

*Project Manager.* Jeff served as project manager. He assisted in the preparation a phase one environmental site assessment in fall 2010. Under Jeff's leadership, the project team was able to effectively navigate through the complex historic records and ownership legacy associated with the property. The report that satisfied the demands and deadline of both the ownership entity and the financial institutions associated with the property. ENGEO performed a phase I environmental site assessment on the finished lots within Questa @ Neighborhood H of the Mountain House project.

**Lockheed Martin Storm Water Pond No 4—Sunnyvale, CA**

*Project Manager.* Jeff provided permitting consultation services, including the federal and state permitting required for the maintenance of a stormwater detention system. Jeff has also provided geotechnical and environmental support to evaluate the geotechnical conditions of the site. He also determined the absence of environmentally impacted materials within the site area. The site consists of a stormwater detention basin measuring approximately 4.5 acres in area and located adjacent to sensitive habitat.



DRAFT

SAN RAMON  
SAN FRANCISCO  
SAN JOSE  
OAKLAND  
LATHROP  
ROCKLIN  
SANTA CLARITA  
IRVINE  
CHRISTCHURCH  
WELLINGTON

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## Appendix E: Hydrological Resources Supporting Information

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## **E.1 - Alves Ranch Detention Basin Analysis**



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TO: Joseph Azar DATE: June 5, 2018

FROM: Sarah Rahimi, P.E. JOB#: RJAA.51.18

SUBJECT: Alves Ranch Detention Basin Analysis

This memorandum summarizes the analysis Schaaf & Wheeler completed on the Vista Del Mar Project existing Detention Basin located on the Alves Ranch property north of West Leland Road in Pittsburg, CA (see Fig. 1). The Basin currently has a water quality storage volume capacity of 5 acre-feet. The water quality storage volume was sized to treat the post development runoff from the Vista Del Mar project.

The Vista Del Mar detention basin was designed to mitigate the post development 10 year peak flow from The Vista Del Mar, San Marco and Alves Ranch developments within the drainage areas of Line B-1 and Line B. The Line B-1 drainage area drains a portion of the San Marcos project to an existing 30" RCP that runs under Highway 4. Line B drainage area drains the Vista Del Mar project and the Alves Ranch property to an existing 42" RCP that runs under Highway 4. The Detention Basin detains flow from approximately 0.4 square miles directly south (entering the basin from the "Line B" storm drain pipe) in addition to detaining high flows from a diversion structure on the "Line B-1" storm drain pipe to the west, which drains approximately 0.1 square miles.



**Figure 1: Schematic and Aerial Map of Basin, Storm Drain Lines, and Flow Directions.**

The basin has four primary means of evacuating stored water:

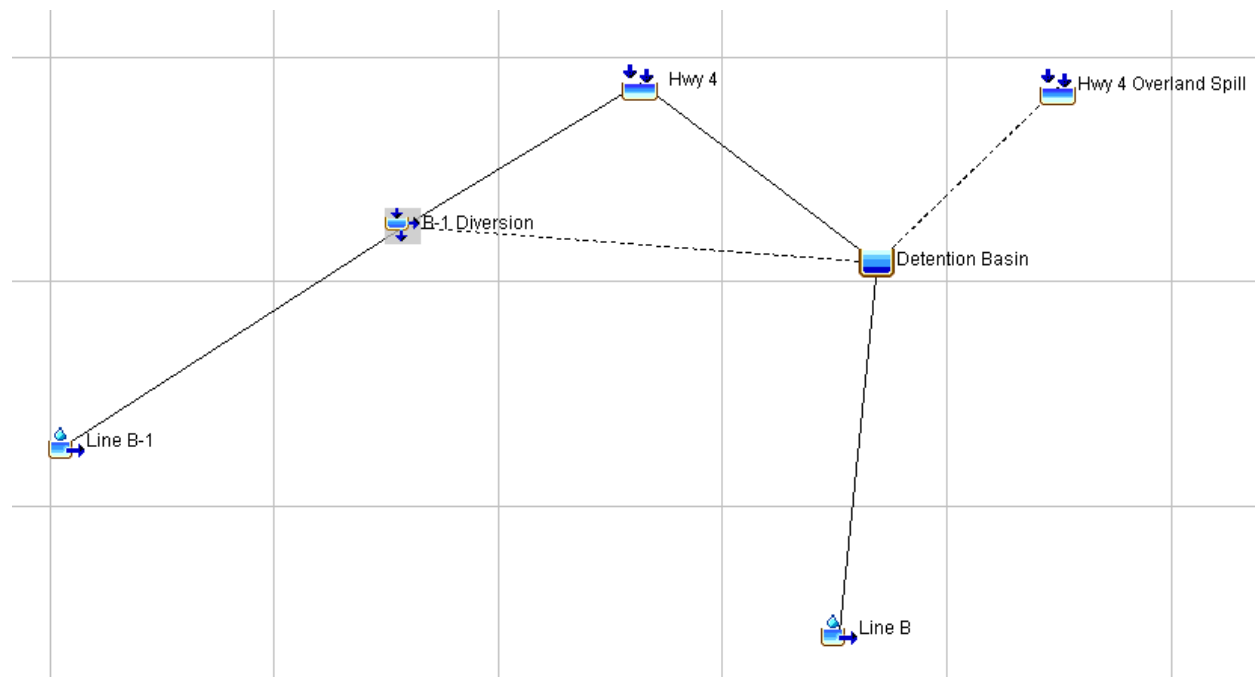
1. The primary, **low flow outlet** for the basin is a 2.6' x 1' rectangular opening controlling flow into the outlet structure and 42-inch diameter outlet pipe. This outlet currently has its center at approximately elevation 126 feet NGVD (6.0 feet above the basin invert).
2. A **dewatering outlet** structure lies near the basin invert (120 feet NGVD). This consists of a sealed riser pipe with eight 1-1/2" diameter holes controlling outflow. This structure allows the basin to dewater while meeting water quality requirements for the storage volume between the invert and the primary outlet.
3. A **60-inch diameter overflow outlet** connects to the same outflow structure and 42-inch pipe as the primary low flow outlet. This horizontal pipe opening allows water to enter the outlet structure as weir flow over the perimeter of the pipe, starting at elevation 142 feet NGVD.
4. Finally, the dam has a concrete-lined **emergency spillway** structure at its northeast corner that allows uncontrolled spill above 143.2 feet NGVD onto Highway 4 (for extreme inflow events).

The basin was previously designed using Contra Costa County methodology. In its current configuration, the basin detains 5 AF of water quality storage ("dead storage"). The basin's outlet structures were also designed to meet specific post-development peak storm discharge requirements, based on a 10-year design standard on 12-hr duration. Peak storm discharge limits to Highway 4 set by the June 2004 EIR for the Vista Del Mar development area were 50 cfs for Line B and 67 cfs for Line B-1.

Because of the height of the embankment at Highway 4, the Basin is considered by the State to be a reservoir, impounded by an earthen dam. Based on a letter from DSOD dated May 30, 2012, the State has accepted the Dam as constructed.

## Analysis

With the proposed Alves Ranch development in the drainage area, the required water quality storage will increase to a total of 6.2 acre-feet. The analysis in HEC-HMS (Figure 2) focused on the modification of the primary outlet to provide additional water quality storage.



**Figure 2. HEC-HMS Model Schematic of Study Area**

## Hydrologic Model

Input parameters for Watershed "B" and "B-1" were previously estimated based on full build-out of the Vista Del Mar, San Marco and Alves Ranch developments as originally planned based on the approved 2008 Detention Basin Design Study.

While the original model was created using Contra Costa County HYDRO 6 hydrographs and HEC-1 detention basin routing, hydrology standards in the County have since changed. Currently, Contra Costa County supplies a HEC-HMS template that has been utilized in this analysis for both the development of the hydrographs based on County rainfall patterns and for routing flow through the detention basin. HEC-HMS was used to model the project area and the detention basin.

## Basin Infiltration Properties

The constant loss rates based on land use type have been provided by RJA, which were based on the approved Vista Del Mar Detention Basin Design Study (2008). These values are summarized in Table 1 and Table 2 and are considered typical impervious cover for each land use type.

**Table 1: Updated Calculation of Constant Loss for Watershed "B"**

| Land Use                                         | Area | Constant Loss<br>(in/hr) | Product |
|--------------------------------------------------|------|--------------------------|---------|
| Courtyard Homes                                  | 11.0 | 0.05                     | 0.55    |
| 4,000 SF lots                                    | 24.2 | 0.06                     | 1.452   |
| 6,000 SF lots                                    | 63.1 | 0.06                     | 3.786   |
| Open Space<br>(former Estate Lots)               | 7.2  | 0.17                     | 1.224   |
| Water Tank/ Pump Sta.                            | 0.2  | 0.06                     | 0.012   |
| West Leland Road                                 | 6.5  | 0.02                     | 0.130   |
| Open Space                                       | 64.5 | 0.17                     | 10.965  |
| Freeway                                          | 7.0  | 0.02                     | 0.140   |
| Freeway Open Space                               | 2.9  | 0.17                     | 0.493   |
| Single family (Alley type)<br>(North of Leyland) | 31.5 | 0.05                     | 1.575   |
| Open Space (north of<br>Leland)                  | 5.9  | 0.017                    | 1.003   |
| Business Commercial                              | 12.0 | 0.03                     | 1.003   |
| School                                           | 6.3  | 0.08                     | 0.504   |
| Park                                             | 5.0  | 0.15                     | 0.75    |
| Detention Basin                                  | 7.3  | 0.06                     | 0.438   |

**Total: 254.6 23.382**

**Average 0.092**

**Table 2: Updated Calculation of Constant Loss for Watershed "B-1"**

| Land Use         | Area | Constant Loss<br>(in/hr) | Product |
|------------------|------|--------------------------|---------|
| SF Homes         | 36.7 | 0.06                     | 2.202   |
| Apartments       | 16.7 | 0.04                     | 0.668   |
| Apartments       | 10   | 0.04                     | 0.400   |
| West Leland Road | 1.26 | 0.02                     | 0.025   |
| Open Space       | 3.02 | 0.17                     | 0.513   |
| Freeway          | 0.67 | 0.02                     | 0.013   |

**Total: 68.35 3.822**

**Average 0.056**

**Basin Lag Time**

Original lag times of 0.13 hours for both basins were used per the approved 2008 Vista Del Mar Detention Basin Design Study.

**Basin and Outlets**

The detention basin was modeled in HEC-HMS with an elevation-storage curve along with the two outlets (low flow and dewatering) and two spillways (60 in overflow and emergency spillway). The HEC-HMS

model is capable of calculating the hydraulic rating curve for defined outlet openings, but it is also capable of utilizing user-defined rating curve for more complicated outlet structures. Outlets are input into the model as shown in Table 3. Because the 60-inch overflow first acts as a circular weir, then becomes pressurized with increasing water surface elevations, it is defined as a "Spillway" in the model with a user-defined rating curve reflecting this behavior.

**Table 3: Detention Basin Model Element**

| Outlet                    | Model ID   | Method                                                 | Modification                                               |
|---------------------------|------------|--------------------------------------------------------|------------------------------------------------------------|
| <b>Low Flow Outlet</b>    | Outlet 1   | Orifice Outlet<br>(Defined Area/Coefficient)           | Center El: 128.0 ft<br>Area: 2.6 sq ft<br>Coefficient 0.62 |
| <b>Dewatering Outlet</b>  | Outlet 2   | Orifice Outlet<br>(Defined Area/Coefficient)           | Center El: 120.0<br>Area: 0.18 sq ft<br>Coefficient 0.60   |
| <b>60-in Overflow</b>     | Spillway 1 | Specified Spillway<br>(Rating Curve)                   | 60-in outlet at 142 ft<br>Elevation- Discharge curve       |
| <b>Emergency Spillway</b> | Spillway 2 | Broad-Crested Spillway<br>(Defined Length/Coefficient) | Elevation 143.2 ft<br>Length 72 ft<br>Coefficient 2.63     |

## Model Design Storm Configuration

The HEC-HMS was calibrated to match the hydrographs produced from the HYDRO 6 model.

### *Previous Analysis Basin Parameters*

The model was run with the existing basin configuration to ensure the results are similar to the original analysis. This provides a means of ensuring the HEC-HMS results have not diverged significantly from the previously used HYDRO6 results. The 10-year and 100-year, 3-hour and 12-hour runoff hydrographs are shown in Figure 4 – Figure 6 and match very well with the results produced by the County HYDRO model of these basins. The 10-year and 100-year, 24-hour HEC-HMS and HYDRO6 hydrographs do not match that well, as shown in Figure 7 and Figure 8. To calibrate the model to better match the HYDRO hydrographs, NOAA statistics were used, which results in a better match.

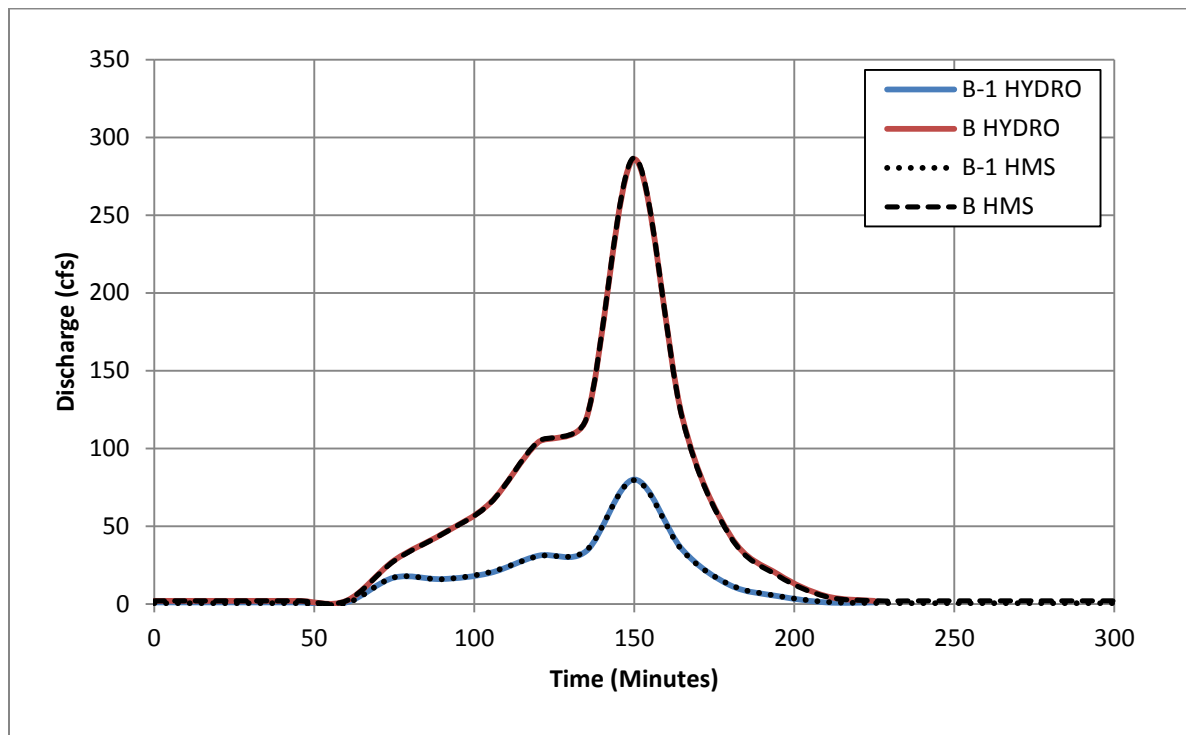


Figure 3. 10-year, 3 hour Runoff Hydrographs

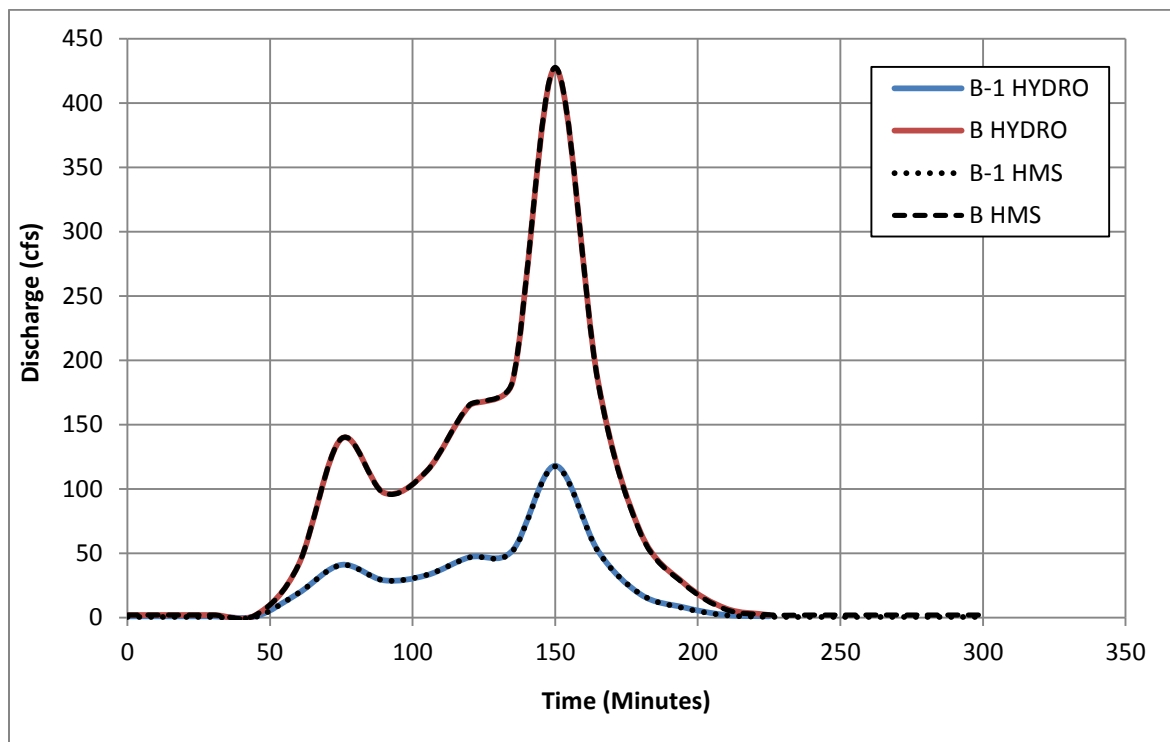
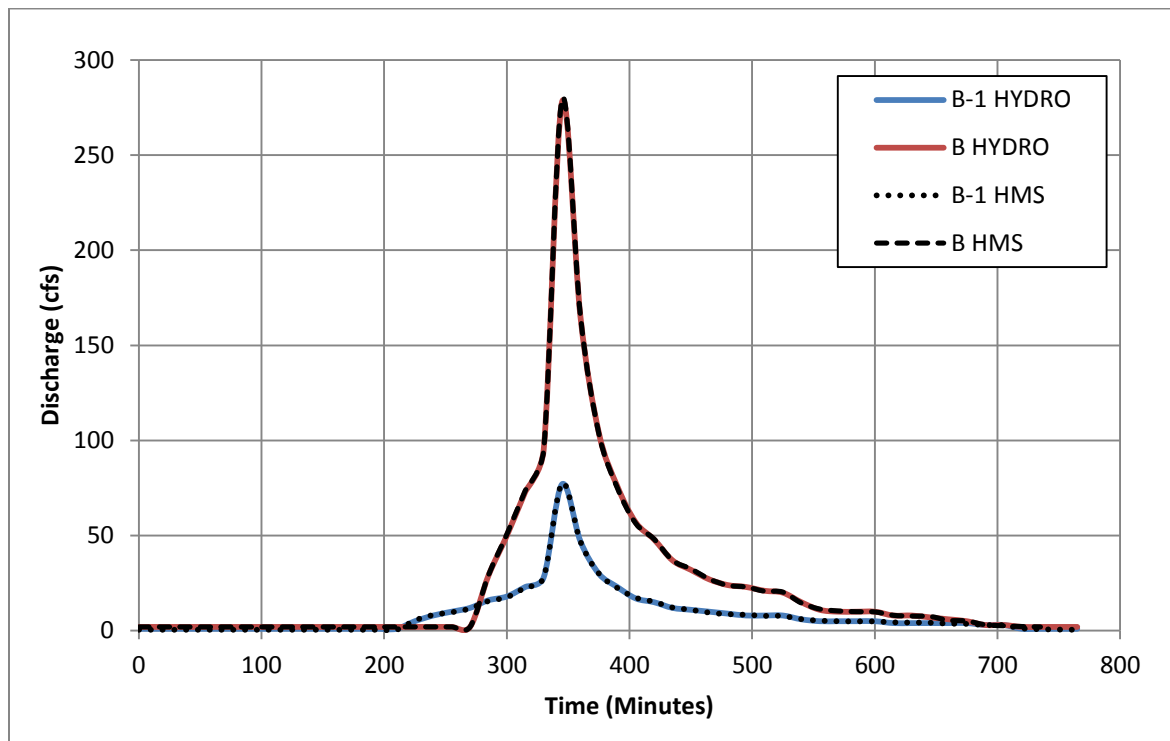
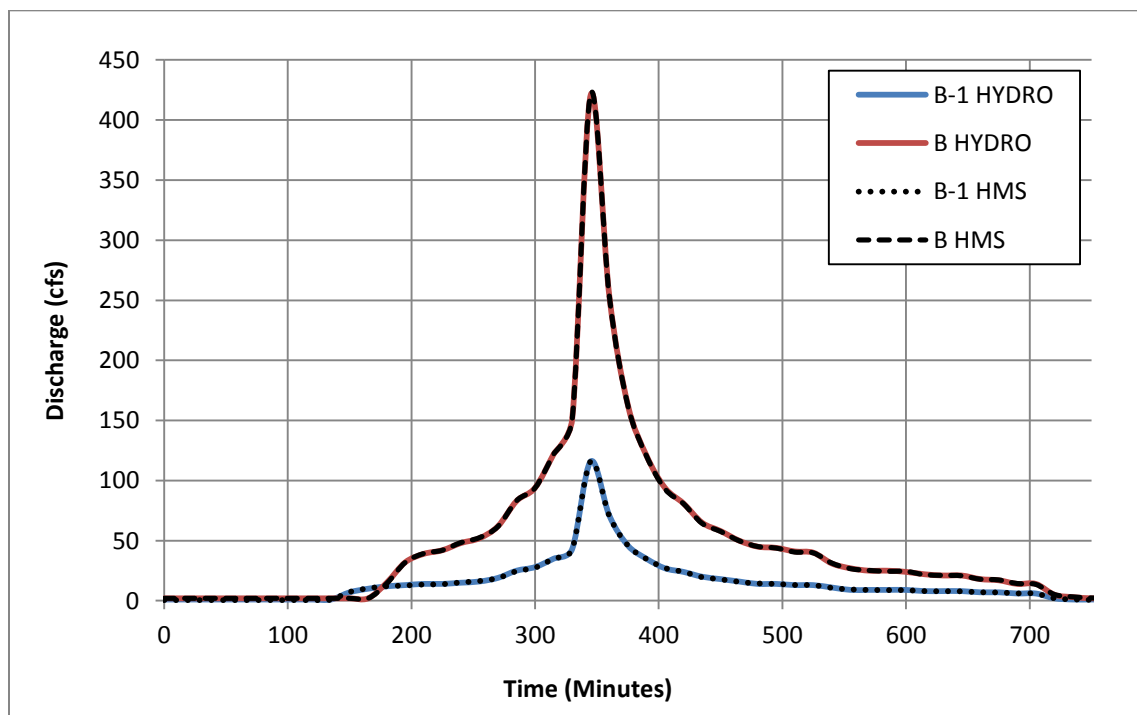


Figure 4: 100-year, 3-hour Runoff Hydrographs

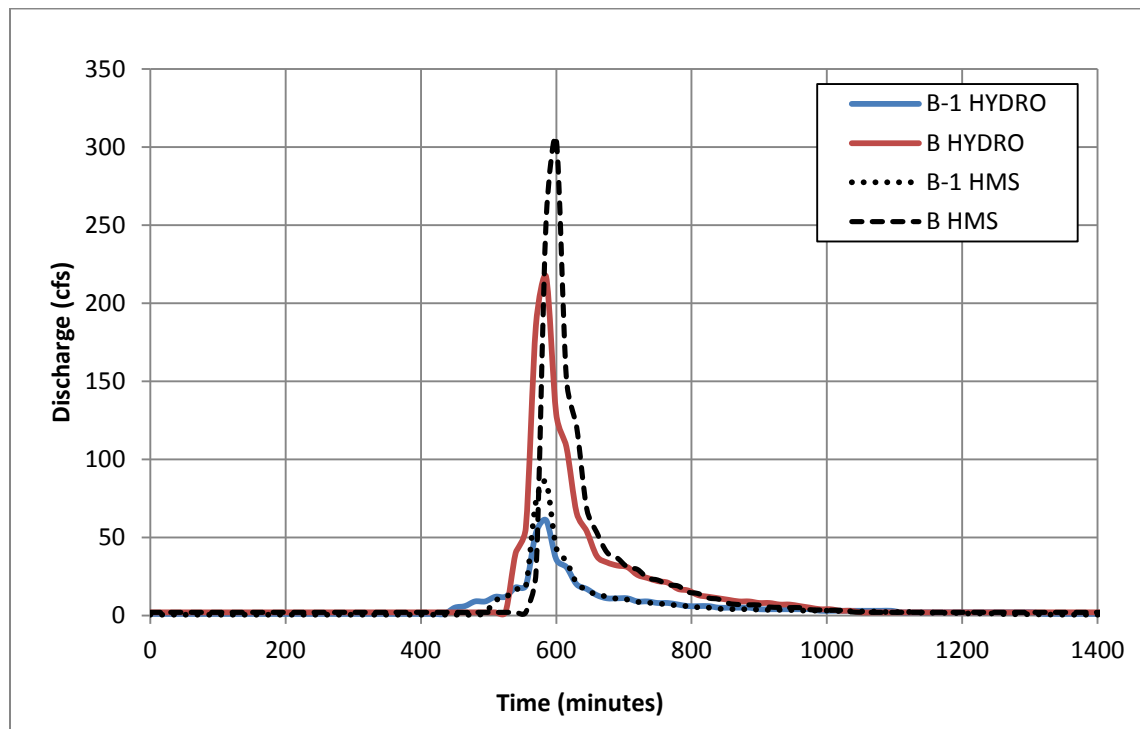




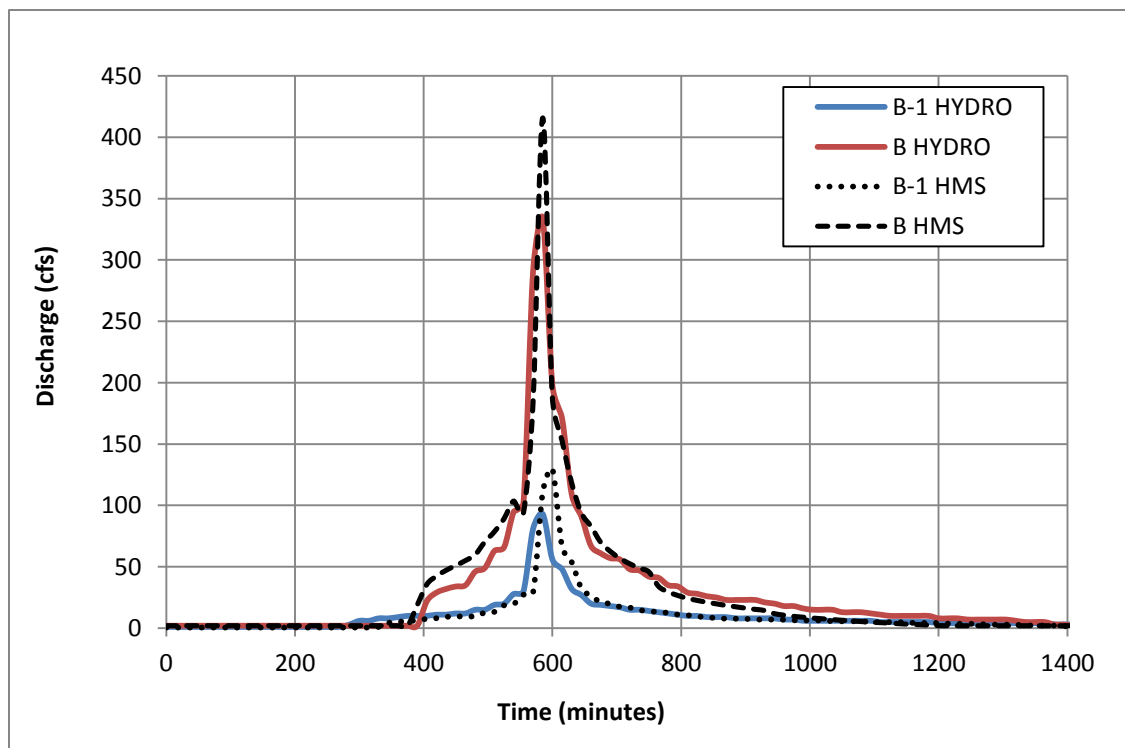
**Figure 5. 10-yr, 12- hour Runoff Hydrograph**



**Figure 6. 100-yr, 12-hour Runoff Hydrograph**



**Figure 7. 10-yr, 24-hour Runoff Hydrograph**



**Figure 8: 100-year, 24-hour Runoff Hydrographs**

## Model Results

### Dewatering Structure and Low Flow Outlet

To meet the required water quality storage, the low flow structure was modified so that the height of low flow outlet is at 128.0 NGVD. This configuration retains the required 6.2 ac-ft required for the water quality volume. The area of the dewatering structure was increased to 0.18 sq ft to allow the additional water to drain. The water quality volume drains in approximately 46.1 hours. This will require one (1) additional 1.5 inch diameter hole located at elevation 120 ft.

### Basin Performance for Design Storms

The 12-hr 10-yr maximum discharge limits to Highway 4 set by the June 2004 Vista Del Mar EIR development area were 50 cfs for Line B. Table 4 summarizes the peak flow for Line B.

**Table 4. Basin Performance for Design Storms**

| Location                      | 10-yr (cfs)                 |                                     | 100-yr (cfs)                |                                     |
|-------------------------------|-----------------------------|-------------------------------------|-----------------------------|-------------------------------------|
|                               | Developed without Detention | Developed with Detention/ Diversion | Developed without Detention | Developed with Detention/ Diversion |
| <b>Line B @ Freeway 3-hr</b>  | 287.2                       | 34.4                                | 428.6                       | 47.1                                |
| <b>Line B @ Freeway 12-hr</b> | 279.5                       | 36.9                                | 422.9                       | 51.9                                |
| <b>Line B @ Freeway 24-hr</b> | 304.5                       | 38.8                                | 417.5                       | 57.5                                |

A summary of the peak water surface elevation for the 100-yr storm in the detention basin is summarized below.

**Table 5. Detention Basin Peak Water Surface Elevations**

| Duration     | 10-yr                              |                                             | 100-yr                             |                                             |
|--------------|------------------------------------|---------------------------------------------|------------------------------------|---------------------------------------------|
|              | Water Surface Elevation (ft, NGVD) | Freeboard from Concrete Spillway (143.2 ft) | Water Surface Elevation (ft, NGVD) | Freeboard from Concrete Spillway (143.2 ft) |
| <b>3-hr</b>  | 133.8                              | 9.4                                         | 139.2                              | 4.0                                         |
| <b>12-hr</b> | 134.7                              | 8.5                                         | 141.7                              | 1.5                                         |
| <b>24-hr</b> | 135.5                              | 7.7                                         | 142.2                              | 1.0                                         |

### Diversion of Line B-1 Drainage System

The maximum allowable 12-hour 10-year design flow to Line B-1 at Highway is 67 cfs per the June 2004 Vista Del Mar EIR. Table 6 summarizes the peak flows at the diversion structure and at Highway 4.

**Table 6. Diversion Structure Performance for Design Storms**

| Duration     | 10-yr Peak Flow (cfs)             |                                    |                                       | 100-yr                            |                                    |                                       |
|--------------|-----------------------------------|------------------------------------|---------------------------------------|-----------------------------------|------------------------------------|---------------------------------------|
|              | Line B-1 Peak Flow into Structure | Peak Discharge to HWY 4 (Line B-1) | Peak Flow to Basin from B-1 Diversion | Line B-1 Peak Flow into Structure | Peak Discharge to HWY 4 (Line B-1) | Peak Flow to Basin from B-1 Diversion |
| <b>3-hr</b>  | 79.6                              | <b>60.6</b>                        | 18.9                                  | 117.5                             | 68.9                               | 48.7                                  |
| <b>12-hr</b> | 77.5                              | <b>60.1</b>                        | 17.4                                  | 116.0                             | 68.6                               | 47.4                                  |
| <b>24-hr</b> | 85.6                              | <b>62.1</b>                        | 23.5                                  | 114.8                             | 68.4                               | 46.5                                  |

## Conclusion

The HEC-HMS model was calibrated to the HYDRO6/HEC-1 modeling from the previous analysis. With the proposed Alves Ranch development plans as a basis for modification, the HMS model indicates that the low level outlet may be raised by 2.0 ft and still meets previously approved criteria per 2008 Vista Del Mar Detention Basin Design Study.

The 12-hr, 10-year storm peak discharge to Line B will be 36.9 cfs (50 cfs maximum allowable at HWY 4 per EIR). The 12-hr, 10-year storm peak discharge to Line B-1 will be 60.1 cfs (67 cfs maximum allowable at HWY 4 per EIR). The maximum 12-hr, 10-year storm peak discharge from Line B-1 to the basin is 17.4 cfs. And the 12-hr, 100-yr WSEL is contained within the basin.

## **E.2 - Preliminary Stormwater Calculations**

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Project No.  
**3328.105.504**

June 4, 2018

Mr. Scott Roylance  
William Lyon Homes, Inc.  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

Subject: Subdivision 8448  
Alves Ranch and Vista Del Mar Properties  
Pittsburg, California

## **PRELIMINARY CALCULATIONS TO SUPPORT STORMWATER MANAGEMENT PLAN UPDATE**

- References:
1. Balance Hydrologics; Preliminary Recommendations Based on Peer Review of Stormwater Management Documents for the Alves Ranch and Vista Del Mar Projects (Subdivision 8448), August 12, 2008
  2. ENGEO; Response to Comments – City of Pittsburg Stormwater Management Plan Update, July 9, 2008. Project No. 3328.105.503
  3. ENGEO; Stormwater Management Plan Update – Alves Ranch/ Vista Del Mar Projects; July 8, 2008; Project No. 3328.105.503.
  4. ENGEO; Response to Comments – City of Pittsburg Stormwater Management Plan Update, August 21, 2008. Project No. 3328.105.503.
  5. Ruggeri-Jensen-Azar Inc: Hydrologic Calculations, Alves Ranch and Vista Del Mar Project, Pittsburg, California, June 2018.

Mr. Roylance:

At your request, we have updated calculations performed in References 1 through 4 regarding the Alves Ranch/Vista Del Mar project located in Pittsburg, California. The purpose of the calculations is to demonstrate that the originally planned water quality basin at the outfall of the project is still adequate in size to treat stormwater runoff from the project, given changes in the land plans to both the Alves Ranch and Vista Del Mar projects since 2008.

## **METHODOLOGY**

As per the original methodology approved for the project in 2008, basin sizing follows methods developed by the Contra Costa County Clean Water program based on unit capture of rainfall runoff in relationship to percentage of Directly Connected Impervious Area (DCIA) of tributary watersheds. In order to recalculate the water quality volume required, we compared tributary areas and DCIAs for both projects based on our 2008 calculations in Reference 4 and information furnished to us by Ruggeri-Jensen-Azar Inc. in Reference 5. Using the same procedures discussed in References 1 through 4, we estimate the water quality pond for the project to have a required volume of 6.17 acre-ft.



Our calculations are attached to this report.

We understand that the land plan for the Alves Ranch project north of Leland Road is still in the preliminary phase. We therefore recommend that these calculations and the water quality basin design be verified after the final land planning on the project has been completed. However, the preliminary calculations performed in this analysis indicate that the required volume in the water quality basin is slightly less than as originally calculated in 2008.

## CLOSURE

This review presents our opinions specific to the stormwater management aspects for the proposed development. If changes occur in the nature or design of the project, we should be allowed to review such changes and provide additional comments as appropriate. Our services were limited to the review of the stormwater components of the project only. We strived to perform our review services in accordance with generally accepted engineering principles and practices currently employed in the area; no warranty is expressed or implied.

If you have any questions or comments regarding this letter, please call and we would be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Ingrid Verastegui  
iv/jb/ue/jf



Jonathan Buck, GE



Attachments: DCIA Calculations  
Land Plan from Ruggeri-Jensen-Azar

**Directly Connected Impervious Area ( 2007 Contra Costa County Method)**

| Section | DCIA Area<br>(acre) | DCIA % of Area | Unit Basin Storage Size or<br>80% Capture<br>(feet) | Volume Required<br>(acre-feet) | Volume Required<br>(cubic feet) |
|---------|---------------------|----------------|-----------------------------------------------------|--------------------------------|---------------------------------|
| 1       | 28.30               | 0.55           | 0.03430                                             | 0.97                           | 42,283                          |
| 2       | 35.00               | 0.53           | 0.03256                                             | 1.14                           | 49,641                          |
| 3       | 24.20               | 0.65           | 0.03968                                             | 0.96                           | 41,829                          |
| 4       | 11.00               | 0.5            | 0.03140                                             | 0.35                           | 15,046                          |
| 5       | 11.30               | 0.6            | 0.03662                                             | 0.41                           | 18,025                          |
| 6       | 6.50                | 0.82           | 0.04907                                             | 0.32                           | 13,894                          |
| 7       | 31.50               | 0.75           | 0.04650                                             | 1.46                           | 63,805                          |
| 9*      | 12.00               | n/a            | n/a                                                 | n/a                            | n/a                             |
| 10      | 7.30                |                |                                                     |                                |                                 |
| 11      | 28.90               | 0.04           | 0.00805                                             | 0.23                           | 10,134                          |
| 12      | 42.80               | 0.04           | 0.00756                                             | 0.32                           | 14,095                          |
| 13*     | 5.90                | n/a            | n/a                                                 | n/a                            | n/a                             |
| 14**    | 7.00                | n/a            | n/a                                                 | n/a                            | n/a                             |
| 15*     | 2.90                | n/a            | n/a                                                 | n/a                            | n/a                             |

\* Areas 9, 13 & 15 are self treating areas. Not included in water quality volume calculations.

\*\* Area 14 is off site drainage from freeway. Not included in water quality calculations

Watershed Area (acres) 254.6

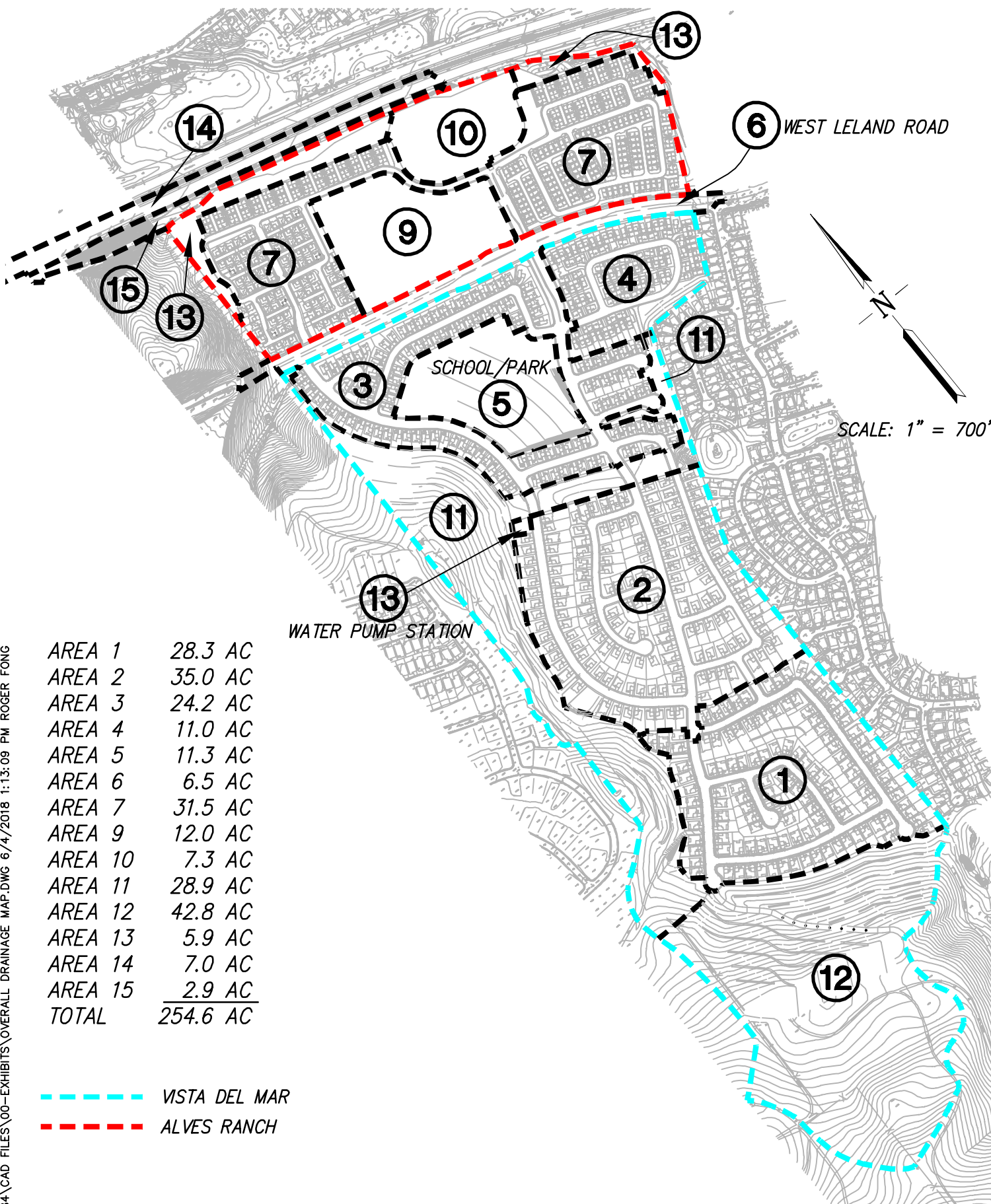
Mean Annual Precipitation 17

Volume = (Unit Basin Storage Size for 80% Capture) x (DCIA Area)

**Volume Required:**

Volume (acre-feet) 6.17

Volume (cubic feet) 268,751



|              |                 |
|--------------|-----------------|
| AREA 1       | 28.3 AC         |
| AREA 2       | 35.0 AC         |
| AREA 3       | 24.2 AC         |
| AREA 4       | 11.0 AC         |
| AREA 5       | 11.3 AC         |
| AREA 6       | 6.5 AC          |
| AREA 7       | 31.5 AC         |
| AREA 9       | 12.0 AC         |
| AREA 10      | 7.3 AC          |
| AREA 11      | 28.9 AC         |
| AREA 12      | 42.8 AC         |
| AREA 13      | 5.9 AC          |
| AREA 14      | 7.0 AC          |
| AREA 15      | 2.9 AC          |
| <b>TOTAL</b> | <b>254.6 AC</b> |

--- VISTA DEL MAR  
 --- ALVES RANCH

## Appendix F: Noise Memorandum

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Acoustics  
Audiovisual  
Telecommunications  
Security

5 June 2018

Mandy Leung  
**William Lyon Homes**  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583  
Email: mandy.leung@lyonhomes.com

Subject: **Alves Ranch – Pittsburg, CA**  
**Revised Noise Contour Analysis**  
Salter Project: 18-0340

Dear Mandy:

In 2008, we prepared noise contours for the subject project per the request of the City of Pittsburg. The site plan has been updated, and you requested that we revise our analysis. This letter contains a summary of our noise contour analysis, and figures indicating the future cumulative plus project noise environment and mitigation to allow the project to meet the City's exterior noise standards. In summary, noise barriers can reduce future exterior noise levels to meet the project's exterior noise standards.

#### **ACOUSTICAL CRITERIA**

As stated in our previous studies<sup>1</sup>, the draft environmental impact report contains the following mitigation requirements for the project:

Mitigation 14-1 (b) Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to "normally acceptable" levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barrier, or the buildings themselves.

Mitigation 14-1 (c) Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA Ldn. The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.

The City interprets "Normally Acceptable" as a limit of 60 dB L<sub>dn</sub> and 65 dB L<sub>dn</sub> for single-family and multi-family residential developments, respectively.

---

<sup>1</sup> See our 24 July 2007 Environmental Noise Feasibility Study and our 15 February 2008 Noise Contour Analysis reports

Charles M. Salter, PE  
David R. Schwind, FASA  
Eric (Broadhurst) Mori, PE  
Philip N. Sanders, LEED AP  
Thomas A. Schindler, PE  
Durand R. Begault, PhD, FAES  
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Jordan L. Roberts  
Sybille M. Roth  
Justin P. Reidling  
Lauren von Blohn  
Wilson Shao  
Winter R. Saeedi  
Jake M. Schpero  
Hester Ng

## ANALYSIS

To quantify future cumulative plus project noise levels, we used topographical and site plan<sup>2</sup> information provided to us to prepare computer generated noise contours for the site (Figure 1). Data obtained from our on-site noise measurements were used to calibrate noise levels generated by vehicular traffic along Highway 4. To account for potential increases in traffic noise levels since our previous study, we added 1 dB to the previous levels. This is based on a report dated November 2007, by the Metropolitan Transportation Commission estimating that vehicle trips in the San Francisco Bay Area will increase by approximately 1 percent per year through the year 2035<sup>3</sup>. Over a ten-year period, this corresponds with a 1-decibel increase in average noise levels.

Noise barriers were added to our analysis where needed to meet the project noise criteria. The lot locations where these are needed are depicted on the enclosed Figure 2 along with the necessary barrier heights. The precise location and configuration will need to be determined for each barrier based on the final site layout. Noise levels shown in Figure 1 include the anticipated effect of the noise barriers. The contours are for a typical receiver height of 5-foot above grade. All noise barriers should be constructed with a surface weight not less than four pounds per square foot and be free of gaps, cracks, or openings, including along the base and at building intersections.

If the multi-family/duet units will have private balconies, many would be exposed to noise levels up to approximately 75 dB  $L_{dn}$ , which exceeds of the City's 65 dB  $L_{dn}$  exterior noise goal. Therefore, any balconies located in areas indicated on Figure 3 would require additional mitigation. This could include partial height or full "greenhouse-type" noise barriers. The specific treatments shall be determined on a unit-by-unit basis. Results of the unit-by-unit analysis, including the description of the necessary noise control treatments, shall be submitted to the City with the building plans and approved prior to issuance of a building permit.

\*

\*

\*

This concludes our current comments for the Alves Ranch project in Pittsburg, California. Should you have any questions, please do not hesitate to contact us.

Sincerely,

**CHARLES M. SALTER ASSOCIATES, INC.**



Jeremy L. Decker, PE  
Vice President

Enclosures as noted

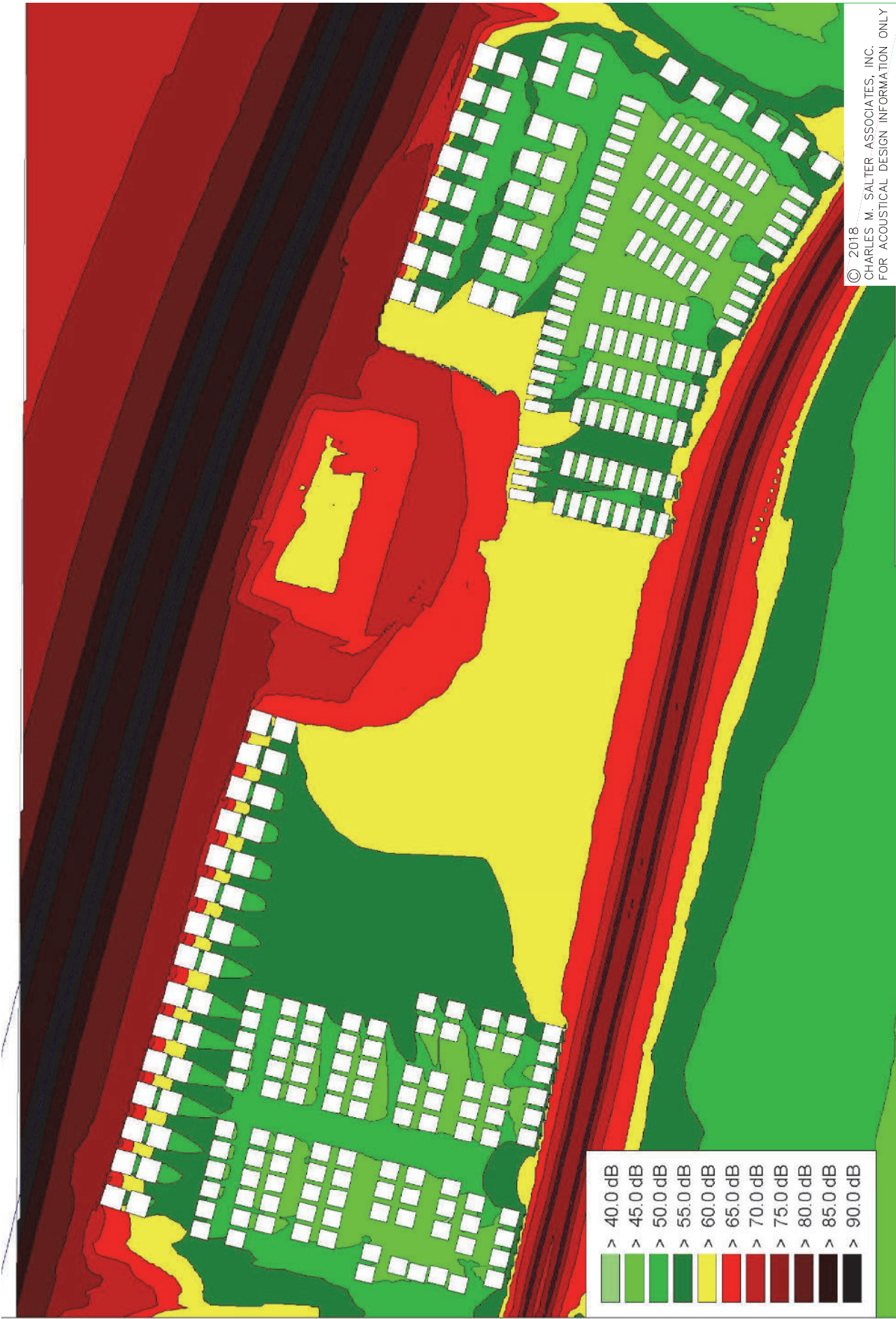
Acoustics  
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Security

130 Sutter Street  
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<sup>2</sup> Both received from William Lyon Homes on 17 May 2018.

<sup>3</sup> Transportation 2035 Change in Motion, Travel Forecasts for the San Francisco Bay Area 2009 Regional Transportation Plan Vision 2035 Analysis, November 2007, Tables E.17.2 and E.18.2.





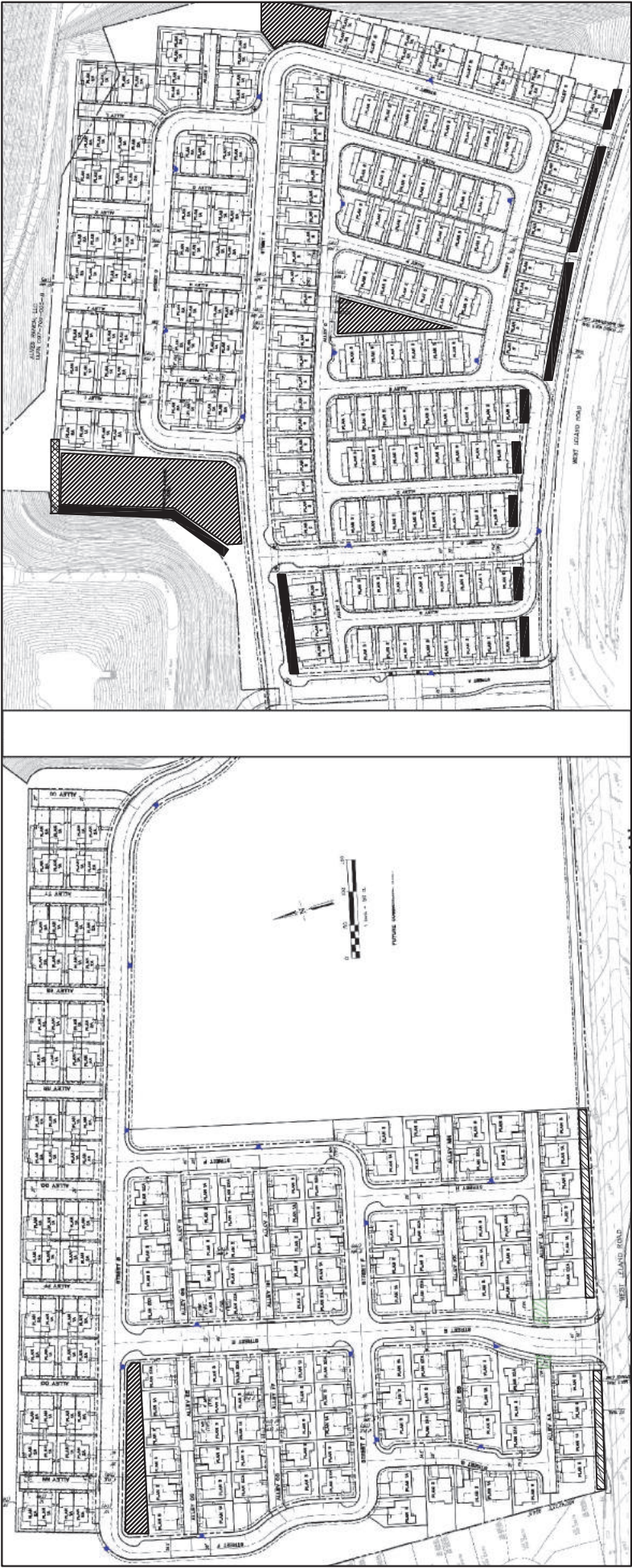
ALVES RANCH: NOISE CONTOURS FOR FUTURE  
CUMULATIVE (PLUS PROJECT) CONDITIONS

FIGURE 1

CSA #  
18-0340

JLD  
06.05.18





— = 6-FOOT NOISE BARRIER  
▨ = 8-FOOT NOISE BARRIER  
▧ = 7-FOOT NOISE BARRIER  
□ = PROPOSED OPEN SPACE

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CHARLES M. SALTER ASSOCIATES, INC.  
FOR ACoustICAL DESIGN INFORMATION ONLY

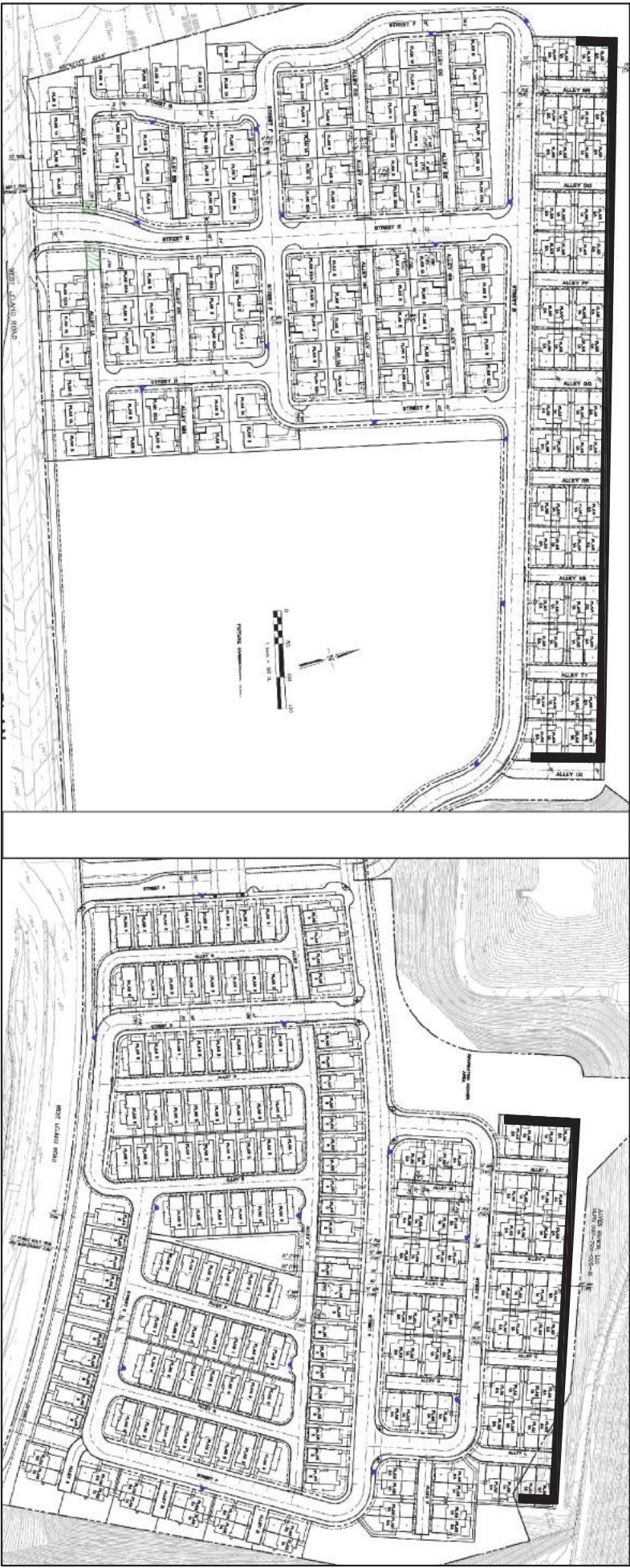
# ALVES RANCH: LOCATIONS WHERE NOISE BARRIERS NEEDED FOR OUTDOOR USE AREAS

FIGURE 2

CSA #  
08-0340

JLD  
06.05.18





■ = LDN > 65 DB

ALVES RANCH: IF PROVIDED, AREAS WHERE  
DUET OUTDOOR—USE AREAS NEED MITIGATION

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FIGURE 3

CSA # 08-0340  
JLD 06.01.18

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## **Appendix G: Traffic Memorandum**

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## DRAFT MEMORANDUM

Date: June 13, 2018  
To: Mary Bean, First Carbon Solutions  
From: Kathrin Tellez and Mark Howard  
**Subject: Alves Ranch – Trip Generation Assessment**

*WC18-3500.02*

---

Fehr & Peers prepared a trip generation assessment for the Alves Ranch project on West Leland Road at Alves Ranch Road in Pittsburg. The site was originally entitled to develop 560 multi-family dwelling units and 257,000 square-feet of business commercial uses, and is currently proposed to be developed with up to 346 single-family dwelling units and up to approximately 140,000 square-feet of general retail uses, including up to a 40,000 square-foot grocery store. The purpose of this assessment is to determine if the currently proposed project would generate vehicle traffic at levels similar to or less than levels generated by the original entitlements.

Results of the comparison indicate that the current proposal would generate similar levels of vehicle traffic as compared to the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate the same overall levels of vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation may be necessary to ensure that intersections that serve the site are adequate to accommodate the expected travel flows.

The following presents our project understanding, trip generation comparison, and conclusions.

### PROJECT BACKGROUND AND UNDERSTANDING

The project site is located on West Leland Road at Alves Ranch Road in Pittsburg, as shown on **Figure 1**. The site is bound by State Route 4 to the north, a residential development to the west, West Leland Road to the south, and an undeveloped parcel to the east. Surrounding land uses are





primarily residential, with the Pittsburg/Bay Point BART station in close proximity to the site (approximately 1,500 feet). A shopping center is located at the corner of West Leland Road at Bailey Road, less than one-mile from the site.

A certified Environment Impact Report was prepared in 2004 (2004 EIR), which documented the transportation impacts of the then proposed project, which included 563 apartment units, 206,000 up which included a mixture of housing types with up to 170 single-family homes, 308 apartment units, 170,000 square feet of office, and 51,500 square feet of retail uses; a trip generation assessment prepared for the 2008 project concluded that the trip generation was lower than the entitled project and that the severity of the transportation impacts identified as part of the 2004 EIR would not change.

As currently contemplated, the approximately 38-acre site is proposed to be developed with up to 346 dwelling units, including 136-attached single-family homes and 210 detached single-family homes on 26 acres. The remaining 12-acres would be developed with general retail uses, with a maximum development size of approximately 140,000 square feet, including up to a 40,000 square foot grocery store.

Access to the site is proposed from two locations on West Leland Road. As part of the project, Alves Ranch Road would be extended north into the site and form the fourth leg of an existing signalized intersection with West Leland Road. A full access unsignalized intersection is also proposed on West Leland Road, west of Alves Ranch Road, off-set with Tomales Bay Drive on the south side of West Leland Road, which would remain a right-in/right-out side-street stop controlled intersection. An emergency vehicle access location would be provided on the eastern portion of the site, approximately 750 feet east of Alves Ranch Road.

As part of the project, a 10-foot wide trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk in the west. Subsequent to the completion of the project, there would be a sidewalk gap of approximately 1,100 feet on the north side of West Leland Avenue between Woodhill Drive and the BART access roadway. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the project.

## TRIP GENERATION

Trip generation is the process of estimating the total amount of trips generated by a site, as well as the expected travel mode. For this project, trip generation rates presented in the Institute of



Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) were used. For the 2004 and 2008 analyses, the 7th Edition of the Trip Generation publication was used. Since the time those analyses were prepared, ITE released several updates to the *Trip Generation Manual* and the most current manual is the most appropriate source to estimate potential project trips. The 2004 and 2008 trip generation estimates considered a 6 percent transit reduction for the projects residential uses to account for the close proximity to the BART station, and a 20 percent internalization factor between the retail and residential portions of the site, reflecting that many future retail patrons would already be within the general project vicinity and would not need to travel on the local or regional roadway system to access the site.

At retail establishments, such as the one that could be developed as part of the commercial parcel, driveway traffic comprises: (1) new traffic generated by the project, (2) traffic that would otherwise already be on the adjacent roadways but the driver decides to stop at the site (e.g., to purchase an item on their way home from work), and (3) traffic on other nearby roadways, but the driver decides to take a short detour to stop at the site. The trips in Item 2 are referred to as “pass-by” trips and the trips in Item 3 are referred to as “diverted-link” trips.

Information contained in the ITE *Trip Generation Handbook* and surveys of similar uses was used to estimate pass-by and diverted-link trips. For grocery stores, the average pass-by rate is 36 percent, and the average diverted linked trip rate is 32 percent during PM peak hour (limited data is available for the AM peak hour). In other words, at a grocery store, approximately, 68 percent of the traffic entering and exiting the site is already on the surrounding roadway system – not a new vehicle trip to the area. For shopping centers, the average pass-by rate is 32 percent and the average diverted linked trip rate is 16 percent, or approximately 50 percent of the vehicle traffic is already on the roadway system.

For this assessment, a pass-by/diverted trip reduction was applied to the grocery store component of the project only as this is a specific proposed use and the trip making characteristics are well documented. For the proposed general retail, no pass-by or diverted trip reduction was taken, similar to the 2004 EIR and 2008 Addendum as there is no information about the those proposed uses. As the project components are better defined, the application of appropriate pass-by rates is recommended.

The proposed project trip generation estimates are presented in **Table 1**, which shows that the current project proposal is expected to generate approximately 7,810 weekday daily trips, including 436 morning peak hour and 774 evening peak hour trips when considering the same transit and



internal trip reductions as the 2004 EIR and 2008 Addendum analysis, as well as application of a pass-by/diverted-trip reduction for the grocery store component.

**TABLE 1**  
**PROPOSED PROJECT WEEKDAY TRIP GENERATION**

| Use                                                       | Size                | Daily  | Morning |     |       | Evening |     |       |
|-----------------------------------------------------------|---------------------|--------|---------|-----|-------|---------|-----|-------|
|                                                           |                     |        | In      | Out | Total | In      | Out | Total |
| Single Family Homes <sup>1</sup>                          | 346 units           | 3,080  | 60      | 180 | 240   | 203     | 119 | 322   |
| Grocery Store <sup>2</sup>                                | 40,000 square feet  | 4,270  | 92      | 61  | 153   | 188     | 181 | 369   |
| Shopping Center <sup>3</sup>                              | 100,000 square feet | 3,780  | 58      | 36  | 94    | 183     | 198 | 381   |
| Less Pass-by/ Diverted Supermarket Only <sup>4</sup>      |                     | -1,710 | --      | --  | --    | -75     | -72 | -147  |
| Less Internal trips between all project uses <sup>5</sup> |                     | -1,610 | -13     | -38 | -51   | -95     | -56 | -151  |
| Total Vehicle Trips                                       |                     | 7,810  | 197     | 239 | 436   | 404     | 370 | 774   |

- ITE land use category 210 – Single-Family Homes (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 9.44 (X)  
AM Peak Hour: T = 0.74(X); Enter = 25%; Exit = 75%  
PM Peak Hour: T = 0.99 (X); Enter = 63%; Exit = 37%  
Trip generation results reflect 6 percent reduction to account for transit use.
  - ITE land use category 850 – Grocery Store (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 106.78(X)  
AM Peak Hour: T = 3.82 (X); Enter = 60%; Exit = 40%  
PM Peak Hour: T = 9.24 (X); Enter = 51%; Exit = 49%
  - ITE land use category 820 – Shopping Center (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 37.75(X)  
AM Peak Hour: T = 0.94(X); Enter = 62%; Exit = 38%  
PM Peak Hour: T = 3.81 (X); Enter = 48%; Exit = 52%
  - Reflects a 40 percent pass-by/diverted trip reduction for grocery store only trips.
  - Reflects a 20 percent reduction of retail trips to account for internal interactions between the grocery store, retail and residential portions of the project.
- Source: *Trip Generation Manual* (10<sup>th</sup> Edition), ITE, 2017; Fehr & Peers, 2018.



The resulting trip generation estimates from Table 1 were then compared to the trip generation estimates for the project evaluated in the 2004 EIR and the 2008 Addendum, as presented in **Table 2**. This comparison shows that compared to the 2004 EIR project, the current proposal would generate slightly more daily vehicle trips, approximately 30 percent fewer morning peak hour trips, and slightly fewer evening peak hour trips. As compared to the 2008 Addendum project, the current proposal would generate slightly more daily vehicle trips, almost one-third fewer morning peak hour trips, and slightly more evening peak hour trips.

**TABLE 2**  
**TRIP GENERATION COMPARISON**

| Scenario                                              | Daily | Morning |     |       | Evening |     |       |
|-------------------------------------------------------|-------|---------|-----|-------|---------|-----|-------|
|                                                       |       | In      | Out | Total | In      | Out | Total |
| 2004 EIR                                              | 7,550 | 351     | 283 | 634   | 345     | 444 | 789   |
| 2008 Addendum                                         | 7,090 | 313     | 263 | 576   | 340     | 409 | 749   |
| Current Proposal                                      | 7,810 | 197     | 239 | 436   | 404     | 370 | 774   |
| Difference between Current Proposal and 2004 EIR      | 260   | -154    | -44 | -198  | 59      | -74 | -15   |
| Difference between Current Proposal and 2008 Addendum | 720   | -116    | -24 | -140  | 64      | -39 | 25    |

Source: Addendum to the 2004 Environmental Impact Report for the Vista Del Mar Project, August 2008 and Fehr & Peers, 2018.

During the PM peak hour, the directionality of some vehicle trips could change with the proposed project as compared to the 2004 EIR project, with more inbound trips (approximately 60 more trips) and fewer outbound trips (approximately 75 fewer trips). This is due to the increased level of retail proposed for the site, as compared to business commercial uses. It should be noted that the proposed grocery store and supporting retail are intended to be locally serving, meaning that the vast majority of patrons come from within a 2 to 3 mile radius, with most patrons from within a 1-mile radius. As such, the vehicle trips lengths tend to be shorter than for other types of commercial uses, such as an office, and tend not to use the regional transportation system, such as State Route 4, unless they are part of an already planned trip, such as a stop at the grocery store on the



way home from work. Additionally, the addition of retail to the area is expected to replace some retail trips that are already be occurring in the area by providing additional retail options closer to existing and planned residential neighborhoods where local retail is not present.

As future commercial development plans are future defined, use of the general shopping center rate, as presented in this assessment, may be appropriate if the proposed restaurant square-footage does not exceed 20 percent of the non-grocery store square-footage and other uses are not yet well defined. However, it is recommended that a detailed trip generation assessment be prepared once a development plan has been proposed, and the appropriate trip generation rate, internal trip reduction factors, and pass-by/diverted trip factors applied.

## CONCLUSION

Results of the comparison indicate that the current proposal would generate slightly less vehicle traffic than the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate less overall vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation may be necessary to ensure that intersections that serve the site are adequate to accommodate the expected travel flows.

This completes our trip generation assessment for Alves Ranch. Please contact Kathrin or Mark at (925) 930-7100 if you have questions.

## Appendix H: Utilities Supporting Information

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## **H.1 - Base Wastewater Flow Memorandum**

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## MEMORANDUM

To: Mandy Leung, William Lyon Homes  
From: Joseph Azar  
Date: June 5, 2018  
Subject: Alves Ranch Development – Base Wastewater Flow

RJA Job No. 171084

The 2003 final report for the City of Pittsburg Wastewater Collection System Master Plan allocated a future Base Wastewater Flow (BWF) from 669 Single Family Homes, 513 Multi-Family Homes and 21 acres of Commercial for sub-basin 105 or the Alves Ranch property which included Vista Del Mar and Alves Ranch Developments.

Since the Vista Del Mar Development has only 518 Single Family Homes, this resulted in an allocated wastewater flow from 151 Single Family Homes, 513 Multi-Family Homes and 21 acres of Commercial for the Alves Ranch Development.

In August 2011, the City issued Amendment #3 to the 2003 final report. Amendment #3 revised the ultimate land use for sub-basin 105 or the Alves Ranch property to the following: 704 Single Family Homes, 300 Multi-Family Homes, 93 Apartments and 14 acres of Commercial. This resulted in a wastewater flow allocation from 186 Single Family Homes, 300 Multi-Family Homes, 93 Apartments and 14 acres of Commercial for the Alves Ranch Development.

The 2018 proposed Master Site Plan for the Alves Ranch Development has 346 Single Family Homes and 12 acres of Commercial.

The following Table A shows the Base Wastewater Flow (BWF) generation from the 2003 final report, August 2011 Amendment #3, and the 2018 proposed Master Site Plan for the Alves Ranch Development:

**Table A**  
**Base Wastewater Flow (BWF)**

| <b>Alves Ranch Development</b> | <b>Single Family</b> | <b>Multi-Family</b> | <b>Apartments</b> | <b>Commercial</b> | <b>BWF*<br/>(mgd)</b> |
|--------------------------------|----------------------|---------------------|-------------------|-------------------|-----------------------|
| 2003 Final Report              | 151                  | 513                 | 0                 | 21                | 0.14                  |
| August 2001 Amend. #3          | 186                  | 300                 | 93                | 14                | 0.12                  |
| 2018 proposed Master Site Plan | 346                  | 0                   | 0                 | 12                | 0.09                  |

\* using 220 gpd/unit for Single Family  
170 gpd/unit for Multi-Family  
150 gpd/unit for Apartments  
1000 gpd/unit for Commercial

Based on Table A above, the BWF generation from the proposed 2018 Master Site Plan for the Alves Ranch Development will be decreased by approximately 36% and 25% respectively from the previously approved allocated BWF shown in the 2003 final report and the August 2001 Amendment #3.

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## **H.2 - Future Water Demand Memorandum**

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## MEMORANDUM

To: Mandy Leung, William Lyon Homes  
 From: Joseph Azar  
 Date: June 4, 2018  
 Subject: Alves Ranch Development Future Water Demand

RJA Job No. 171084

Table A below shows the Alves Ranch Development Future Water Demand as shown in the City of Pittsburg Water System Master Plan, dated December 2015:

**Table A**

| Development Name | Residential Dwelling Units |              | Commercial | Residential, Commercial, and Industrial Demands |       |       |       |       |       |
|------------------|----------------------------|--------------|------------|-------------------------------------------------|-------|-------|-------|-------|-------|
|                  | Single Family              | Multi-Family |            | ADD                                             |       | MDD   |       | PHD   |       |
|                  | (DU)                       | (DU)         |            | (gpm)                                           | (MGD) | (gpm) | (MGD) | (gpm) | (MGD) |
| Alves Ranch      | 167                        | 393          | 5.1        | 119.1                                           | 0.17  | 214.5 | 0.31  | 333.6 | 0.48  |

ADD (Average Day Demand) = using 340 gpd/du for Residential Single Family, 270 gpd/du for Residential/Multi-Family and 1,700 for Commercial

MDD (Maximum Day Demand) = 1.8 x ADD

PHD (Peak Hour Demand) = 2.8 x ADD

Table B below shows the Alves Ranch Water Demand based on the proposed New Master Site Plan:

**Table B**

| Development Name | Residential Dwelling Units |              | Commercial | Residential, Commercial, and Industrial Demands |       |        |       |        |       |
|------------------|----------------------------|--------------|------------|-------------------------------------------------|-------|--------|-------|--------|-------|
|                  | Single Family              | Multi-Family |            | ADD                                             |       | MDD    |       | PHD    |       |
|                  | (DU)                       | (DU)         |            | (gpm)                                           | (MGD) | (gpm)  | (MGD) | (gpm)  | (MGD) |
| Alves Ranch      | 346                        | 0            | 12         | 95.83                                           | 0.138 | 172.21 | 0.248 | 268.04 | 0.386 |

Based on Table A above, the water demand from the proposed new Alves Ranch Development will be decreased by approximately 19% from the allocated water demand for the Alves Ranch Development as shown in the approved City of Pittsburg Water System Master Plan, dated December 2015.



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## **Appendix I:** **Mitigation Monitoring and Reporting Program**

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**Mitigation Monitoring and Reporting Program  
for the  
3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR  
for the Proposed 2018 Alves Ranch Project  
City of Pittsburg, Contra Costa County, California**

Prepared for:

**City of Pittsburg**

65 Civic Avenue

Pittsburg, CA 94565

925.252.4015

Contact: Jordan Davis, Senior Planner

Prepared by:

**FirstCarbon Solutions**

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

925.357.2562

Contact: Mary Bean, Project Director

Kelsey Bennett, Project Manager

Report Date: August 2018

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**Table 1: Alves Ranch 3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification                         | Timing of Verification                       | Responsible for Verification | Verification of Completion |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------|------------------------------|----------------------------|---------|
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| Visual Factors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                              |                              |                            |         |
| <p><b>Mitigation 5-1.</b> To minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the project shall include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and light and glare (including outdoor lighting), which to the satisfaction of the Pittsburgh Planning Commission, as determined through the City's design review process, will sufficiently minimize the degree of adverse impact on the general visual character of the project site. Based upon related land use and urban design goals and policies set forth in the City of Pittsburgh General Plan and General Plan EIR, these project design refinements should include some combination of the following:</p> <ul style="list-style-type: none"><li>• <b>Incorporate natural creeks and open space amenities into the design of project residential neighborhoods (in keeping with GP goals and policies 2-P-26, 2-P-89, 4-G-4, 4-P-9).</b></li><li>• Maintain the general character of onsite hill forms (in keeping with GP goals 2-G-31 and 2-P-89).</li><li>• <b>Plant trees and other vegetation along West Leland Road and other project collector and arterial roadways in order to maintain the sense of “rural” open space at the City’s southern boundary (in keeping with GP policy 4-P-6).</b></li><li>• <b>Consider use of single-loaded peripheral residential streets at the southern and western edges of the project residential areas south of West Leland Road in order to encourage residential development at these outer edges to face outwards toward the rural landscape and prevent a solid wall of residential backyard fences (in keeping with GP policy 4-P-7).</b></li></ul> | Review of project plans                        | Prior to issuance of grading/building permit | City planning staff          |                            |         |
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**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <ul style="list-style-type: none"> <li>• Map all onsite natural features as part of future project development applications, including landforms, rock outcroppings, creekways and ridgelines, and during development and design review, ensure that site layouts are sensitive to these mapped features (in keeping with GP policy 4-P-9).</li> <li>• Emphasize a sense of rural character in the design and construction of project hillside homes, including extensive landscaping, sloping rooflines, and use of natural materials (in keeping with GP goal 4-G-5).</li> <li>• Preserve onsite natural creeks and drainage courses as close as possible to their natural locations (in keeping with GP policy 4-P-14).</li> <li>• Encourage flexible (varying) residential setbacks in hillside residential areas (in keeping with GP policy 4-P-18 and GP Figure 4-5).</li> <li>• Encourage architectural designs in hillside residential areas that reflect the undulating forms of the hillside setting, such as “breaking” buildings and rooflines into several smaller components (in keeping with GP policy 4-P-23 and GP Figure 4-6). Building forms in such areas should be “stepped” to conform to site topography.</li> <li>• Encourage residential rooflines that are oriented in the same direction as the natural hillside slope (in keeping with GP policy 4-P-25).</li> <li>• Use building colors and textures reflective of the surrounding hillside landscape, with roof colors tending toward darker earth tones so that they are less visible from adjacent and upslope onsite and offsite vantage points (in keeping with GP policy 4-P-26).</li> </ul> |                        |                        |                              |                            |         |



**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                                     | Timing of Verification                | Responsible for Verification | Verification of Completion |         |
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| <ul style="list-style-type: none"> <li>• <b>Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27).</b></li> <li>• To the extent possible, align project residential streets along natural grades (in keeping with GP policy 4-P-28).</li> <li>• Encourage construction of split roadways in steeper hillsides where appropriate (in keeping with GP policy 4-P-29).</li> <li>• Provide onstreet parking along hillside road in parking bays where topography allows (GP policy 4-P-31).</li> </ul> <p>Incorporate a selected combination of the above design refinements into the final design and title provisions for the project that, to the satisfaction of the Planning Commission as determined through the City's normal design review and approval process, will sufficiently reduce the adverse visual impacts of the project.</p>                                            | Review of project landscaping plans and field verification | Prior to acceptance of landscape plan | City planning staff          |                            |         |
| <p><b>Mitigation 5-2.</b> In addition to those listed under <i>Mitigation 5-1</i>, at later phases of the project (when detailed, design level applications are submitted for areas north of West Leland Road), incorporate the following design refinements into the project to the satisfaction of the Planning Commission:</p> <ul style="list-style-type: none"> <li>• Ensure that proposed residential development in the project-designated High Density Residential area is oriented with the lowest building heights adjacent to Highway 4, and set back from the edge of Highway 4 sufficiently to mitigate visual impacts (in keeping with GP goal 2-P-87).</li> <li>• As part of the subsequent development review process, limit building heights and massing in the designated <i>Business Commercial</i> area and/or maintain visual separations within the area, sufficient to preserve through views of the hills</li> </ul> |                                                            |                                       |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                   | Timing of Verification                                            | Responsible for Verification | Verification of Completion |         |
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| <p>from Highway 4 and the Bay Point community north of Highway 4 (in keeping with GP policy 4-P-3).</p> <ul style="list-style-type: none"> <li>Emphasize beautification of the Highway 4 corridor in project landscape plans through a sensitive combination of highway edge landscaping and significant view corridor preservation (in keeping with GP Goal 4-G-12).</li> <li>Ensure that all onsite multifamily residential development proposed along Highway 4 provides adequate landscaping along related new sound barriers (berms or walls--see Mitigation 14-1 in chapter 14, Noise) (in keeping with GP policy 4-P-64).</li> <li><b>Ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall (2008 Addendum).</b></li> </ul> | Review of project plans and field verification as needed | Prior to acceptance of landscape plans/issuance of grading permit | City planning staff          |                            |         |
| <b>Traffic And Circulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |                                                                   |                              |                            |         |
| <p><b>Mitigation 7-1. The project applicants shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/SR 4 Eastbound Ramps intersection, which include the following:</b></p> <ul style="list-style-type: none"> <li><b>Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn lane at the eastbound off-ramp; and</b></li> <li><b>Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes, for a total of three approach lanes on the off-ramp.</b></li> </ul> <p>The additional eastbound lane may require acquisition of right-of-way and the design would require approval from</p> | Receipt of payment                                       | Prior to issuance of building permit                              | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| Caltrans. These improvements are not included in the current list of improvements to be funded by the existing City and East County traffic mitigation fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program) and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                                      |                              |                            |         |
| <p><b>Mitigation 7-2:</b> In order to achieve an acceptable LOS at this intersection under future General Plan based cumulative conditions, the following improvements would be necessary:</p> <ul style="list-style-type: none"> <li>• Create a westbound shared through/right-turn lane on West Leland Road;</li> <li>• Create a second eastbound left-turn lane on West Leland Road;</li> <li>• Create a second eastbound through lane on West Leland Road; and</li> <li>• Create an exclusive eastbound right-turn lane on West Leland Road.</li> </ul> <p>However, the creation of such additional capacity on the eastbound approach to this intersection would require substantial acquisition of additional right-of-way on land that has already been developed, which is not considered to be feasible given current constraints.</p> <p>Alternatively, the morning (AM) peak hour operations at this intersection could be improved by adding a second eastbound left-turn lane and right-turn lane on West Leland Road, either or both of which might be physically feasible. Either or both of</p> | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| these measures shall be required if feasible. However, with either or both of these improvements, the intersection would still operate at LOS F during both the AM and PM peak hour; so this measure would not reduce this impact to a less-than-significant level. Therefore, this cumulative impact is considered significant and unavoidable. The project applicants shall pay their fair share contribution towards any of these improvements deemed feasible by the City.                                                                                                                                                                                                                                                                                                                                                                                      |                        |                                      |                              |                            |         |
| <p><b>Mitigation 7-3:</b> The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord in an amount determined by the City of Pittsburgh City Council in cooperation with the affected jurisdiction (the City of Concord and/or TRANSPLAN). These improvements include:</p> <ul style="list-style-type: none"> <li>• construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;</li> <li>• construction of two exclusive left-turn lanes on the southbound approach; and</li> <li>• construction of a third through lane on both the eastbound and westbound approaches.</li> </ul> | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |
| <p><b>Mitigation 7-4:</b> The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:</p> <ul style="list-style-type: none"> <li>• Convert the northbound shared through/right-turn lane to an exclusive right-turn lane; and</li> <li>• Convert one of the northbound left-turn lanes to a northbound through lane.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                         | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| Implementation of these improvements would involve changing the lane configuration at the intersection. Additional right-of-way acquisition would not be required. These improvements are not included in the current list of improvements to be funded by the existing City or East County traffic mitigation fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program) and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                      |                              |                            |         |
| Mitigation 7-5: The project applicants shall contribute their fair share to needed improvements at the Willow Pass Road/Avila Road intersection, as shown in Figure 7.9, that include configuring the intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lane and one through lane on the northbound Willow Pass Road approach. The City shall work with other affected jurisdictions to develop an interjurisdictional funding mechanism for these improvements. These improvements are not included in the current list of improvements to be funded by existing City or East County traffic impact fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program), interjurisdictional (East County Subregional Impact Fee), and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project. | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification           | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| <b>Mitigation 7-6:</b> The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include: <ul style="list-style-type: none"> <li>• installation of a traffic signal;</li> <li>• provision of a left-turn lane on the southbound Bailey Road approach; and</li> <li>• widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.</li> </ul> | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Mitigation 7-7:</b> As described above, the project applicants shall contribute their fair share to all applicable development impact fee programs, including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including Highway 4. However, the segment of Highway 4 between Willow Pass Road (Pittsburg) and Willow Pass Road (Concord) was improved several years ago, and no further improvements are included in the <i>Strategic Plan</i> of the East Contra Costa Regional Fee and Finance Authority.                                                                             | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Mitigation 7-8:</b> The project shall construct bus turnouts and related transit amenities along the project frontage on West Leland Road and on internal roadways as needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Infrastructure and Public Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                              |                            |         |
| <b>Mitigation 8-1.</b> As required by State SB 221, prior to City approval of a final map for the proposed project, the City of Pittsburg Community Development Department shall undertake a <i>subsequent water supply analysis</i> , which shall describe the citywide water supply situation at that future                                                                                                                                                                                                                                                                                                                                | Receipt of water supply analysis | Prior to issuance of building permit | City planning staff          |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                          | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| <p>time (including valid water rights, infrastructure financing, permits, and approvals), including the status of (i.e., City progress on) current City studies and plans for expanding its reclaimed water program and conservation efforts and finding opportunities for future short-term water purchases. As required by SB 221, no final map shall be approved for the project until the City concludes, based on a written verification prepared in compliance with SB 221 and on the availability of other water supplies, as demonstrated by substantial evidence in the record, that sufficient water will be available to serve the proposed project needs, in addition to existing and planned future uses, during normal, single dry, and multiple dry years within a 20-year projection.</p> <p>The project applicant shall also be required to comply with all applicable current and future City of Pittsburg water demand performance standards, including standards included in the City of Pittsburg Urban Water Management Plan, the City's reclaimed water project, and the City's water conservation program.</p> |                                                 |                                      |                              |                            |         |
| <p><b>Mitigation 8-3.</b> As a condition of Tentative Subdivision Map approval, the applicant shall: (1) comply with applicable per-unit conveyance system fees levied by DDS, and (2) demonstrate to the satisfaction of the DDS and the City Engineer that DDS sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a <i>sewage treatment adequacy evaluation</i> in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1,218-ERU total anticipated by the DDS shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure.</p>                                                                                                                                                                                                                                                                                                                                                                                          | Receipt of sewage treatment adequacy evaluation | Prior to issuance of building permit | City planning staff          |                            |         |



**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Method of Verification                                                                                                                          | Timing of Verification               | Responsible for Verification                    | Verification of Completion |         |
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| <b>Mitigation 8-5. Implement mitigation measures identified in chapter 7, Traffic and Circulation, of this EIR to reduce the impacts on project-related traffic on West Leland Road and other local roads. In addition, require Police Department review and approval of project-proposed emergency access provisions prior to Tentative Subdivision Map approval.</b>                                                                                                                                                                                                                                                                                                                   | Confirmation of receipt of all fair share fees.                                                                                                 | Prior to issuance of building permit | City planning staff                             |                            |         |
| <b>Mitigation 8-8. To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Confirmation of receipt of all applicable park in-lieu fees.                                                                                    | Prior to issuance of building permit | City planning staff                             |                            |         |
| <b>Drainage and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |                                      |                                                 |                            |         |
| <b>Mitigation 9-1. Provide an onsite storm water detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria (see details below), and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long-term maintenance.</b>                                                                                         | Field verification of the improvements per the hydrology study.                                                                                 | Prior to GHAD acceptance             | City Planning Staff and Public Works Department |                            |         |
| <b>Mitigation 9-2.</b> The existing rate and volume of storm water discharges from the project site shall not be increased until the proposed downstream drainage improvements on Lines B and B-1 have been completed and it has been confirmed that project-related discharges would not worsen either the extent or duration of downstream flooding. The applicant shall prepare a hydrology study that (a) confirms that the proposed new culverts to be installed downstream of Highway 4 would have sufficient capacity to accommodate post-development flows from the project site in addition to existing and future flows from the surrounding neighborhoods, and (b) identifies | Verification of payment of all applicable fees, and field verification that all required improvements have been constructed and are operational | Prior to resident occupancy          | City Planning Staff and Public Works Department |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification       | Timing of Verification              | Responsible for Verification         | Verification of Completion |         |
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| <p>which, if any, existing Line B and B-1 segments located farther downstream might also need upgrades to accommodate higher flow rates and/or alternatively, what interim or permanent increase in onsite detention storage volume should be provided to lower the rate of discharge during all storms to a level that does not cause new or more widespread flooding within neighborhoods located north of Highway 4. <b>The developer would then be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B-1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report.</b></p> <p>The applicant shall also pay all applicable drainage fees, as determined by the CCCFCWCD (see details below). The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the applicant under the terms of a development agreement with the CCCFCWCD. This agreement would provide for repayment of these extra costs as additional fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.</p> |                              |                                     |                                      |                            |         |
| <p><b>Mitigation 9-3. In accordance with National Pollution Discharge Elimination System (NPDES) regulations, prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Review and approval of SWPPP | Prior to issuance of grading permit | City planning and public works staff |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                                                | Timing of Verification              | Responsible for Verification         | Verification of Completion |         |
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| <b>Mitigation 9-4.</b> To help reduce the long-term accumulation of non-point source pollutants from the project within downstream surface waters, incorporate long-term source control and pre-discharge treatment measures into the <i>Storm Water Pollution Prevention Plan (SWPPP)</i> described in <i>Mitigation 9-3</i> above, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Review and approval of SWPPP                                          | Prior to issuance of grading permit | City planning and public works staff |                            |         |
| <b>Soils and Geology</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                       |                                     |                                      |                            |         |
| <b>Mitigation 10-1.</b> The project geotechnical engineer shall prepare a <i>subsequent final, design-level project geotechnical study</i> subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The subsequent study shall evaluate if the design-level study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. The review shall include adequate consideration of project geotechnical implications for adjacent properties, including the Oak Hills, San Marco, and San Marco Meadows subdivisions. Relevant provisions of the subsequent geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a State-certified geotechnical engineer or engineering geologist. | Review and approval of design-level geotechnical study                | Prior to issuance of grading permit | City engineering staff               |                            |         |
| <b>Mitigation 10-4.</b> The City and its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes, in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Review and approval of grading plans and field verification as needed | Prior to issuance of grading permit | City Engineer                        |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Method of Verification                                                | Timing of Verification                                                                                  | Responsible for Verification | Verification of Completion |         |
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| slope repairs at the expense of the West Pittsburgh GHAD. If the stability of these proposed slopes can be independently confirmed, implement the construction measures recommended in the project geotechnical study. If the slopes= stability cannot be confirmed, redesign the slopes to achieve a flatter, more sustainable gradient.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                       |                                                                                                         |                              |                            |         |
| <b>Mitigation 10-6.</b> Specifications for site development shall include mandatory phasing for the construction of site improvements, as recommended by the project geotechnical engineer, if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Review and approval of grading plans and field verification as needed | Prior to issuance of grading permit                                                                     | City Engineer                |                            |         |
| <b>Mitigation 10-7.</b> In addition to the observation of all cut and fill slope construction, the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development, the project geotechnical engineer shall make site-specific recommendations for grading, drainage installation, foundation design, the addition of soil amendments, and/or the use of imported, non-expansive fill materials, as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see <i>Mitigation 10-1</i> ), these recommendations shall be incorporated into a report to be included with each building | field verification                                                    | During construction and prior to issuance of grading permit<br><br>Prior to issuance of building permit | City Engineer                |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                              | Timing of Verification                                            | Responsible for Verification | Verification of Completion |         |
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| permit application and with the plans for all public and common-area improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                     |                                                                   |                              |                            |         |
| <b>Mitigation 10-8. Specifications for site development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol, with final approval by the City Engineer.</b>                                                                                                                                                                                                                                                             | field verification                                                  | During construction and prior to issuance of building permit      | City Engineer                |                            |         |
| <b>Mitigation 10-9. Prepare an <i>erosion control plan</i> subject to City approval, and implement the plan during construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development.</b>                                                                                                                                                                                                                                                                                                                                                                         | Review and approval of erosion control plan, and field verification | Prior to issuance of grading permit                               | City Engineer                |                            |         |
| <b>Mitigation 10-10. Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners and commercial/multi-family property managers at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage. Area 1 property managers shall also be required to regularly maintain onsite drainage systems to ensure that storm water runoff is directed away from all slope areas.</b>                                                                                                        | Proof of dissemination of materials                                 | To be included into the project CC&Rs and disclosures information | City Engineer                |                            |         |
| <b>Mitigation 10-12. Require project annexation to the West Pittsburgh Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. Establish a long-term funding mechanism for the maintenance of slopes and all other onsite conditions that could affect slope stability. The existence of, and the responsibilities attached to, project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition,</b> | Proof of annexation into the GHAD                                   | After all streets within the development are completed            | City Engineer                |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                   | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <b>all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                     |                              |                            |         |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                          |                                     |                              |                            |         |
| <p><b>Mitigation 11-1.</b> The ultimate determination whether the proposed project, after implementation of the mitigations identified in this EIR, is or is not inconsistent with one or more General Plan goals or policies, would be the responsibility of City officials assigned such authority. In particular, interpretation of project consistency with City of Pittsburg General Plan policy is the ultimate responsibility of the City of Pittsburg Planning Commission and City Council. In order to comply with City of Pittsburg General Plan policies 9-P-1 and 9-P-8, the project shall incorporate the following changes and mitigations into the project:</p> <p>(1) Implement Mitigations 11-3 through 11-12 which are discussed on the following pages (see Policy 9-P-1); and</p> <p>(2) <b>Reseed cut-and-fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No non-native or invasive species shall be included in the mix (see Policy 9-P-8).</b></p> <p>(3) The current preliminary version of the applicant's Mitigation and Monitoring Plan formulated for review by the resources agencies proposes preservation of approximately 3,300 linear feet of onsite drainages and onsite enhancement of approximately 1,000 linear feet of drainages.</p> <p>The City of Pittsburg shall make the above items conditions of project approval and shall not approve grading plans until the above mitigations have been incorporated into the project to City satisfaction.</p> | Verification that project plans incorporate all measures | Prior to issuance of grading permit |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification                                                                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| During the local development review process, the City shall determine whether the applicant-proposed onsite drainage preservation program achieves project consistency with General Plan goals and policies related to creeks, or whether additional design measures are warranted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |                                     |                              |                            |         |
| <b>Mitigation 11-3. The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the USFWS. To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a “non-jeopardy” Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.</b>                                                                 | Submittal of documentation demonstrating satisfaction of USFWS requirements           | Prior to issuance of grading permit | City planning staff          |                            |         |
| <b>Mitigation 11-4. The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the CDFG (and the USFWS since the species has recently been federally listed). To satisfy the CDFG and USFWS, the applicant will need to: (1) consult with the CDFG and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFG and USFWS requirements, and in accordance with specifications discussed in Mitigation 11-1; and (4) salvage adults and/or larvae.</b> | Submittal of documentation demonstrating satisfaction of CDFG (now CFWS) requirements | Prior to issuance of grading permit | City planning staff          |                            |         |



Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <b>Mitigation 11-6.</b> The applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, section 2, of USFWS 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFG personnel shall be contacted immediately. | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |
| <b>Mitigation 11-7.</b> Completion of CDFG-protocol surveys for burrowing owl shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct CDFG-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a <i>Habitat Mitigation Plan</i> and a <i>Mitigation Agreement</i> for any burrowing owls identified. The City shall receive copies of the approved <i>Mitigation Plan</i> and <i>Mitigation Agreement</i> between the applicant and the CDFG prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinated by the applicant with CDFG. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirements for burrowing owls shall be required by the City.      | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <p><b>Mitigation 11-8. Completion of nesting surveys for these raptors and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:</b></p> <p>(1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below);</p> <p>(2) Having a biological monitor present during all grading activity near the buffer zone; and</p> <p>(3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.</p> <p>If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.</p> | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |
| <p><b>Mitigation 11-9. Completion of loggerhead shrike nesting surveys and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:</b></p> <p>(1) Establish a 250-foot fenced buffer zone around each active nest location or as otherwise determined by the CDFG; and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                                                                                                | Timing of Verification                                           | Responsible for Verification | Verification of Completion |         |
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| <p>(2) Have a biological monitor present during all grading activity near the buffer zone.</p> <p>If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for this bird shall be required by the City.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                                                                  |                              |                            |         |
| <p><b>Mitigation 11-10.</b> Completion of California horned lark nesting surveys and establishment of CDFG-approved mitigation for any identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:</p> <p>(1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and</p> <p>(2) Have a biological monitor present during all grading activity near the buffer zone.</p> <p>If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City.</p> | Field survey by a qualified biologist                                                                                                 | Prior to issuance of grading permit                              | City planning staff          |                            |         |
| <b>Cultural and Historic Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                                                                  |                              |                            |         |
| <p><b>Mitigation 12-1:</b> Require that a qualified archaeologist be retained at applicant expense to monitor project-related onsite excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Identification of qualified archaeologist to perform monitoring; adherence to requirements during construction if a resource is found | Prior to issuance of grading permit, and throughout construction | City planning staff          |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit). The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines, shall be implemented. Specifically, a <i>data recovery plan</i>, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e., the NWIC at Sonoma State University). If Native American artifacts are indicated, the plan shall also be submitted to the Native American Heritage Commission (NHAC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 (archaeological sites). The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and/or required by the City. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and <i>CEQA Guidelines</i> section 15126.4(b) shall apply.</p> |                        |                        |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>The identified mitigations shall be undertaken to City satisfaction, if necessary, prior to resumption of grading activities.</p> <p>A <i>data recovery plan</i> and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                        |                              |                            |         |
| <p><b>Mitigation 12-2.</b> The Applicant shall hire a qualified archaeologist or architectural historian to conduct a historical resources survey HRS for all on site ranch structures which appear to be over 45 years old, meeting the requirements of section 50241(g) of the State Public Resources Code. Further mitigation shall not be required if the City accepts an HRS finding that none of the existing on-site ranch structures is a significant historic resource as defined in CEQA Guidelines section 15064.5(a). For any project action that may cause a substantial adverse change in one or more HRS-identified potentially significant historic resources the applicant shall incorporate measures that would seek to improve the affected historic resource in accordance with either of the following publications:</p> <ul style="list-style-type: none"> <li>• Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating Restoring and Reconstructing Historic Buildings, or</li> <li>• Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul> |                        |                        |                              |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                                                                                     | Timing of Verification               | Responsible for Verification         | Verification of Completion |         |
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| Noise                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                            |                                      |                                      |                            |         |
| Mitigation 14-1. Implement the following:<br><b>(a) Acoustical Study.</b> Conduct an <i>acoustical study</i> in accordance with state Title 24 requirements that identifies to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of Highway 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45 L <sub>dn</sub> ). | Submittal of acoustical study and verification that required measures are incorporated into project plans. | Prior to issuance of building permit | City planning staff                  |                            |         |
| <b>(b) Site Design Measures.</b> Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers, or the buildings themselves.                                                                                                                  | Field verification to confirm construction of required measures                                            | Prior to resident occupancy          | City building inspector              |                            |         |
| <b>(c) Noise Barrier.</b> Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA L <sub>dn</sub> . The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.                              |                                                                                                            |                                      |                                      |                            |         |
| Mitigation 14-3. Reduce project construction period noise impacts on nearby residences by incorporating conditions in project construction agreements that, <u>in addition to the applicable construction schedule requirements of the City of Pittsburgh General Plan</u> (limit noise-generating construction activities adjacent to existing developments to normal                                                                                                       | Field verification to ensure that measures are being implemented                                           | During construction                  | City Grading and Building Inspectors |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>business hours between 8:00 AM and 5:00 PM), and the City's Standard Conditions of Approval regarding construction logistics, stipulate the following conventional construction period noise abatement measures:</p> <ul style="list-style-type: none"> <li>• <b>Construction Equipment Mufflers and Maintenance.</b> Properly muffle and maintain all construction equipment powered by internal combustion engines.</li> <li>• <b>Idling Prohibitions.</b> Prohibit unnecessary idling of internal combustion engines.</li> <li>• <b>Equipment Location and Shielding.</b> Locate all stationary noise-generating construction equipment such as air compressors as far as practical from the existing nearby school and residences.</li> <li>• <b>Quiet Equipment Selection.</b> Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)</li> <li>• <b>Noise Disturbance Coordinator.</b> Designate a "noise disturbance coordinator" (e.g., a City staff member) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.</li> <li>• <b>Truck Routes.</b> Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.</li> </ul> |                        |                        |                              |                            |         |



**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Method of Verification                                           | Timing of Verification | Responsible for Verification        | Verification of Completion |         |
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| Air Quality                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                        |                                     |                            |         |
| Mitigation 15-1. Implement the following dust control measures during project construction activities:<br>(a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to existing land uses must be kept damp at all times, or must be treated with non-toxic stabilizers or dust palliatives;<br><br>(b) Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;<br><br>(c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;<br><br>(d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites;<br><br>(e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;<br><br>(f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;<br><br>(g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);<br><br>(h) Limit traffic speeds on unpaved roads to 15 miles per hour;<br><br>(i) Install sandbags or other erosion control measures to | Field verification to ensure that measures are being implemented | During construction    | City Grading and Building Inspector |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Method of Verification                                                                                            | Timing of Verification | Responsible for Verification | Verification of Completion |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|----------------------------|---------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                   |                        |                              | Date                       | Initial |
| <p>prevent silt runoff from grading onto adjacent roadways, paths, and other paved areas, and in particular, into nearby drainage channels;</p> <p>(j) Replant vegetation in disturbed areas as quickly as possible;</p> <p>(k) Install windbreaks, or plant trees/vegetative wind breaks, at windward side(s) of construction areas;</p> <p>(l) Limit excavation and grading activity when winds (instantaneous gusts) result in unmanageable dust; and</p> <p>(m) Limit the area subject to excavation, grading, and other construction activity at any one time.</p> |                                                                                                                   |                        |                              |                            |         |
| <p><b>Mitigation 15-2.</b> Require onsite business commercial (office and retail) components of the project to implement strategies identified in this EIR to reduce conventional vehicle usage by encouraging pedestrian, bicycle, and transit modes of travel (see below). <b>Require project residential components to provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting.</b></p>                                                                                                                               | Verification that commercial, retail, and residential components are implementing measure to reduce vehicle usage | Ongoing                | City Planning Staff          |                            |         |

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Exhibit B of Resolution No. 10102  
Planned Development (PD) Plan

Fig. 1: Existing Zoning

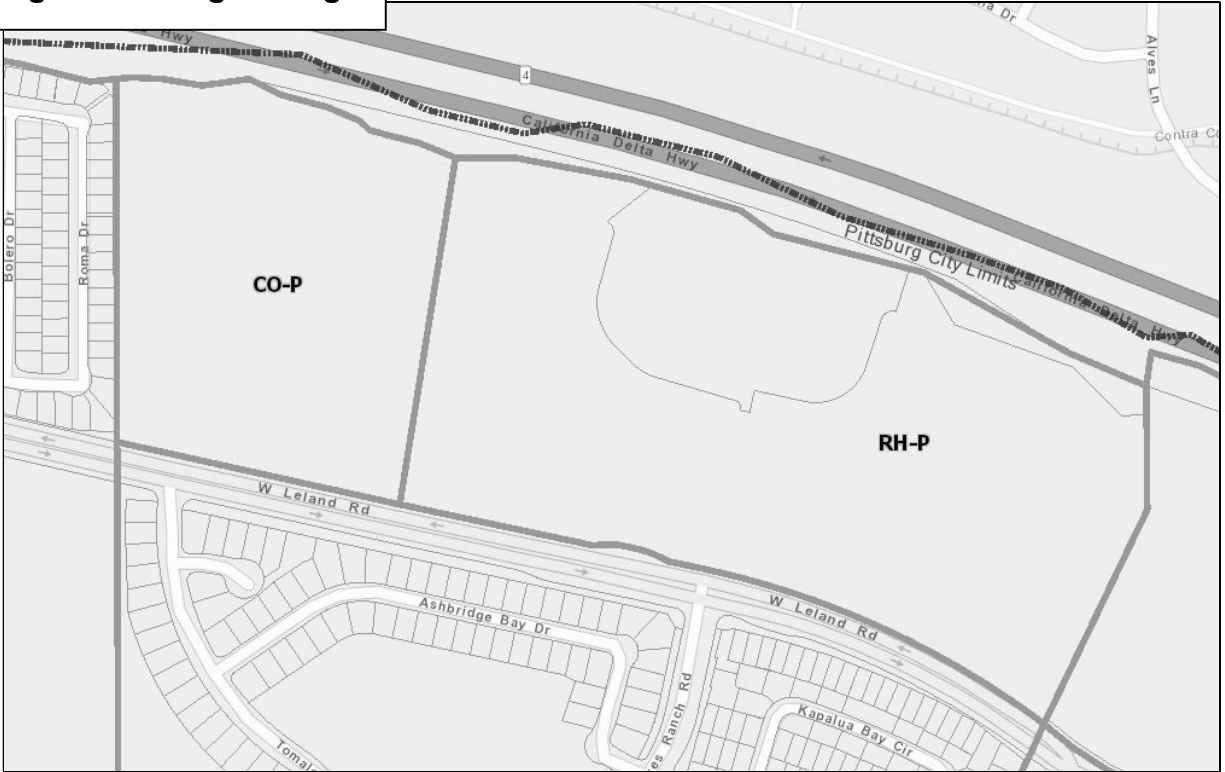
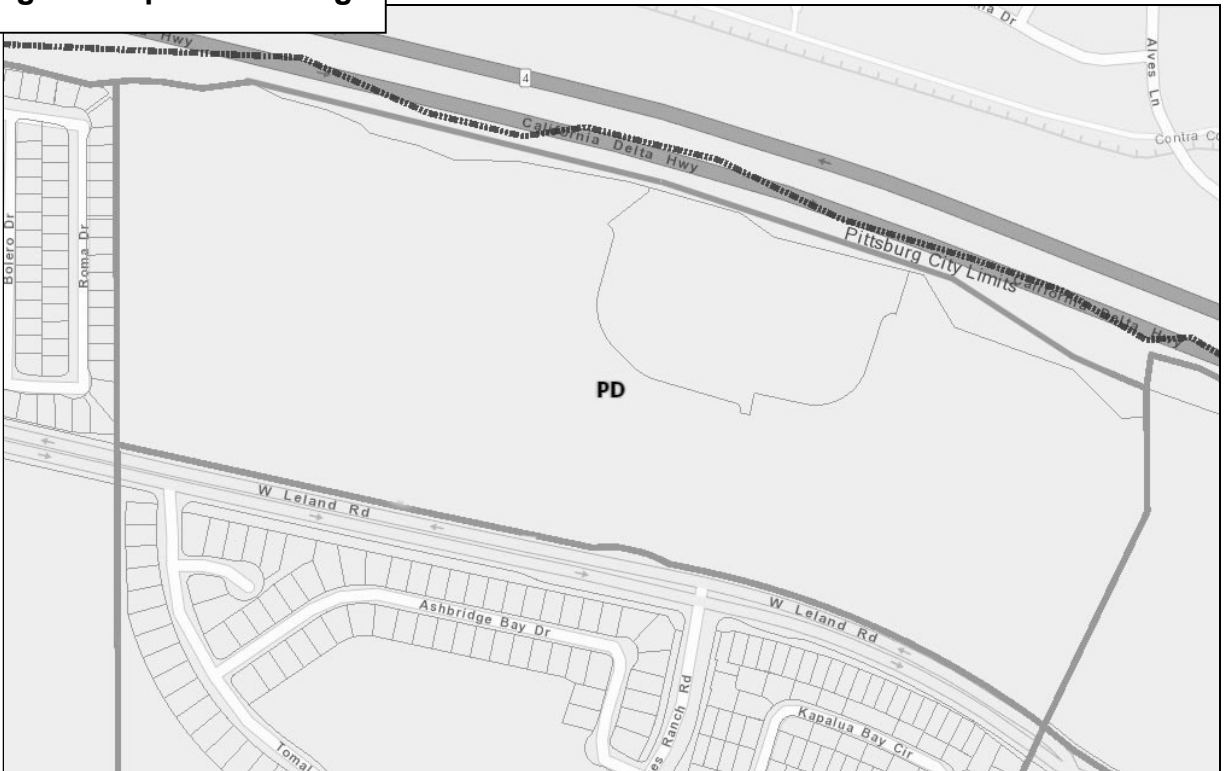


Fig. 2: Proposed Zoning



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**Exhibit B of Resolution No. 10102  
Planned Development (PD) Plan**

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**Land Use Regulations**

- A. The land uses allowed within Lots 1-346 as shown on Vesting Tentative Map (VTM) 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50).
- B. The land uses allowed on Lots A-Q (with the exception of 'Lot H' and 'Lot M') as shown on VTM 9235 shall be limited to those uses identified on VTM 9235 and the approved project plans. All parcels identified as either 'Streets' or 'Alleys' on VTM 9235 shall be limited to use as a public or private street, alley, or driveway, as defined within the PMC.
- C. The land uses allowed within the area identified as 'Lot H' and 'Lot M' on VTM 9235 shall be as follows:

P = Permitted  
U = Use Permit, Planning Commission  
T = Temporary Activity Permit  
L = Limited (See Additional Use Regulations)  
Z = Use Permit, Zoning Administrator  
– = Not Permitted

| Residential                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Congregate Care Residential | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Day Care Home               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Small                       | P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Large                       | Z                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Group Residential           | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Multifamily Residential     | Permitted above or adjacent to ground floor office, restaurant or retail use on the same site, subject to design review. Projects with multifamily residential units above or adjacent to office, restaurant or retail uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided, that the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of building developed on site. |
| Senior Housing              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Supportive Housing          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Transitional Housing        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Government and Quasipublic  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Club and Lodge              | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| College, public or private  | Use permit for private institutions; public schools permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Convalescent facility       | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Cultural institution        | P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Day care, general           | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Exhibit B of Resolution No. 10102**  
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|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Government office                       | Use permit required for establishments occupying more than 10,000 square feet of gross floor area or more than 50 percent of the floor area in a shopping center, whichever is less. Use permit required for on-site maintenance or outdoor storage of vehicles. |
| Hospital                                | U                                                                                                                                                                                                                                                                |
| Park and recreation facility            | Publicly owned facilities permitted. Privately owned noncommercial facilities, including swim clubs or tennis clubs, shall be subject to a use permit.                                                                                                           |
| Public parking facility                 | Permitted when owned and operated by a public agency. All other public parking facilities require a conditional use permit.                                                                                                                                      |
| Public safety facility                  | P                                                                                                                                                                                                                                                                |
| Public transit terminal                 | U                                                                                                                                                                                                                                                                |
| Religious assembly                      | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                              |
| Residential care, protective            | U                                                                                                                                                                                                                                                                |
| School, public or private               | Use permit for private institutions; public schools permitted.                                                                                                                                                                                                   |
| Telecommunication facility              | P                                                                                                                                                                                                                                                                |
| Utility, minor                          | P                                                                                                                                                                                                                                                                |
| <b>Commercial</b>                       |                                                                                                                                                                                                                                                                  |
| Animal sales and service                |                                                                                                                                                                                                                                                                  |
| Animal grooming                         | U                                                                                                                                                                                                                                                                |
| Animal hospital                         | U                                                                                                                                                                                                                                                                |
| Animals – Retail sales                  | P                                                                                                                                                                                                                                                                |
| Artist's studio                         | P                                                                                                                                                                                                                                                                |
| Bakery, commercial                      | U                                                                                                                                                                                                                                                                |
| Bank and savings and loan               | P                                                                                                                                                                                                                                                                |
| ATM                                     | P                                                                                                                                                                                                                                                                |
| Commercial recreation and entertainment |                                                                                                                                                                                                                                                                  |
| Within building                         | U                                                                                                                                                                                                                                                                |
| Outdoor facility                        | U                                                                                                                                                                                                                                                                |
| Limited                                 | U                                                                                                                                                                                                                                                                |
| Drive-through retail or service         | U                                                                                                                                                                                                                                                                |
| Eating and drinking establishment       |                                                                                                                                                                                                                                                                  |
| Food shop                               | P                                                                                                                                                                                                                                                                |
| Restaurant, full-service                | P                                                                                                                                                                                                                                                                |
| Restaurant, self-service                | Use permit required except that establishments occupying tenant space within a multi-tenant building are permitted.                                                                                                                                              |
| Restaurant, take-out                    | P                                                                                                                                                                                                                                                                |
| Restaurant with drive-in service        | U                                                                                                                                                                                                                                                                |

**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

|                                                                        |                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restaurant with full alcoholic service                                 | U                                                                                                                                                                                                                                                                                                           |
| Restaurant with outdoor dining                                         | Permitted. An outdoor dining permit is required for all outdoor dining activities.                                                                                                                                                                                                                          |
| Alcoholic beverage establishment                                       | U                                                                                                                                                                                                                                                                                                           |
| Alcoholic beverage establishment or restaurant with live entertainment | U                                                                                                                                                                                                                                                                                                           |
| Food and beverage sales                                                |                                                                                                                                                                                                                                                                                                             |
| Grocery                                                                | U                                                                                                                                                                                                                                                                                                           |
| Liquor store                                                           | U                                                                                                                                                                                                                                                                                                           |
| Specialty food market                                                  | P                                                                                                                                                                                                                                                                                                           |
| Catering service                                                       | P                                                                                                                                                                                                                                                                                                           |
| Funeral and interment services                                         | Limited to mortuaries, subject to a use permit.                                                                                                                                                                                                                                                             |
| Laboratory, limited                                                    | P                                                                                                                                                                                                                                                                                                           |
| Marine facilities and services                                         |                                                                                                                                                                                                                                                                                                             |
| Boat and marine vessel sales and rental                                | U                                                                                                                                                                                                                                                                                                           |
| Massage therapy services                                               | U                                                                                                                                                                                                                                                                                                           |
| Medical services office                                                | P                                                                                                                                                                                                                                                                                                           |
| Office, business and administrative                                    | P                                                                                                                                                                                                                                                                                                           |
| Personal improvement services                                          | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                                                                         |
| Personal services                                                      | P                                                                                                                                                                                                                                                                                                           |
| Printing and publishing services                                       |                                                                                                                                                                                                                                                                                                             |
| Commercial                                                             | U                                                                                                                                                                                                                                                                                                           |
| Electronic                                                             | P                                                                                                                                                                                                                                                                                                           |
| Limited                                                                | P                                                                                                                                                                                                                                                                                                           |
| Recycling collection facility                                          |                                                                                                                                                                                                                                                                                                             |
| Reverse vending machine                                                | P                                                                                                                                                                                                                                                                                                           |
| Recycling facility, small                                              | Z                                                                                                                                                                                                                                                                                                           |
| Research and development services                                      | U                                                                                                                                                                                                                                                                                                           |
| Retail and wholesale sales                                             |                                                                                                                                                                                                                                                                                                             |
| General merchandise, retail and rental                                 | P                                                                                                                                                                                                                                                                                                           |
| Home improvement sales and service                                     | Permitted on sites designated regional commercial in the general plan. Elsewhere, use permit required for establishments occupying more than 75,000 square feet of indoor and outdoor retail space; establishments occupying less than 75,000 square feet of indoor and outdoor retail space are permitted. |
| Nursery                                                                | Limited to establishments operating inside of a building.                                                                                                                                                                                                                                                   |
| Mail order or direct selling establishment                             | P                                                                                                                                                                                                                                                                                                           |
| Pawn shop                                                              | U                                                                                                                                                                                                                                                                                                           |
| Retail warehouse                                                       | Permitted only on sites with a general plan land use designation of regional commercial.                                                                                                                                                                                                                    |



**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

|                                         |                                                                                                                                                                                                                                                                                     |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Secondhand appliance and clothing sales | U                                                                                                                                                                                                                                                                                   |
| School, commercial                      | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                                                 |
| Smoke shop                              | Use permit required. Must be located at least 1,000 feet away from the property line of a school and front door of an existing smoke shop or smoking lounge. Appropriate air filtration systems shall be required for lounges if there are potential impacts to adjacent land uses. |
| Smoking lounge                          |                                                                                                                                                                                                                                                                                     |
| Vehicle/equipment sales and service     |                                                                                                                                                                                                                                                                                     |
| Automobile rental                       | Use permit required for on-site parking of more than five vehicles for rent, and no on-site maintenance facilities are permitted.                                                                                                                                                   |
| Automobile repair, limited              | U                                                                                                                                                                                                                                                                                   |
| Automobile sales                        | U                                                                                                                                                                                                                                                                                   |
| Service station                         | U                                                                                                                                                                                                                                                                                   |
| Visitor accommodations                  |                                                                                                                                                                                                                                                                                     |
| Bed and breakfast inn                   | P                                                                                                                                                                                                                                                                                   |
| Hotel                                   | U                                                                                                                                                                                                                                                                                   |
| Motel                                   | U                                                                                                                                                                                                                                                                                   |
| Accessory Uses                          |                                                                                                                                                                                                                                                                                     |
| Accessory uses                          | P                                                                                                                                                                                                                                                                                   |
| Accessory structures                    |                                                                                                                                                                                                                                                                                     |
| Caretaker's quarters                    | U                                                                                                                                                                                                                                                                                   |
| Nonresidential accessory structure      | P                                                                                                                                                                                                                                                                                   |
| Temporary Uses                          |                                                                                                                                                                                                                                                                                     |
| Animal show                             | T                                                                                                                                                                                                                                                                                   |
| Christmas tree sales                    | T                                                                                                                                                                                                                                                                                   |
| Commercial entertainment                | T                                                                                                                                                                                                                                                                                   |
| Commercial filming, limited             | T                                                                                                                                                                                                                                                                                   |
| Farmers' market                         | T                                                                                                                                                                                                                                                                                   |
| Holiday boutique                        | P                                                                                                                                                                                                                                                                                   |
| Personal property sales                 | P                                                                                                                                                                                                                                                                                   |
| Real property sales                     | P                                                                                                                                                                                                                                                                                   |
| Religious assembly                      | T                                                                                                                                                                                                                                                                                   |
| Retail sales, outdoor                   | T                                                                                                                                                                                                                                                                                   |
| Rummage sales                           | T                                                                                                                                                                                                                                                                                   |
| Storage, outdoor                        | T                                                                                                                                                                                                                                                                                   |
| Trade fair                              | T                                                                                                                                                                                                                                                                                   |

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**Exhibit B of Resolution No. 10102  
Planned Development (PD) Plan**

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**Development Regulations.**

- A. Except as indicated below or expressly indicated within the approved development plan, all development regulations of the residential portions of the PD District shall be the same as those of the RM (Medium Density Residential) District. Use and development of the property shall also comply with Article 3 (Performance Standards) and Article 5 (Home Occupations) of PMC Chapter 18.50, and with the off-street parking requirements of PMC Chapter 18.78. The development regulations below shall not apply to non-residential parcels.

| <b>Residential Neighborhood A-1 and A-2 (Duets)</b>     |                               |
|---------------------------------------------------------|-------------------------------|
| Minimum Lot Area                                        | 1,600 square feet             |
| Minimum Lot Width                                       | 27 feet                       |
| Minimum Front Yard Setback (fronting private "street")* | 10 feet                       |
| Minimum Front Yard Porch Setback*                       | 6 feet                        |
| Minimum Front Building-to-Building Separation (Paseo)   | 15 feet                       |
| Minimum Side Yard Setback (unattached side)             | 5 feet                        |
| Minimum Corner Side Yard Setback                        | 8 feet                        |
| Minimum Rear Yard Setback (at garage elevation)         | 4 feet                        |
| Maximum Lot Coverage                                    | Per approved development plan |
| Maximum Building Height                                 | 30 feet                       |
| Minimum Private Storage Area                            | --                            |
| Minimum Private Open Space                              | ----                          |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

| <b>Residential Neighborhood C (Single Family)</b>       |                               |
|---------------------------------------------------------|-------------------------------|
| Minimum Lot Area                                        | 2,000 square feet             |
| Minimum Lot Width                                       | 30 feet                       |
| Minimum Front Yard Setback (fronting private "street")* | 10 feet                       |
| Minimum Front Yard Porch Setback*                       | 6 feet                        |
| Minimum Front Building-to-Building Separation (Paseo)   | 20 feet                       |
| Minimum Side Yard Setback                               | 4 feet                        |
| Minimum Corner Side Yard Setback                        | 8 feet                        |
| Minimum Corner Street Return Setback                    | 4 feet                        |
| Minimum Rear Yard Setback (at garage elevation)         | 4 feet                        |
| Maximum Lot Coverage                                    | Per approved development plan |
| Maximum Building Height                                 | 30 feet                       |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

| <b>Residential Neighborhood D-1 and D-2 (Single Family)</b> |
|-------------------------------------------------------------|
|-------------------------------------------------------------|

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**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

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|                                     |                               |
|-------------------------------------|-------------------------------|
| Minimum Lot Area                    | 2,000 square feet             |
| Minimum Lot Width                   | 30 feet                       |
| Minimum Front Yard Setback*         | 5 feet                        |
| Minimum Front Yard Porch Setback*   | 4 feet                        |
| Minimum Side Yard Setback           | 4 feet                        |
| Minimum Corner Side Yard Setback    | 5 feet                        |
| Minimum Rear Yard Setback           | 5 feet                        |
| Minimum Setback at Garage Elevation | 5 feet                        |
| Maximum Lot Coverage                | Per approved development plan |
| Maximum Building Height             | 30 feet                       |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

- B. The development regulations for the area identified as 'Lot H' and 'Lot M' as shown on VTM 9235, shall be as shown in the table below. All standards not noted below shall revert to the standards applicable to the CO (Office Commercial) District, as specified within the PMC.

|                                      |       |
|--------------------------------------|-------|
|                                      |       |
| Minimum lot area (sq. ft.)           | 5,000 |
| Minimum lot width (ft.)              | 50    |
| Minimum yards (ft.)                  |       |
| Front*                               | 20    |
| Side                                 | 5     |
| Side (adjacent to residential use)   | 10    |
| Corner Side                          | 15    |
| Rear                                 | 10    |
| Rear (adjacent to residential use)   | 10    |
| Maximum height of structure(s) (ft.) | 35    |
| Maximum lot coverage                 | 50%   |
| Maximum floor-area-ratio (FAR)       | 0.5   |
| Minimum site landscaping             | 10%   |

\* For purposes of calculating setbacks, the front lot line of "Lot H" shall be measured from the property line adjacent to West Leland Road.

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

|                                             |                        |
|---------------------------------------------|------------------------|
| Resolution Approving a Vesting Tentative )  | RESOLUTION NO. 18-____ |
| and Design Review for a 346-Unit, Single- ) |                        |
| Family Residential Subdivision Along the )  |                        |
| North Side of West Leland Road, for the )   |                        |
| “Alves Ranch Development, AP-18-1348 )      |                        |
| <u>(RZ, SUBD, DR).” )</u>                   |                        |

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, on June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's adopted Design Review and Development Guidelines (DRDGs; Planning Commission Resolution No. 9864); and

WHEREAS, on January 20, 2009, the City Council adopted Ordinance No. 08-1312, approving the Alves Ranch Master Plan and an EIR addendum. The previously approved master plan contemplated up to 560 residential units, as well as up to 14 acres of office commercial space; and

WHEREAS, since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road; and

WHEREAS, on November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications and amendment to the previous affordable housing requirement specified within the Development Agreement in exchange for reduced density, a parcel sized and zoned to provide for a successful commercial development that would provide retail opportunities for the surrounding neighborhoods, and prioritization of development of the commercial portion of the project; and

WHEREAS, pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, requested or required in conjunction with a project be consolidated; and

WHEREAS, pursuant to PMC section 17.20.060(c), the City Council, upon recommendation of the Planning Commission, may approve a tentative map if it finds that: a) the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of the PMC; b) the site is physically suitable for the type of development; c) the site is physically suitable for the proposed density of development; d) the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; e) the design of the subdivision or the proposed improvements will not cause serious health problems; and f) the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; and

WHEREAS, pursuant to PMC section 18.36.230, the City Council, upon recommendation of the Planning Commission, may grant design review approval if it finds that: a) the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality; b) the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable; c) the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; d) the structure is in harmony with proposed developments on land in the general area; and e) the application conforms with the criteria set forth in any applicable City adopted design guidelines; and

WHEREAS, an Environmental Impact Report (EIR) was previously prepared for the Vista Del Mar project, which included a programmatic plan for the Alves Ranch site. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the Council adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project; and

WHEREAS, section 15162(a) of the CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified

significant impacts; and

WHEREAS, since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), and since no new significant impacts were found, preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 (Addendum to an EIR or Negative Declaration) is the appropriate method for achieving CEQA compliance for the current project; and

WHEREAS, on August 21, 2018, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10102, recommending approval the requested zoning map amendment; and

WHEREAS, on or prior to August 25, 2018, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and D, a "Notice of Public Hearing," for the September 4, 2018, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice; and

WHEREAS, on September 4, 2018, the City Council held a duly-noticed public hearing to: 1) introduce and waive further reading of this ordinance approving the proposed zoning map amendment and Environmental Impact Report Addendum; and 2) adopt resolution approving the proposed vesting tentative map and design review, at which time oral and/or written testimony was considered.

#### Section 1. Authority

- A. Article XI, Section 7 of the California Constitution confers on cities the authority to regulate land use within their jurisdictions under the police power and to make and enforce ordinances to protect the public health, safety and welfare. Aesthetic reasons alone justify exercise of the police power (*Metromedia, Inc. vs. City of San Diego* [1980] 264 C3d 848, 164 CR 510).
- B. The general plan is the single most important planning document and represents the most comprehensive statement of the city's interests and welfare (Government Code section 65300; *Citizens of Goleta Valley vs. Board of Supervisors* [1990] 52 CA3d 553, 276 CR 410). In general, all land use decisions must be consistent with the general plan. Consistency exists between a city's land use action and the general plan when a city has officially adopted such a plan, and the various land uses approved are compatible with the objectives, policies, general land uses and programs specified in the plan (*Leshar Communications, Inc. vs. City of Walnut Creek* [1990] 52 C3d 531, 277 CR1).

- C. The Subdivision Map Act (Government Code section 66410, et seq.) vests in cities the power to regulate and control the design and improvement of subdivisions within their boundaries (Government Code section 66411). "Improvement" is broadly defined to include any specific improvement or type of improvement, the installation of which is necessary to ensure consistency with the general plan (Government Code section 66419[b]).
- D. A city may not approve a tentative map unless it finds that the proposed subdivision, together with the provisions of its design and improvement, is consistent with the general plan (Government Code section 66473.5). The approximate western half of the site is designated 'Business Commercial', while the approximate eastern half is designated 'High Density Residential.' The 'Business Commercial' designation is intended to provide sites for administrative, financial, business, professional, medical, research and development, and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses. It also allows mixed-use development with a maximum floor-to-area-ratio (FAR) of 1.0. While the General Plan states limits on retail activities will be specified in the Zoning Ordinance, no limitations or complementary zoning districts are specified. The 'High Density Residential' designation is intended to provide sites for residential development with a density of 14 to 25 units per acre. A wide range of housing types, from single-family attached units to multi-family complexes are permitted
- E. Pittsburg's General Plan includes, among its objectives: maintaining a compact urban form (Goal 2-G-1); promoting a diversity of housing types, including opportunities for smaller lot, infill, and high-density housing (Goal 2-G-5, 3-G-10 and 13-G-1); flexibility and diversity in land use arrangements (Goal 2-G-7); managing the City's growth to balance development of housing options and job opportunities (Goal 3-G-1); providing a range of development intensities, with the highest intensities in areas approximate to transit and services (Goal 3-G-3); provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects (Goal 3-G-9); establishing the City's BART Stations as regional focal points, surrounded by a mix of urban activities and services (Goal 4-G-16); and economic development priorities and targeted investments to facilitate expansion, retention and attraction of businesses that meet the City's economic development objectives (Goal 6-G-2). To ensure that these goals are met, the General Plan supports:
1. Development of innovatively-designed, small-lot housing on infill sites in the City (General Plan policies 2-P-16, 5-P-21, and 13-P-1.1.E). The proposed project would foster development of 346 single-family residences within one-half mile radius of the 'Pittsburg/Bay Point' BART station, helping the City increase potential ridership. Further, the project is an innovative, small-lot housing project that will provide safer, quieter and more pedestrian friendly alternatives to traditional cul-de-sac neighborhoods.



2. Planned developments that incorporate high-quality designs and community amenities, such as recreational facilities and streetscaping (General Plan policies 2-P-5 and 2-P-6). For consistency with these policies, the applicant has designed the subdivision to include a recreation area complete with bocce and basketball courts, as well as a dog park, Class I pathways, and other various open spaces.
3. Development of small lot single-family infill developments suitable for moderate-income households (Housing Element policy 13-P-1.3 and program 13-P-2.4). The proposed subdivision will allow a small-lot single-family development of 346 detached units, including single-family attached units, rear-loaded garage units, and traditional detached units, and will, by design, be suitable for moderate-income households.
4. Provision of affordable housing. This project will be subject to a development agreement that will obligate the developer to construct ten (10) accessory dwelling units which may be made available for rent to low-income households (Housing Element policy 13-P-1.5). In addition to providing affordable housing and helping the City to meet its fair share regional affordable housing needs (Housing Element policy 13-P-1.6), the proposed development will implement Housing Element program 13-P-1.1.E, which lends support of the use of Planned Development zoning for projects when utilized to accommodate innovative site plans aimed at preserving open space, new recreational opportunities, and/or the supply of affordable housing.
5. Construction of new parks, dedication of land for new parks, or payment of fees to help the City meet its park and recreation facility standards (General Plan policies 8-P-1, 8-P-2, 8-P-11). For consistency with these policies, the applicant has designed the subdivision to include a recreation area for residents complete with a bocce and basketball court. Additionally, the applicant will be required to pay Parkland Dedication In-lieu Fees.

## Section 2. Findings

- A. Based on the City Council staff report entitled, "Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)," dated September 4, 2018, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:
  1. All recitals above are true and correct and are incorporated herein by reference.

2. Since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 (“Addendum to an EIR or Negative Declaration”) is the appropriate method for achieving CEQA compliance for the current project.

Vesting Tentative Map:

3. The proposed vesting tentative subdivision map is consistent with the proposed General Plan, in that:
  - a. The project will be developed on an infill site, thereby helping the City maintain a compact urban (Goal 2-G-1).
  - b. The project will provide higher-density single-family residential and commercial opportunities in an area accessible to transit and services (Goal 2-G-4 and 3-G-3). The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and adjacent to a bus stop located along the southern property boundary.
  - c. The project will expand Pittsburg’s housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 1,600 to over 4,000 square feet (Goal 2-G-5 and Housing Goal G-1).
  - d. The project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
  - e. The project will provide a recreation area complete with bocce and basketball courts, as well as a dog park, as community amenities within the planned development (Policy 2-P-6).
  - f. The project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). It will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RT-DIM) in accordance with the Pittsburg Municipal Code, as well as a “fair share” of fees for roadway improvements as identified in the 2004 Vista Del Mar EIR.
  - g. The project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).

- h. The existing transportation system has adequate capacity to accommodate the proposed development (Policy 3-P-2). Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
- i. The project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40). There is an existing Class II bicycle lane along West Leland Road, and the project will include Class I bicycle and pedestrian facilities to encourage walking, bicycling, and transit use.
- j. The project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of Ray Giacomelli Park, a future Mt. Diablo Unified school site, the Pittsburg/Bay Point BART Station, and potential future commercial development.
- k. The project will provide bicycle racks in each garage for secure bicycle parking (Policy 7-P-45).
- l. The project will be required to pay an In-Lieu Parkland Dedication Fee in accordance with PMC section 17.32.020.D.2 (Policy 8-P-1, 8-P-5, and 8-P-16).
- m. The project will provide a recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision (Policy 8-P-2).
- n. The project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).
- o. The project will provide sound walls along the entire site perimeter and will also comply with mitigation measures intended to ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).
- p. The project site being rezoned is vacant, underutilized, and deemed appropriate for higher-density residential use given its proximity to schools, parks, and transit, as well as proposed commercial opportunities (Housing Element Policy P-1.1 B).
- q. The project will provide market-rate housing and increase demand for economic activity in nearby shopping centers (Housing Policy P-

1.2).

- r. Pursuant to the development agreement, the project will provide at least ten single-family homes with accessory dwelling units that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
  - s. The project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
  - t. The project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).
- 4. The project site is physically suitable for the type of development proposed in that the site is relatively flat, vacant, and surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.
  - 5. The project site is physically suitable for the proposed density of development, in that the site is flat, vacant, and surrounded by existing, established development. Further, the site is located within one-half mile of the Pittsburg/Bay Point BART Station and adjacent to two existing bus routes, making it an appropriate location for a high-density residential development, as defined by the City's General Plan.
  - 6. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the project will comply with the applicable mitigation measures identified in the 2004 Vista Del Mar EIR (SCH # 2004012097).
  - 7. The design of the subdivision and type of improvements proposed will not cause serious public health problems. Site improvements have been, or shall be required to be, designed to meet City standards, as detailed in the conditions of approval. The residential project does not involve heavy manufacturing or other industrial uses that might generate high levels of pollution emissions and the site is not located in close proximity to any stationary source polluters.
  - 8. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no

existing public access easements on the site. The proposed map does include a new public street that will connect the development to existing public roadways, and the new street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

9. The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, composite shingle roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and articulated front porch entryways. The proposed project will also provide an attractive outdoor environment for residents. The developer will install a variety of colorful, drought-tolerant landscaping within common areas and outside of homes, and a condition of approval will require a decorative, masonry sound wall with wall caps designed to mimic the existing sound wall along the south side of West Leland Road, adjacent to the Vista Del Mar project. Residential front yards will feature drought-tolerant plants and blooming street trees that will provide seasonal color throughout the subdivision.
10. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units. The developer will also be required to install a sound wall along the northern or southern property lines of residential lots nearest West Leland Road or State Route 4, as applicable.
11. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The Alves Ranch Project will add value to the community by attracting additional residential and commercial investment in the area.
12. The proposed project is in harmony with proposed developments on land in the general area, in that the home designs are intended to complement the existing Vista Del Mar project to the south.
13. The proposed project will substantially conform to the applicable

Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development if conditions are added requiring the developer to: a) provide split face block walls with pilasters at intervals of 25 feet or less along West Leland Road; b) provide screening for utility boxes, transformers, backflow preventers, meters, and junction boxes; c) provide, as part of the options package for homebuyers, solar panels or an option offering pre-wiring for solar panels; d) proposed landscaping be required to meet the standards set forth in PMC Section 18.84.310; and e) provide cool roofs for reduction of heat island effect or installation of solar panels, consistent with DRDG sections 1.c, 2.b through 2.d, 2h, and 6.A.1 through 6.A.2, 6.A.4, and 6.A.6.

- B. The City Council Staff Report entitled, "Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)," dated September 4, 2018, is referenced hereto as additional support for findings.

### Section 3. Decision

Based on the findings and the authority set forth above, the City Council hereby approves Vesting Tentative Map 9235 and design review for plans construct 346 single-family detached homes and ancillary features, subject to the conditions as presented in Exhibit A of this resolution.

### Section 4. The Conditions Imposed Substantially Advance a Legitimate Governmental Interest and are Roughly Proportional to the Burdens Created by the Subdivision.

- A. In the case of *Dolan vs. City of Tigard* (1994) 114 S.Ct. 2309, the United States Supreme Court expanded on the findings a local agency must make when it imposes a condition on development which constitutes a taking of a possessory interest in real property. To withstand constitutional challenge, Dolan requires the agency show that the condition substantially advances a legitimate governmental interest and does not deny an owner economically viable use of his property. Additionally, the agency must demonstrate that the benefits from the condition are roughly proportional to the burdens created by the project.
- B. The City has a legitimate governmental interest in ensuring that the City, school districts including the Mt. Diablo Unified School District (MDUSD), utility districts including Delta Diablo Sanitation District (DDSD) and Contra Costa Water District (CCWD), and emergency services providers including the Contra Costa County Fire Protection District (CCCFPD) receive adequate funding to ensure that their facilities and services may be expanded, improved or upgraded in accordance with demands created by new development. General Plan policies have been designed to require developers to pay their fair share costs to fund the increase in demand for services or facilities that their projects create, in order to ensure that development "pays its own way," and do not divert, to a specific project-

related improvement, general revenue funds that will otherwise benefit residents citywide.

Section 5. The Improvements are Reasonably Necessary to Meet the Needs of the Public Arising as a Result of the Subdivision

An improvement imposed as a condition of approval of a tentative map is valid to the extent that it is not excessive. An improvement is not considered excessive if it is reasonably necessary to meet public needs arising as a result of the subdivision. (Government Code section 66465.4 (a), (b).) As an additional finding, the City Council hereby finds that the improvements and requirements described in section 3, above, are reasonably necessary to meet the needs of the public arising as a result of the Alves Ranch Development, as further described in sections 2, 3, and 4 of this resolution.

Section 6. Effective Date

This resolution shall take effect immediately upon the effective date of City Council Ordinance No.18-\_\_\_\_, approving the zoning map amendment and Environmental Impact Report Addendum for the site.

Section 7. Adoption

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4<sup>th</sup> day of September 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Dwaine "Pete" Longmire, Mayor

\_\_\_\_\_  
Alice E. Evenson, City Clerk

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**Exhibit C of Resolution No. 10102**  
**Conditions of Approval**

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General Conditions:

1. The project shall be constructed in substantial conformity with the Vesting Tentative Map and Master Plan, date stamped July 23, 2018, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion. Minor Deviations from the approved Vesting Tentative Map and Master Plan may be approved by the City Planner. In the event there is found to be a conflict between the Vesting Tentative Map and Master Plan, final design shall be subject to review and approval by the City Planner.
2. Final plot plans shall be in substantial conformity with the approved Master Plan. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. Final plot plans shall not result in two side by side lots having the same plan, elevations, and color adjacent to each other. Developer plans reflect that there are:
  1. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood C;
  2. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood D1 & D2; and
  3. Two plan types, three elevation styles for each plan and 12 color schemes for Neighborhood A1 & A2.
3. The developer shall comply with all applicable requirements of Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) as applicable to the project, unless otherwise specified within the City Council Ordinance rezoning the property.
4. Prior to issuance of a building permit, the developer shall record the 2018 Amendment to the Development Agreement, which has been placed in an escrow account.
5. To the extent that the terms of any development agreement approved by the City Council are in conflict with the conditions of this Vesting Tentative Map approval, the provisions of the Development Agreement shall prevail.

Mitigation Measures:

6. The developer shall comply with all applicable Mitigation Measures (MM) identified within the Environmental Impact Report (EIR) certified by the City Council on October 18, 2004, and the Third Addendum to the EIR, adopted by the City Council on September 17, 2018, including but not limited to the following:
  - A. In accordance with MM 5-1, in order to minimize the degree of project-specific adverse impact on the visual character and quality of the project



site, the developer shall use irregular planting on graded slopes to achieve a natural appearance.

- B. In accordance with MM 5-2, in order to minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the developer shall ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall.
- C. In accordance with MM 7-1, the developer shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/State Route 4 Eastbound ramps intersection, which include the following:
  - (1) Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn at the eastbound off-ramp; and
  - (2) Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes for a total of three approach left-turn lanes on the off-ramp.
- D. In accordance with MM 7-2, the project applicant shall pay their fair share contribution towards any of these improvements deemed feasible by the City:
  - (1) Create a westbound shared through/right-turn lane on West Leland Road;
  - (2) Create a second eastbound Left-turn lane on West Leland Road;
  - (3) Create a second eastbound through lane on West Leland Road; and
  - (4) Create an exclusive eastbound right-turn lane on West Leland Road.
- E. In accordance with MM 7-3, the developer shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord. These improvements include:
  - (1) Construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;
  - (2) Construction of two exclusive left-turn lanes on the southbound approach; and
  - (3) Construction of a third through lane on both the eastbound and westbound approaches.

This fee shall be paid prior to recordation of a project final map, in an amount determined by the City Council in cooperation with the affected jurisdiction.

- F. In accordance with MM 7-4, The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:
  - (1) Convert the northbound shared through/right turn lane to an exclusive right turn lane; and
  - (2) Convert one of the northbound left-turn lanes to a northbound through lane.
- G. In accordance with MM 7-5, the developer shall contribute their fair-share to needed improvements at the Willow Pass Road/Avila Road intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lanes and one through lane on the northbound Willow Pass Road approach.
- H. In accordance with MM 7-6, the developer shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include:
  - (1) Installation of a traffic signal;
  - (2) Provision of a left-turn lane on the southbound Bailey Road approach; and
  - (3) Widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.
- I. In accordance with MM 7-7, the project developers shall contribute their fair share to all applicable development impact fee programs including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including SR 4.
- J. In accordance with MM 8-3, the developer shall: (1) comply with applicable per-unit conveyance system fees levied by DDSD and (2) demonstrate to the satisfaction of the DDSD and the City Engineer that DDSD sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a sewage treatment adequacy evaluation in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1218-ERU total anticipated by the DDSD shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure.

- K. In accordance with MM 8-8, the developer shall comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code, or pay the requisite In Lieu Parkland dedication fee, as specified within Condition No. 46.
- L. In accordance with MM 9-2, the developer shall be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B-1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report. The developer shall also pay all applicable drainage fees as determined by the CCCFCWCD. The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the developer, since there no alternative funding sources at this time. CCCFCWCD would repay these extra costs at such time as fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.
- M. In accordance with MM 9-3 and National Pollution Discharge Elimination System (NPDES) regulations, the developer shall prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer.
- N. In accordance with MM 9-4 and to help reduce long-term accumulation of non-point source pollutants from the project within downstream surface water, the developer shall incorporate long-term source control and pre-discharge treatment measures into the Storm Water Pollution Prevention Plan (SWPPP) described in MM 9-3, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division.
- O. In accordance with MM 10-1, the project geotechnical engineer shall prepare a final design-level project geotechnical study subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The review shall evaluate if the study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. Relevant provisions of the geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a

State-certified geotechnical engineer or to the satisfaction of the independent engineering geologist and the City Engineer.

- P. In accordance with MM 10-4, the City and/or its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes, in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require slope repairs at the expense of the West Pittsburg GHAD. If the stability of these proposed slopes can be independently confirmed, the developer shall implement the construction measures recommended in the project geotechnical study. If the slopes stability cannot be confirmed, the developer shall redesign the slopes to achieve a flatter more sustainable gradient.
- Q. In accordance with MM 10-6, specification for site development shall include mandatory phasing for construction of site improvements as recommended by the project geotechnical engineer if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements.
- R. In accordance with MM 10-7, in addition to the observation of all cut and fill slope construction, the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development the project geotechnical engineer shall make site-specific recommendations for grading, drainage, installation of foundation design, the addition of soil amendments and or the use of imported non-expansive fill materials as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see Mitigation 10-1) these recommendations shall be incorporated into a report to be included with each building permit application and with the plans for all public and common-area improvements.
- S. In accordance with MM 10-8, development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol with final approval by the City Engineer.
- T. In accordance with MM 10-9, the developer shall prepare an erosion control plan subject to City approval and implement the plan during

construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development.

- U. In accordance with MM 10-10, the developer shall provide educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners at the time of purchase and periodically thereafter, as part of an effort to control groundwater seepage.
- V. In accordance with MM 10-12, the developer shall request the project be annexed into the West Pittsburg Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. The existence of and the responsibilities attached to project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition, all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase.
- W. In accordance with MM 11-1, the developer shall reseed cut and fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No nonnative or invasive species shall be included in the mix.
- X. In accordance with MM 11-3, the City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the U.S. Fish and Wildlife Service (USFWS). To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a "non-jeopardy" Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.
- Y. In accordance with MM 11-4, the City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the California Department of Fish and Wildlife (CDFW; and the USFWS since the species has recently been federally listed). To satisfy the CDFW and USFWS, the applicant will need to: (1) consult with the CDFG and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFW and USFWS requirements, and in accordance

with specifications discussed in Mitigation 11-1; and (4) salvage adults and/or larvae.

- Z. In accordance with MM 11-6, the applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS' survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, Section 2, of USFWS' 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFW personnel shall be contacted immediately.
- AA. In accordance with MM 11-7, the applicant shall retain a qualified biologist to conduct CDFW-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a Habitat Mitigation Plan and a Mitigation Agreement for any burrowing owls identified. The City shall receive copies of the approved Mitigation Plan and Mitigation Agreement between the applicant and the CDFW prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinate by the applicant with CDFW. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirement for burrowing owls shall be required by the City.
- BB. In accordance with MM 11-8, the applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:
- (1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below).
  - (2) Having a biological monitor present during all grading activity near the buffer zone; and
  - (3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.

If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.

CC. In accordance with MM 11-9, the applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:

- (1) Establish a 250-foot fenced buffer zone around each active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for the bird shall be required by the City.

DD. In accordance with MM 11-10, the applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:

- (1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City.

EE. In accordance with MM 12-1, a qualified archaeologist shall be retained at applicant's expense to monitor project-related on-site excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing; e.g. excavation by auger shovel or backhoe unit. The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an

archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines shall be implemented. Specifically, a data recovery plan which makes provisions for adequate recovery of the scientifically consequential information about the site shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e. the NWIC at Sonoma State University). If Native American artifacts are indicated the plan shall also be submitted to the Native American Heritage Commission (NAHC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 archaeological sites. The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and or required by the City. If human remains are found special rules set forth in State Health and Safety Code section 70505 and CEQA Guidelines section 15126.4(b) shall apply. The identified mitigations shall be undertaken to City satisfaction if necessary prior to resumption of grading activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data provided that the data are available for review at the California Historical Resource Regional Information Center CEQA Guidelines section 15126.4(b).

FF. In accordance with MM 14-1, the developer shall:

- (a) Conduct an acoustical study in accordance with state Title 24 requirement that identified to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of SR 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45  $L_{dn}$ );
- (b) Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers or the buildings themselves; and
- (c) Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA  $L_{dn}$ . The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.



GG. In accordance with EIR Mitigation Measure (MM) 14-3, the following conventional noise abatement measures shall be followed during all grading and construction phases:

1. *Construction Equipment Mufflers and Maintenance.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
2. *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines.
3. *Equipment Location and Shielding.* Locate all stationary noise-generating construction equipment such as air compressors as far as practical from any nearby school and residences.
4. *Quiet Equipment Selection.* Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)
5. *Noise Disturbance Coordinator.* Designate a "noise disturbance coordinator" (e.g., a City staff member or site manager) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.
6. *Truck Routes.* Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.

HH. In accordance with MM 15-1, the developer shall implement the following dust control measures during project construction activities:

- (a) Water all active construction areas at least twice daily and more often during windy periods Active areas adjacent to existing land uses must be kept damp at all times or must be treated with non-toxic stabilizers or dust palliatives;
- (b) Cover all trucks hauling soil sand and other loose materials or require all trucks to maintain at least two feet of freeboard;
- (c) Pave or apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads parking areas and staging areas at construction sites;
- (d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
- (e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;
- (f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;

- (g) Enclose, cover or water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
  - (h) Limit traffic speeds on unpaved roads to 15 miles per hour;
  - (i) Install sandbags or other erosion control measures to prevent silt runoff from grading onto adjacent roadways paths and other paved areas and in particular into nearby drainage channels;
  - (j) Replant vegetation in disturbed areas as quickly as possible;
  - (k) Install windbreaks or plant trees as vegetative wind breaks at windward side(s) of construction areas;
  - (l) Limit excavation and grading activity when winds' instantaneous gusts result in unmanageable dust; and
  - (m) Limit the area subject to excavation grading and other construction activity at any one time.
- II. In accordance with MM 15-2, the developer shall provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting, including but not limited to the following measures:
- (a) Homes shall be designed to provide facilities to allow the use of emerging electronic communication technologies;
  - (b) Use natural gas only fireplaces where fireplaces are included in the homes;
  - (c) Install outdoor electrical outlets or outlets within the garage to promote the use of electric lawn and landscaping maintenance equipment;
  - (d) Include restrictions in the CC&Rs to allow only natural gas or propane barbeques; and
  - (e) As feasible, require use of electrical or alternatively fueled equipment for maintenance.

#### Site Access and Circulation Assessment Recommendations:

7. In accordance with Recommendation 3, prior to approval of the final map, the developer shall submit a final refuse pickup plan to be reviewed by the City and refuse collection company, which shall include, at a minimum:
- 1. A map showing the general location where all trash bins shall be placed on pickup days, in substantial conformance with the draft refuse plan maps dated June 1, 2018;
  - 2. a copy of a disclosure to all residents detailing the trash pickup plan and homeowner responsibilities;
  - 3. a copy of language to be recorded within the Conditions, Covenants and Restrictions (CCRs) detailing the refuse plan requirements and homeowner responsibilities;

4. a striping plan identifying how curbs will be marked to identify trash receptacle placement areas; and
  5. any other materials deemed necessary by the City Engineer.
8. In accordance with Recommendation 4, the developer shall install signage and barricades prohibiting pedestrian crossing movements of West Leland Road at the intersection of the new project roadway and Tomales Bay Drive on both the east and west legs of the intersection. The final design and location of the signage and barricades shall be subject to review and approval by the City Engineer.
9. In accordance with Recommendation 6, the developer shall provide information on public transit opportunities to prospective and new residents to encourage transit use to and from the site.
10. In accordance with Recommendation 7, the developer shall include within the CC&Rs language requiring garages be reserved for vehicle storage.

Design Review:

11. The proposed dog park on Lot K shall be modified to allow for a 12-foot wide Class I trail starting from the eastern terminus of Street B to the eastern edge of the project area. The easement shall be improved to provide a 12-foot wide Class I trail.
12. The proposed Class I trail on either side of Lot H shall be continued across Lot H with a temporary 8-foot wide asphalt concrete pedestrian path to allow for a connection between Neighborhoods “C” and “D.” A permanent trail connection may be conditioned upon the future commercial development.
13. Decorative crosswalks shall be installed at the following locations:
  1. Across Street A, immediately north of West Leland Road;
  2. Across Street A, immediately south of Street B
  3. Across Street B, to the west and east of Street A; and
  4. Across Street E, immediately north of West Leland Road.

Crosswalks described above shall be maintained by the City. Final design and locations of the decorative sidewalk shall be subject to approval by the City Planner and City Engineer.

14. Developer shall provide a “cool roof” on each residential building for reduction of heat island effect or installation of solar photovoltaic panels in conjunction with other Title 24 energy components to meet current code.

15. Developer shall install prewiring for electric vehicle (EV) charging within each residential unit's garage.
16. If solar photovoltaic panels are not installed on a house, the developer shall install pre-wiring for photovoltaic (solar) panels within the residential unit. The construction drawings for each plan shall include appropriate electrical and roof framing details as necessary to reflect the option for pre-wiring the houses for roof-mounted photovoltaic panels. The developer shall maintain and make available to all potential buyers, in each sales office, a brochure or list of vendors and installers of solar panels for residential use. A copy of the vendor list/brochure shall be provided to the Planning Division, prior to issuance of the first building permit for construction of a single-family residence.
17. The developer shall provide estimated water use calculations with the Final Landscape Plans to show compliance with the City's water efficient landscape ordinance.
18. Prior to occupancy of the residential units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and all front, side and rear yards that are to be maintained by the project Home Owners Association (HOA), in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community Development Department. The developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to the HOA. If required landscaping is not completed prior to final inspection and occupancy, the developer shall post a bond to assure that the work is completed and turned over to the HOA to the satisfaction of the City.
19. The developer shall include in the project Conditions, Covenants, and Restrictions (CC&Rs) and homebuyer disclosures information about integrated pest management and the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC chapter 18.84, article VII.
20. Prior to issuance of a building permit, the developer shall provide a photometric plan to identify the appropriate street light spacing. In general, the lighting requirements used shall be as described in the Illuminating Engineering Society of North America (IESNA) standards. With the exception of Streets "A" and "B," the developer may opt to utilize lighting mounted to exterior house walls to provide street/alley and pathway lighting upon approval by the City Engineer. All light fixtures intended to provide lighting for streets/alleys and pathways shall be placed on a timer and shall automatically turn on at dusk and stay on until sunrise. The final design and location of the lighting fixtures shall be subject to approval by the Planning and Engineering Divisions.

21. The developer shall enter into an affordable housing agreement, subject to City Council approval, prior to the approval of a final map. The agreement shall comply with all applicable sections of the Vista Del Mar Development Agreement, previously adopted by the City Council through Ordinance No. 04-1231 and/or as amended in subsequent Development Agreements.
22. The developer shall provide a seating area between the basketball and bocce courts. The seating area shall include a charcoal bbq and shall be covered by a pergola or other cover. The developer shall also install a water fountain and trash and recycling bins. The final design and locations are subject to review and approval by the Planning Division prior to installation.
23. The mid-block bulb-out projecting into Street A shall be removed.
24. The developer shall install a landscape visual barrier to the future commercial development along the east side of Lot C. Landscape material shall include plants with a mature height of a minimum of six feet. The final design and location of the landscaping shall be subject to approval by the Planning Division.
25. Lot C shall reserve for a future walkway connection to the commercial site, to be determined with the commercial site development application, to provide for a pedestrian connection between Neighborhood D1 & D2 and the commercial site.
26. All side yard fencing along property lines adjacent to Streets E, F, G, and H within Neighborhood D shall not extend beyond 5 feet from the side of the building.
27. Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.
28. All garage doors within residential neighborhoods shall be equipped with automatic openers.
29. For residential units exposed to exterior decibel levels of 60 dB or higher, as shown on the noise contour map in Appendix F of the EIR Addendum, all exposed windows shall be acoustically strengthened to reduce interior noise levels to a maximum of 45 decibels.
30. In addition to the areas shown on the proposed vesting tentative map and master plan, and as required in accordance with MM 14-1, the developer shall install a masonry wall or wood fencing in the following locations:
  1. Six-foot high wood fencing along the eastern boundary of Lots 66, 68, 70, 72, 74, and 76;

2. Minimum six-foot high masonry wall along the eastern boundary of Lots 325, 330, 335, 340, and 346; and
  3. Minimum 4-foot-high protective fencing, where there is no other fencing or wall, along the top of the slope of the stormwater basin on Parcel J and Parcel L.
31. The final design and colors of all masonry sound walls fronting West Leland Road shall be a Proto II or equal, split face block wall system in a tan color with a decorative wall cap and pilasters placed a maximum interval of 25 feet, similar to the existing wall design and color on the south side of the street. All masonry walls constructed as a part of this development shall be maintained by the applicable Homeowners' Association. The final design of the all masonry sounds walls shall be reviewed and approved by the Planning Division prior to issuance of a building permit.
32. Signage for the commercial site is not approved at this time. No signs shall be installed on-site until plans have been reviewed and approved by the City under a separate sign permit application.
33. The applicant shall install minimum four-inch-high, die cut, block style numbers on all residential units for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are attached. Units in Neighborhoods A-1, A-2, and C shall be installed within 10 feet of each unit's main entry door and may also be installed on facades with garage doors, if different. Units in Neighborhood D shall be installed within 10 feet of each unit's entry door.
34. All air conditioning units, transformer boxes, and utility meters placed above-ground shall be substantially screened from public view by way of unit location, permanent wood screening fences, or landscape planting.
35. The developer shall install two wall-mounted bicycle racks within each garage.
36. All garages shall provide for a minimum of two 10-foot by 20-foot parking spaces. Garages for units within neighborhoods A-1 and A-2 shall provide eight (8) square feet for trash bin storage.
37. In order to ensure the perpetual maintenance of landscape improvements along West Leland Road, landscape, trail and perimeter wall maintenance within parcels D, E, F, G and lot P shall be performed by the Homeowner's Association. In addition, the developer shall enter into an Operations and Maintenance Agreement with the City for the landscaping and irrigation improvements. This agreement shall run with the land and allow the City to access and maintain these areas if the City deems the landscaping and /or irrigation improvements are not maintained appropriately. The agreement shall specify that the cost of any required maintenance performed by the City shall be solely borne by the

Homeowners' Association and shall be executed prior to issuance of a building permit.

Engineering Fees and Deposits:

38. Major Subdivision Map Processing Fee. The developer shall pay the fee according to the following amounts as applicable to the project:

| <u>1<sup>st</sup> - 3<sup>rd</sup> Final Map Check</u> |         | <u>4<sup>th</sup> Final Map Check</u>      |
|--------------------------------------------------------|---------|--------------------------------------------|
| 5-50 lots                                              | \$2,300 | \$2,300 + \$800/ea. additional map check   |
| 51-150 lots                                            | \$3,000 | \$3,000 + \$1,500/ea. additional map check |
| 151 or more                                            | \$3,365 | \$3,365 + \$1,330/ea. additional map check |

This fee shall be paid in full to the Engineering Division prior to the City Council's approval of the Final Map.

39. Improvement Plan Review Fee. The Plan Review Fee is based on the engineer's estimate, which shall be included with the first set of plans submitted for review. The current Improvement Plan Review Fee is 3.5% of the engineer's cost estimate for improvements.
40. Improvement Plan Review Deposit. The developer shall provide a deposit of 50% of the total Improvement Plan Review Fee with the initial submittal of improvement plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Improvement Plan Review fees shall be due payable prior to the issuance of an Engineering Site Development Permit.
41. Improvement Inspection Fee. The developer shall pay an Improvement Inspection Fee according to the following rates as applicable to the project:

| <u>Percent of engineer's estimate</u> | <u>Total estimated costs</u> |
|---------------------------------------|------------------------------|
| 6.5%                                  | ≥ \$500,000                  |
| 4%                                    | \$500,001 - \$5 million      |
| 3.6%                                  | < \$5 million                |

The improvement Inspection fee shall be due payable prior to the issuance of an Engineering Site Development Permit.

42. Grading Plan Review Fee. The Grading Plan Review Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Plan Review Fee is 2.5% of the engineer's estimate for the cost of grading.

43. Grading Plan Review Deposit. The developer shall provide a deposit of 50% of the total Grading Plan Review Fee with the initial submittal of grading plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Grading Plan Review Fees are due payable prior to the issuance of the Grading Permit.
44. Grading Inspection Fee. The Grading Inspection Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Inspection Fee is 3% of the engineer's estimate for the cost of grading. The fee shall be due payable prior to the issuance of a Grading Permit.
45. In Lieu Parkland Dedication Fee. The developer shall pay an In-Lieu Parkland Dedication Fee equivalent to providing 5 acres of park area per one thousand persons residing within the new development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer.
46. Facility Reserve Charge. The applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The applicant understands that the current FRC on file effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778 on February 21, 2012, a copy of which is available at the City.
47. Local Traffic Mitigation Fee. The developer shall pay the Local Traffic Mitigation Fee in accordance with PMC Chapter 15.90 to the Engineering Department prior to issuance of a building permit. The developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development.
48. Regional Transportation Development Impact Fee. The Developer shall pay the Regional Transportation Development Impact (RTDIM) Fee in accordance with PMC Chapter 15.103 to the Engineering Department prior to issuance of a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years.
49. Final Map Deposit. The developer shall provide a deposit of \$500 prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of a full-size vellum copy of the recorded final map.



50. Record Drawing Deposit. The developer shall provide a \$500 deposit prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of the Record Drawing AutoCAD and PDF file, and full sized vellum copy of Improvement Plans, that were signed by the City Engineer prior to Engineering Site Development Permit issuance.
51. Sanitary Sewer Inspection Deposit. The developer shall provide a sanitary sewer inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of sewer main plus \$1.10/linear foot of additional sewer pipe.
52. Storm Drain Inspection Deposit. The developer shall provide a storm drain inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of storm drain main plus \$1.10/linear foot of additional storm drain pipe.
53. Geographical Information System Fee. The current Geographical Information System (GIS) Fee is \$0.05/sf of building for non-residential projects, and \$100/dwelling unit for all residential projects. The GIS fee is due payable prior to the issuance of an Engineering Site Development Permit.
54. NPDES Plan Review Fee. The developer shall pay an NPDES plan review fee for review of stormwater control plans and processing of closeout agreements and / or review of Storm Water Pollution Prevention Plans (SWPPP). The current fee is:
  - \$3,000 for the first 10,000 sf up to 1st acre (projects with Risk Factor 1)
  - Add additional \$136/acre for projects greater than 1 acre, up to the first 5 acres (projects with Risk Factors 2 or 3)
  - Add additional \$31/acre for projects greater than 5 acres
55. NPDES Site Inspection Deposit. The developer shall pay an NPDES inspection deposit for City staff's inspection of C.3 compliant facilities constructed, and /or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:
  - \$12,000 for the first 10,000 sf up to 1st acre ( projects with Risk Factor 1)
  - \$24,000 for projects greater than 1 acre (projects with Risk Factor 2 or 3)

This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's anniversary, the remaining balance of the deposit will be returned to the developer.

56. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the developer, the developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the developer's engineer.

Submittals to the Engineering Division:

57. Final Map. The developer shall submit three (3), full size, hard copies of the Final Map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans.
58. Improvement Plans. The developer shall submit seven (7) full size, hard copies of Improvement Plans. The Improvement Plans shall include, but not be limited to, the following:
- Site Plan
  - Grading and Drainage Plan
  - Utilities Plan which identifies ownership and maintenance responsibilities of both wet and dry utilities;
  - Landscaping and Irrigation Plan
  - Joint Trench Plan
  - Offsite Improvements Due to Project Impacts
59. All CCRs recorded as part of the project shall identify the long-term maintenance responsibilities of the City and the Homeowners' Association, as shown in the Improvement Plans.
60. The developer shall submit two (2) copies of the Storm Water Pollution Prevention Plan (SWPPP) to the Engineering Department for review and comment prior to the issuance of a Grading Permit. The SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system. The developer shall provide the project WDID number as evidence of having obtained a construction permit from the Regional Water Quality Control Board. If a WDID number has not yet been issued, a copy of the Notice of Intent that was sent to the Regional Water Quality Control Board shall be submitted with the grading permit application.
61. The developer shall submit three (3) complete sets of plans and specifications of the project, including any of the following required built-in fire protection systems, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review fees for the Fire District will be assessed at that time.

- a. Private underground service water mains
  - b. Building construction plans
  - c. Fire Sprinklers
  - d. Site improvement Plans
62. The developer shall submit a current geotechnical report to the Engineering Department prior to approval of any civil plans and issuance of an engineering permit.
63. The developer shall submit a complete area study specific to the Alves ranch project site only, for storm water (10-year storm design) capabilities, prior to the approval of the final map, and mitigate additional storm runoff demands anticipated under build out conditions. The study shall include a review of the impact of the site grading on the 10-year flood level in accordance with the Federal Emergency Management Agency (FEMA) guidelines. If additional mitigation measures are required then the study and measures shall be submitted to the City Council for its review and approval.
64. The developer shall submit grading and improvement plans to retrofit the existing detention basin, to accommodate stormwater runoff from the residential improvements of the Alves Ranch project and the Vista Del Mar subdivisions. These revisions are required to enable the detention basin to function both as a Stormwater Treatment, and Stormwater Detention Facility to meet the criteria for both provision C.3 of the Clean Water Program's Regional Permit, and Flood Control criteria, respectively. Improvement plans detailing modifications to the outlet and dewatering structures are to be submitted to the City and County Flood Control District for review and approval by the City prior to the issuance of any grading permits for the project. In addition, all such improvements to the basin must include adequate access for maintenance vehicles and equipment.
65. Prior to the City's acceptance of the Detention Basin, the developer shall submit an Operations and Maintenance Control Plan (O&M Plan) for the maintenance of the basin by the GHAD. Proper maintenance of the basin is essential for maintaining the functionality of the basin. The O&M Plan shall address maintenance of the spillway and standpipe and provide recommended intervals for silt removal. Developer understands that acceptance of the detention basin by the GHAD shall occur when all streets within the development are completed, and Street A has been accepted for continuous maintenance by the City.
66. Developer understands that all streets within the project, with the exception of Street A will be privately maintained by the HOA. However, upon City Council's acceptance of the public improvements for continuous maintenance, the Pittsburg Police Department is authorized to enforce all provisions of the State Vehicle Code on all private streets of the Alves Ranch Development. Enforcement of the Vehicle Code shall consist of but not be limited to enforcement of the following: Speed Limits, Off Street Parking, and Vehicle

Codes on the common private streets within the subdivision. Developer further understands all appropriate signage and striping are to be installed and completed prior to commencement of enforcement by the Pittsburg Police Department.

67. Developer understands that the establishment of a perpetual conservation easement, specifying management of the land to be for “Waters of the United States” and state California red-legged frog, and California tiger salamander values, is yet to be completed. This conservation easement was a mitigation measure to address the impacted wetland areas, of the previously approved overall project site. Recordation of this conservation easement shall occur prior to the recordation of the last final map for the residential subdivision, as outlined in the Development Agreement between The City of Pittsburg, Alves Ranch LLC, and William Lyon Homes, section 3.06a.
68. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the recordation of the first Final Map.
69. Annexation Documentation for CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the recordation of the first Final Map.
70. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for Fire Facilities and Fire Safety and Emergency Services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.
71. Street A shall be designed to meet City Standard Specifications within the 78-foot street right-of-way. Final design of Street A shall be subject to review and approval by the City Engineer.
72. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit

directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

73. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities or retrofit of existing facilities shall be borne by the developer.
74. The developer shall provide appropriate sanitary sewer, sized to adequately accommodate the project's wastewater demand.
75. The developer shall underground all new utility distribution facilities fronting the property. The location of all existing above ground utility distribution facilities to remain as-is and will be screened, to the best of the developer's ability, by landscape plantings.
76. The developer shall install all utility boxes underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
77. The developer shall incorporate and/ or adhere to all applicable provisions of the Development Agreement, between the City, Alves Ranch, LLC, and William Lyon Homes, recorded February 25, 2005, and subsequent amendments to the Development Agreement between the City of Pittsburg, Alves Ranch LLC, and William Lyon Homes. Provisions of this agreement shall be reviewed prior to the approval any final map. The City reserves the right to require the applicant to perform any of the applicant's obligations under the development agreement before recordation of the final map to the extent deemed necessary by the City Engineer.
78. The developer shall ensure that proposed revisions to the basin to the basin are in conformance with prior acceptance by the Division of Safety of Dams (DSOD). If changes to the basin are proposed, by the developer, these changes shall be subject to review and approval by the City Engineer.
79. The Developer shall submit to the Flood Control District for review a drainage study, with an updated hydrology map, that analyzes the feasibility of increasing the onsite basin's water treatment volumes and the impacts these proposed modifications will have on the basin's Flood Control storage capacity. Developer to obtain approval by the City for these improvements prior to the issuance of a Grading Permit.
80. The Developer shall pay all fees associated with Drainage Area 48B (DA 48B) to the Flood Control District prior to issuance of the first final map. The Flood Control District entered into a reimbursement Agreement (dated September 27,

2011) with the Vista Del Mar Developer, William Lyon Homes, for the construction of planned drainage lines "B" and "B-1" in DA 48B. Per the Reimbursement Agreement, the Alves ranch Development was afforded a credit of \$449,231 in DA 48B fees for construction of certain planned drainage facilities. Per the Agreement, "In the event there are changes in the land use, density, or impervious surfaces on the Alves property, Alves or its successor(s) in interest shall be responsible for paying the Flood Control District additional drainage fees based on the drainage fee ordinance applicable at that time." Should changes to the original site plan incur additional DA 48B fees, they are due payable to the Flood Control District prior to recordation of the first final map.

81. The developer shall maintain a minimum of fifteen (15') feet setback from top of detention basin, as recommended in Feb. 2008 - Preliminary Geotechnical Investigation prepared by BGC, or any design exception recommendations specifically noted by Geotechnical engineer in a supplemental report and approved by City Engineer.
82. The developer shall preserve the existing maintenance access road to the detention basin & overflow structure and provide an access point to the road. The final design of this access point shall be reviewed and approved by the City Engineer.
83. The developer shall provide a eight- foot (8') temporary asphalt concrete pathway fronting Lot H, the future commercial development. A permanent pathway may be conditioned to be constructed as part of the approvals for the commercial development.
84. The developer shall relinquish the abutter's rights for all corner lots.
85. The developer shall provide 6-foot wide sidewalks throughout the subdivision.
86. The developer shall construct walls made from concrete block, gravity concrete, or similar material when walls are required between lots.
87. The developer shall provide a safe release of drainage from sump areas, without conveying water over private property, allowing water to drain without damaging private or public improvements in the event of blockage to the storm drain system.
88. The developer shall provide a water sampling station as directed by the City Public Works Department.
89. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 2,000 gallons per minute (GPM). Required flow shall be delivered from not more than two hydrants flowing simultaneously

for the duration of 120 minutes while maintaining 20 pounds residual pressure in the main.

90. The developer shall install fire hydrants of the East Bay type. Hydrant locations shall be determined by the Contra Costa Fire Protection District upon submittal of three (3) copies of complete site improvement plans or utility plans. Hydrants shall be installed, in service, and inspected by the Fire District prior to construction.
91. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required prior to Fire District approval of final improvement plans.
92. The developer shall create and dedicate utility parcels to the City or provide adequate utility easement areas for City's maintenance and access.
93. The developer shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.
94. The developer shall provide two points of access to the satisfaction of the Contra Costa County Fire Protection District (CCCYPD) prior to issuance of the first building permit for any unit east of Street "A".
95. The developer shall paint all red curbs red where no parking stalls are shown, and "Fire Lane" markings shall be painted where appropriate.
96. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed in conjunction with this development.
97. The developer shall provide a Central Irrigation System, for portions of the site landscaping to be maintained by the City, that is compatible with Rainmaster DX 2 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.
98. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details.
99. The developer shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with “No Dumping, Drains to Delta” permanent markings
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding proper use of pesticides to buyers.

*Standard Conditions:*

100. The Standards Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this project, as determined applicable by the Planning Division. Where there is a conflict between Resolution No. 8931 and the specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
101. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
102. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg Municipal Code.
103. The developer shall comply with all the requirements of the Community Development Department, including the Planning Division, Engineering Division, and Building Division, the Contra Costa Department of Environmental Health, the Contra Costa County Fire Protection District, the Contra Costa County Flood Control & Water Conservation District, the California Regional Water Quality Control Board, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.
104. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent



developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

105. The conditional design review approval of architectural plans and elevations will expire 36 months after the adoption of this resolution, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

|                                           |   |                      |
|-------------------------------------------|---|----------------------|
| Resolution Recommending City Council      | ) | Resolution No. 10102 |
| Approval of a Rezoning, Vesting Tentative | ) |                      |
| Subdivision Map, and Design Review for a  | ) |                      |
| 346-Unit, Single-Family Residential       | ) |                      |
| Subdivision Along the North Side of West  | ) |                      |
| Leland Road, for the "Alves Ranch         | ) |                      |
| Development, AP-18-1348 (RZ, SUBD,        | ) |                      |
| DR)."_____                                | ) |                      |

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- C. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (2004 FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the City Council adopted Resolution No. 04-10191, approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project. The 2004 FEIR certified by the City Council included a programmatic plan for the Aves Ranch site.
- D. On January 20, 2009, the City Council adopted Ordinance No. 08-1312, approving the Alves Ranch Master Plan and an EIR addendum. The previously

approved master plan contemplated up to 560 residential units, as well as up to 14 acres of office commercial space.

- E. Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road.
- F. On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications and amendment to the previous affordable housing requirement specified within the Development Agreement in exchange for reduced density, additional commercial acreage, and prioritization of development of the commercial portion of the project.
- G. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under Title 18 of this Code, requested or required in conjunction with a project be consolidated.
- H. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Commission determine, prior to making its recommendation, that:
  - 1. the change proposed is consistent with the objectives, policies, general land uses, and programs specified in the General Plan and applicable specific plan;
  - 2. a community need is demonstrated for the change proposed; and
  - 3. its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- I. PMC section 17.12.010 identifies the Planning Commission as the advisory body to the City Council on proposed tentative maps when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a vesting tentative map, the Commission must determine, in accordance with PMC section 17.20.060(c), that:
  - 1. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
  - 2. the site is physically suitable for the type of development;
  - 3. the site is physically suitable for the proposed density of development;

4. the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  5. the design of the subdivision or the type of improvements will not cause serious public health problems; and
  6. the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- J. Pursuant to PMC section 18.36.230, the Planning Commission shall discuss the application for design review approval and integrate it with the land use approval process applicable to the project. In order to recommend design review approval (pursuant to the direction of PMC 18.36.230), the Commission must determine, in accordance with PMC section 18.36.220.B, that:
1. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
  2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
  3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
  4. the structure is in harmony with proposed developments on land in the general area; and
  5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.
- K. The proposed project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Since the proposed amendments to the previously adopted Alves Ranch Master Plan are consistent with the development program originally reviewed in the 2004 EIR (as described above), an Addendum to the 2004 EIR was prepared pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration").
- L. On or prior to August 4, 2018, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B, C and D, a "Notice of Public Hearing," for the August 14, 2018, public hearing on this item was published in

the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

- M. On August 14, 2018, the Planning Commission continued the public hearing on this item to August 21, 2018.
- N. On August 21, 2018, the Planning Commission held a public hearing on Planning Application No. AP-18-1348 (RZ, SUBD, DR), at which time additional oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the Planning Commission staff report entitled, "Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR)," dated August 21, 2018, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:
  - 1. All recitals above are true and correct and are incorporated herein by reference.
  - 2. Since the project proposal for the Alves Ranch site has been further refined from what was originally reviewed in the 2004 EIR (as described above), preparation of an Addendum to the 2004 EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

## Rezoning:

- 3. The proposed rezoning is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:
  - a. The proposed rezoning of the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts is consistent with the existing General Plan land use designations of Business Commercial and High Density Residential. The existing land use designations represent a prescribed development program which is intended to be planned, mixed-use, transit-oriented village,

with a prescribed maximum number of residential units and Business Commercial acreage (Policies 2-P-89 and 2-P-92). The proposed PD (Planned Development) District is intended to support development of the Alves Ranch Residential Development, which is consistent with the intended function of the site and prescribed development program. The project proposes an overall residential density of approximately 14 dwelling units per acres, consistent with the prescribed density of the High Density Residential Land Use Designation.

- b. The project will be developed on an infill site, thereby helping the City maintain a compact urban form (Goal 2-G-1).
- c. The project will provide higher-density single-family residential units in an area near public transit (Goal 2-G-4). The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and directly adjacent to two bus stops located near the intersection of Alves Ranch Road and West Leland Road.
- d. The project will expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 1,686 to 4,645 square feet, with a variety of traditional detached units, alley-loaded detached units, and attached "duet-style" units (Goal 2-G-5 and Housing Goal G-1).
- e. The project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
- f. The project will provide an 34,848-square-foot recreation area, complete with a bocce court, basketball court, BBQs, and seating areas as a community amenity within the planned development (Policy 2-P-6). A condition of approval will require the developer also install a covered seating area, drinking fountains, and waste receptacles.
- g. The project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). It will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RTDIM) in accordance with the PMC.
- h. The project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).
- i. The existing transportation system has adequate capacity to



accommodate the proposed development (Policy 3-P-2). Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.

- j. A traffic impact study was prepared as part of the 2004 Vista Del Mar EIR, which analyzed development of up to 563 residential units and over 250,000 square feet of commercial area. An updated Trip Generation Analysis and revised Site Access and Circulation Assessment was prepared as part of the proposed project to ensure the proposed project is consistent with the previously prepared traffic impact study (Policy 3-P-5).
- k. The project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40). While a Class II bicycle facility exists along the project frontage, as part of the proposed project, the developer has proposed a combination of a Class I bicycle facility and temporary path along the southern boundary of the project site, connecting to existing sidewalks on either side. In addition, a condition of approval will require the developer provide a separate Class I trail at a point along the eastern boundary of the site, which will potentially connect to a future Class I trail across the vacant parcel to the east.
- l. The project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of BART, existing commercial opportunities along Bailey Road and San Marco Boulevard, Ray Giacomelli Park, and a future Mt. Diablo Unified School District school site. In addition, the project will designate an approximately 12-acre commercial parcel, which, when developed, will allow for additional commercial opportunities within walking distance of the proposed development, but also existing developments in the area, further encouraging walking as a means of transportation in the area.
- m. The project will provide an approximately 0.8-acre recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision (Policy 8-P-2).
- n. The project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).
- o. The project will provide sound walls adjacent to all homes along the

northern perimeter of the site to help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).

- p. The project site being rezoned is vacant, underutilized, and deemed appropriate for higher-density residential use given its proximity to parks, transit, and commercial amenities (Housing Element Policy P-1.1 B).
  - q. The project will provide market-rate and above-market-rate housing and increase demand for economic activity in nearby shopping centers (Housing Policy P-1.2).
  - r. The project will provide at least ten single-family homes with accessory dwelling units that will allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
  - s. The project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
  - t. The project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).
4. There is a community need for the proposed zoning change, in that the amendment will facilitate occupancy of a long-standing vacant site in accordance with the City's housing goals calling for development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels. Providing 346 small-lot, market-rate and above residential units along with multiple accessory units which are determined to be affordable by design at the site will provide diverse housing options for residents and create an opportunity for more residents to utilize the Pittsburg/Bay Point BART Station and other public transit opportunities.
5. The proposed zoning amendment will be in conformity with public convenience, general welfare, and good zoning practice, in that the amendment will facilitate development of a long-standing vacant site, which could help to eradicate existing problems that come with vacant sites, such as illegal dumping and loitering. Additionally, the proposed project will add additional residents to the area who may frequent the established and potential commercial uses envisioned in the area. In



addition, the site's proximity to both the Pittsburg/Bay Point BART Station and two existing bus routes presents an opportunity for more residents to utilize public transit opportunities.

Subdivision:

6. The proposed vesting tentative subdivision map is consistent with the existing General Plan land use designation of Business Commercial and High Density Residential, as described in section 2.A.3.a, above.
7. The project site is physically suitable for the type of development proposed in that the site is relatively flat, vacant, and surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.
8. The project site is physically suitable for the proposed density of development, in that the site is flat, vacant, and surrounded by existing, established development. Further, the site is located within one-half mile of the Pittsburg/Bay Point BART Station and adjacent to two existing bus routes, making it an appropriate location for a high-density residential development, as defined by the City's General Plan.
9. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the project will comply with the applicable mitigation measures identified in the 2004 Vista Del Mar EIR (SCH # 2004012097).
10. The design of the subdivision and type of improvements proposed will not cause serious public health problems. Site improvements have been, or shall be required to be, designed to meet City standards, as detailed in the conditions of approval. The residential project does not involve heavy manufacturing or other industrial uses that might generate high levels of pollution emissions and the site is not located in close proximity to any stationary source polluters.
11. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no existing public access easements on the site. The proposed map does include a new public street that will connect the development to existing public roadways, and the new street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

12. The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, composite shingle roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and articulated front porch entryways. The proposed project will also provide an attractive outdoor environment for residents. The developer will install a variety of colorful, drought-tolerant landscaping within common areas and outside of homes, and a condition of approval will require a decorative, masonry sound wall with wall caps designed to mimic the existing sound wall along the south side of West Leland Road, adjacent to the Vista Del Mar project. Residential front yards will feature drought-tolerant plants and blooming street trees that will provide seasonal color throughout the subdivision.
13. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units. The developer will also be required to install a sound wall along the northern or southern property lines of residential lots nearest West Leland Road or State Route 4, as applicable.
14. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The Alves Ranch Project will add value to the community by attracting additional residential and commercial investment in the area.
15. The proposed project is in harmony with proposed developments on land in the general area, in that the home designs are intended to complement the existing Vista Del Mar project to the south.
16. The proposed project will substantially conform to the applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development if conditions are added requiring the developer to: a) provide split face block walls with pilasters at intervals of 25 feet or less along West Leland Road; b) provide screening for utility boxes, transformers, backflow preventers, meters, and junction boxes; c) provide, as part of the options package for homebuyers,

solar panels or an option offering pre-wiring for solar panels; d) proposed landscaping be required to meet the standards set forth in PMC Section 18.84.310; and e) provide cool roofs for reduction of heat island effect or installation of solar panels, consistent with DRDG sections 1.c, 2.b through 2.d, 2h, and 6.A.1 through 6.A.2, 6.A.4, and 6.A.6.

- B. The Staff Report entitled, "Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR)," dated August 21, 2018, is referenced hereto as additional support for findings.

### Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council:

- A. Adopt an ordinance to: 1) adopt an EIR Addendum for the Alves Ranch Development, as shown as Exhibit A to this resolution; and 2) amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 ("Zoning") section 18.04.020, to change the zoning of the properties described in section 1.A above, from a combination of RH-P and CO-P Districts to PD District, and adopting specific development standards as substantially presented in Exhibit B of this resolution.
- B. Adopt a Resolution to approve Vesting Tentative Map 9235, and design review for plans construct 346 single-family homes, subject to the conditions as substantially presented in Exhibit C of this resolution.

### Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Ward, seconded by Commissioner S. Foster, the foregoing resolution was passed and adopted the 21<sup>st</sup> day of August, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fields, S. Foster, Ward

NAYES: D. Foster

ABSTAIN:

ABSENT: Coniglio, Linde, Robinson

I hereby certify that the above Resolution No. 10102 was adopted by the Planning Commission of the City of Pittsburg on August 21, 2018.

A handwritten signature in black ink, appearing to read "Jordan Davis", is written over a horizontal line.

JORDAN DAVIS, AICP, ACTING SECRETARY  
PITTSBURG PLANNING COMMISSION

**FINAL**  
**3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR**  
**for the Proposed 2018 Alves Ranch Project**  
**City of Pittsburg, Contra Costa County, California**

Prepared for:  
**City of Pittsburg**  
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Kelsey Bennett, Project Manager

Date: August 16, 2018

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### Appendix A: Biological Resources Memorandum

### Appendix B: Cultural Resources Supporting Information

- B.1 - CHRIS Results
- B.2 - NAHC Results
- B.3 - Paleontological Results
- B.4 - Pedestrian Survey Photos

### Appendix C: Geological Investigation Memorandum

**Appendix D: Phase I ESA Memorandum****Appendix E: Hydrological Resources Supporting Information**

E.1 - Alves Ranch Detention Basin Analysis

E.2 - Preliminary Stormwater Calculations

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## SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting technical reports and other documents have been prepared to determine whether and to what extent the *2004 Vista Del Mar Project Final Environmental Impact Report* (“2004 FEIR” State Clearinghouse No. 2004012097), prepared for the City of Pittsburg remains sufficient to address the potential impacts of the proposed 2018 Alves Ranch development (“Master Plan Amendment” (“2018 proposed project”)), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.). The proposed project would be located at the project site (as that term is defined below), which is located within the area previously evaluated in the 2004 FEIR.

### 1.1 - Initial Study/Environmental Checklist

Pursuant to Public Resources Code Section 21166, and *CEQA Guidelines* Sections 15162 and 15164, subd. (a), this Addendum, checklist, and attached supporting documentation have been prepared to evaluate the 2018 proposed project and compare it to the 2004 EIR findings to determine whether any additional environmental review under CEQA is triggered. This Addendum, checklist, and attached supporting documentation use the standard environmental checklist categories provided in Appendix G of the *CEQA Guidelines*, but provides answer columns for evaluation consistent with the considerations listed under *CEQA Guidelines* Section 15162, subd. (a).

### 1.2 - Environmental Analysis and Conclusions

*CEQA Guidelines* Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a subsequent or supplemental EIR or ND have occurred (*CEQA Guidelines*, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to a final EIR or ND (*CEQA Guidelines* Section 15164, subd. (c)). The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project (*CEQA Guidelines* Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent or supplemental EIR or ND pursuant to Section 15162 (*CEQA Guidelines* Section 15164, subd. (e)).

Consequently, once a final EIR or ND has been certified for a project, no subsequent or supplemental EIR or ND is required under CEQA unless based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;<sup>1</sup>

<sup>1</sup> CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial

- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted. . . shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or ND or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This Addendum analyzes the proposed project in the context of the 2004 FEIR as required by CEQA. This Addendum, checklist, and attached supporting documentation constitutes substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required prior to approval of the proposed project and related approvals by the City, and provides the required documentation under CEQA.

This Addendum addresses the conclusions of the 2004 FEIR.

### 1.2.1 - Findings

The City of Pittsburgh certified a Final EIR for the Vista Del Mar development, which includes the site of the 2018 proposed project, on October 18, 2004. On November 29, 2004, the City adopted Resolution No. 04-10191 approving the required CEQA findings, adopting a Statement of Overriding Considerations, and approving a Mitigation, Monitoring and Reporting Program (MMRP). On January 20, 2009, the City approved an addendum to the 2004 FEIR (“2008 Addendum”) making minor modifications to the Vista Del Mar development previously studied in the 2004 FEIR and approving a Master Plan for the project site. In addition, on April 16, 2012, the City adopted Resolution No. 12-11800, approving a 2<sup>nd</sup> addendum to the 2004 FEIR (“2012 Addendum”) making minor modifications to the approved land uses within the Vista Del Mar development along the south side of West Leland Road previously studied in the 2004 FEIR.

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adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).

Since the 2018 proposed project would make minor modifications to the project that was originally reviewed in the 2004 FEIR and 2008 Addendum and approved in 2009, preparation of an addendum to the 2004 FEIR pursuant to *CEQA Guidelines* section 15164 (“Addendum to an EIR or Negative Declaration”) is the appropriate method for achieving CEQA compliance for the 2018 proposed project. This Addendum analyzes the 2018 proposed project revisions’ potential environmental impacts as they compare to the environmental analysis in the 2004 FEIR and, where necessary, for a full discussion of impacts, by comparing the proposed project to the modified development proposal approved in 2009 pursuant to the 2008 Addendum.

As described more fully herein, there are no substantial changes contemplated by the proposed project or in the circumstances in which the proposed project will be undertaken that require major revisions of the 2004 FEIR. The proposed revisions do not require preparation of a new subsequent or supplemental EIR, due to either the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As illustrated herein, the proposed project and its associated impacts are consistent with those analyzed in the 2004 FEIR, and would involve only minor changes to the development evaluated in the 2004 FEIR; therefore, an addendum is appropriate CEQA compliance for the proposed project.

### 1.2.2 - Conclusions

The City of Pittsburg may approve the proposed project based on this Addendum. The impacts of the proposed project remain consistent with the impacts previously analyzed in the 2004 FEIR, and would not result in any new significant impacts or an increase in the severity in previously identified significant impacts (*CEQA Guidelines* Section 15164).

## 1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), an MMRP has been prepared for the proposed project in order to ensure the enforceability and monitor the implementation of the mitigation measures that have been adopted for the proposed project through a project-specific MMRP (see attached Appendix I). Any long-term monitoring of mitigation measures imposed on the overall Vista Del Mar development evaluated in 2004 (and again in 2008 and 2012), separate and apart from the proposed project, will be implemented through the 2004 FEIR MMRP.

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## SECTION 2: PROJECT DESCRIPTION

### 2.1 - Location and Setting

#### 2.1.1 - Location

The project site is located within the southwest portion of the City of Pittsburg, Contra Costa County, California (Exhibit 1). The project site consists of approximately 57.81 acres and is bounded by California State Route 4 (SR 4) on the north, West Leland Road and the Vista Del Mar Subdivision to the south, the San Marco development, containing residential developments of varying densities, on the west, and an undeveloped area on the east (Exhibit 2). The site is approximately 0.5 miles from the Pittsburg/Bay Point BART Station to the east. In addition, the Keller Canyon Landfill is located approximately 1.5 miles to the southeast of the project site, and a Pacific Gas & Electric (PG&E) transmission line easement is located 1,200 feet to the south of the project site.

#### 2.1.2 - Characteristic of Existing Project Site

The northern boundary of the site, south of SR 4, includes a slight slope gradient between the project site and the highway. There are no notable creeks or ridgelines located on the project site, but intermittent drainage ditches are located throughout and there is evidence of previous grading activity. Along the northern side of the project site is an approximately 7-acre detention basin. Most of the surrounding area is developed with a mix of residential and commercial uses in various densities.

#### 2.1.3 - General Plan and Zoning

The site of the proposed project was originally part of a larger property purchased in 1917 by Virginia Alves for use as a cattle ranch and grazing land. The Alves property served many purposes over the years, including manufacturing, commercial, and ranching endeavors. In 2001, the City of Pittsburg adopted a comprehensive General Plan update designating the Alves property for future development with a mix of open space, residential, and commercial uses. Specifically, the *2001 City of Pittsburg General Plan* ("General Plan") and its accompanying certified EIR anticipated development in Alves Ranch as follows (General Plan Policy 2-P-89.):

- Up to 306 Hillside Low and Low Density units, and 794 Medium and High Density residential units; and,
- Up to 20 acres of Business Commercial between West Leland Road and State Route 4.

The General Plan land use designation for the project site is a combination of *Business Commercial and High Density Residential*. The western portion of the project site is zoned CO-P (Office Commercial with a Master Plan Overlay, Ordinance No. 04-1230) District and the remaining portion of the project site is zoned RH-P (High-Density Residential with a Master Plan Overlay, Ordinance No. 04-1230). The proposed project's design requires a minor modification to the location of some portions of the residential and commercial uses; however, the overall proposed land uses and residential density remain consistent with the development program identified for the Alves site as dictated by the General Plan land use designations (General Plan Figure 2-2) and the Southwest Hills

planning area diagram (General Plan Figure 2-4K). Relevant General Plan Goals and Policies are incorporated throughout the 2004 FEIR and related mitigation measures and remain applicable to this analysis since the proposed project would be required to adhere to all relevant General Plan Policies and Goals.

## 2.2 - Project Background

### 2.2.1 - 2004 Vista Del Mar Certified EIR

In 2004, William Lyon Homes, Inc. and Alves Ranch, LLC submitted a plan to develop approximately 293-acres of the Alves' property as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units, approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site. The City prepared the 2004 FEIR to analyze the potential environmental impacts associated with the Vista Del Mar development.

The 2004 EIR contemplated high density residential, business commercial, and detention basin land uses on the 57.81-acre project site north of West Leland Road. The 2004 EIR assumed that the northern portion of the Vista Del Mar development (i.e. the 2018 proposed project site) would include 563 housing units on 32.1 acres and 257,500 square feet of commercial building space on 14.78 acres, along with a 7.56-acre detention/water quality control basin site.

The 2004 EIR identified the significant environmental effects that could result from implementation of the development as well as the ways in which those impacts could be feasibly reduced to less than significant levels, either through the imposition of mitigation measures or through the implementation of specific alternatives. After a detailed analysis and implementation of relevant mitigation measures, the City identified a total of nine significant but unavoidable impacts associated with the 2004 Vista Del Mar development project:

- visual factors (one significant unavoidable impact);
- traffic and circulation (five significant unavoidable impacts);
- cultural and historic resources (one significant unavoidable impact);
- noise (one significant unavoidable impact); and
- air quality (one significant unavoidable impact).

The City concluded that the Vista Del Mar development was generally consistent with the land use designations in the Pittsburgh General Plan and, on October 18, 2004, certified the 2004 Final EIR (FEIR) for the Vista Del Mar development. On November 29, 2004, the City adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP).

After certifying the 2004 FEIR, the City granted a General Plan Amendment to change the distribution of residential densities within the Vista Del Mar development area, executed a development agreement, and amended the zoning for the entire 293-acre site.





Source: Census 2000 Data, The CaSIL.

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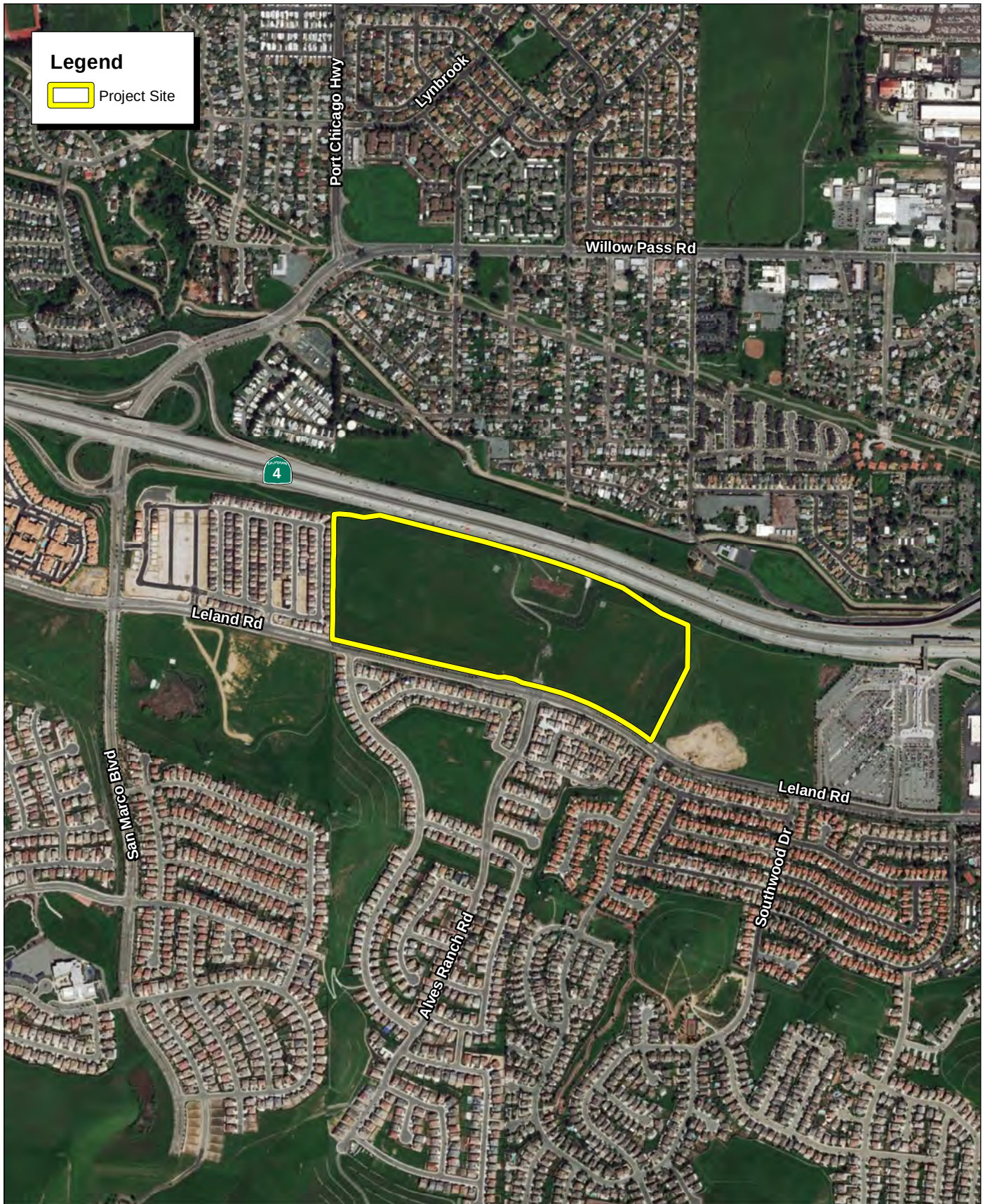
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**Exhibit 1**

**Regional Location Map**

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Source: ESRI Aerial Imagery.

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## Exhibit 2 Local Vicinity Map Aerial Base

CITY OF PITTSBURG • ALVES RANCH PROJECT  
3RD ADDENDUM TO THE 2004 VISTA DEL MAR EIR

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### 2.2.2 - 2008 “Alves Ranch Addendum #1” and 2009 Revised Project

In August 2008, a revised development plan was proposed for the approximately 57.81-acre portion of the 2004 Vista Del Mar development, located north of West Leland Road. These changes contemplated development of up to 308 multifamily units (including 93 affordable housing units), and 170 single-family detached units (478 units total) on 31.7 acres; the plan also included 221,500 square feet of commercial floor space on approximately 14.0 acres. The 2008 development plan required the approval of: 1) a rezoning to establish a Development Master Plan, 2) a vesting tentative subdivision map, and 3) design review. An addendum was prepared to analyze whether the proposed changes were adequately addressed in the 2004 FEIR (“2008 Addendum”). The 2008 Addendum concluded that the revised development plan would contribute to eight of the nine significant unavoidable impacts identified in the 2004 FEIR; however, none of the significant unavoidable impacts involved a new significant impact or a more severe significant impact than those previously identified and addressed in the statement of overriding considerations accompanying the 2004 FEIR. The City considered, but did not approve, the 2008 Addendum in the fall of 2008.

After the preparation of the 2008 Addendum, the City and the applicant continued to refine the revised development plan, making minor changes to the site plan and project design before approving the revisions and the 2008 Addendum on January 20, 2009 (Ordinance No. 08-1312). Differences between the proposal originally analyzed in the 2008 Addendum, and the development ultimately approved by the City on January 20, 2009, were addressed in a letter attached to the 2008 Addendum, dated December 2008. Consistent with the 2004 FEIR, the January 20, 2009, approval ultimately anticipated the development of up to 560 housing units (a slight decrease from the 563 units analyzed in the 2004 FEIR), a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area (a slight decrease from the originally approved 257,000 square feet analyzed in the 2004 FEIR).

### 2.2.3 - 2012 “Vista Del Mar Addendum #2” and 2012 Revised Project

In 2012, the City adopted a second addendum to the 2004 FEIR that analyzed a request to amend the General Plan designations of approximately 20.4 acres of land within the Vista Del Mar development. The amendment changed the 20.4 acres from *Low Density Residential* or *Hillside Low Density Residential* to *Open Space*, and also amended the adopted PD Plan (PD 04-1230) to reflect the changes of the two locations from “Single Family Residential” and “Estate Lots” to “Open Space.” These areas were subsequently included in the Geological Hazard Abatement District (GHAD) established to address and appropriately mitigate the identified geotechnical hazards within the Vista Del Mar development area.

This Vista Del Mar Addendum #2 (“2012 Addendum”) affected the portion of the Vista Del Mar development area south of West Leland Road, which does not involve the project site and thus is not under consideration within this addendum document; however, it suffices as the second addendum document to the 2004 FEIR.

William Lyon Homes is now requesting additional modifications to the initial project design analyzed in the 2004 FEIR and the revised design analyzed in the 2008 Addendum and the 2012 Addendum, as described more fully in Section 2.3, Project Characteristics.

## 2.3 - Project Characteristics

### 2.3.1 - Project Summary

The proposed project consists of the development of the approximately 57.81-acre project site north of West Leland Road with 346 housing units on approximately 25.93 acres and up to 140,000 square feet of retail/commercial uses, including a grocery store of approximately 40,000 square feet, on approximately 12.0 acres. The proposed project also proposes to relocate the retail/commercial uses to the center of the project site, with residential uses to be located on the northern, eastern, and western edges.

As anticipated in the 2004 FEIR, the proposed project includes a detailed development plan for the project site (excluding the detention basin area). Table 1 provides a summary and comparison of the proposed project with the 2004 FEIR land use assumptions, as well as the development plan revisions analyzed in the 2008 Addendum. As shown in Table 1, the proposed project as currently envisioned involves less development than was evaluated and disclosed in the 2004 FEIR and the 2008 Addendum. Exhibit 2 illustrates the preliminary site plan for the proposed project.

**Table 1: Summary of Proposed Project Changes for the Project Site between 2001 and 2018**

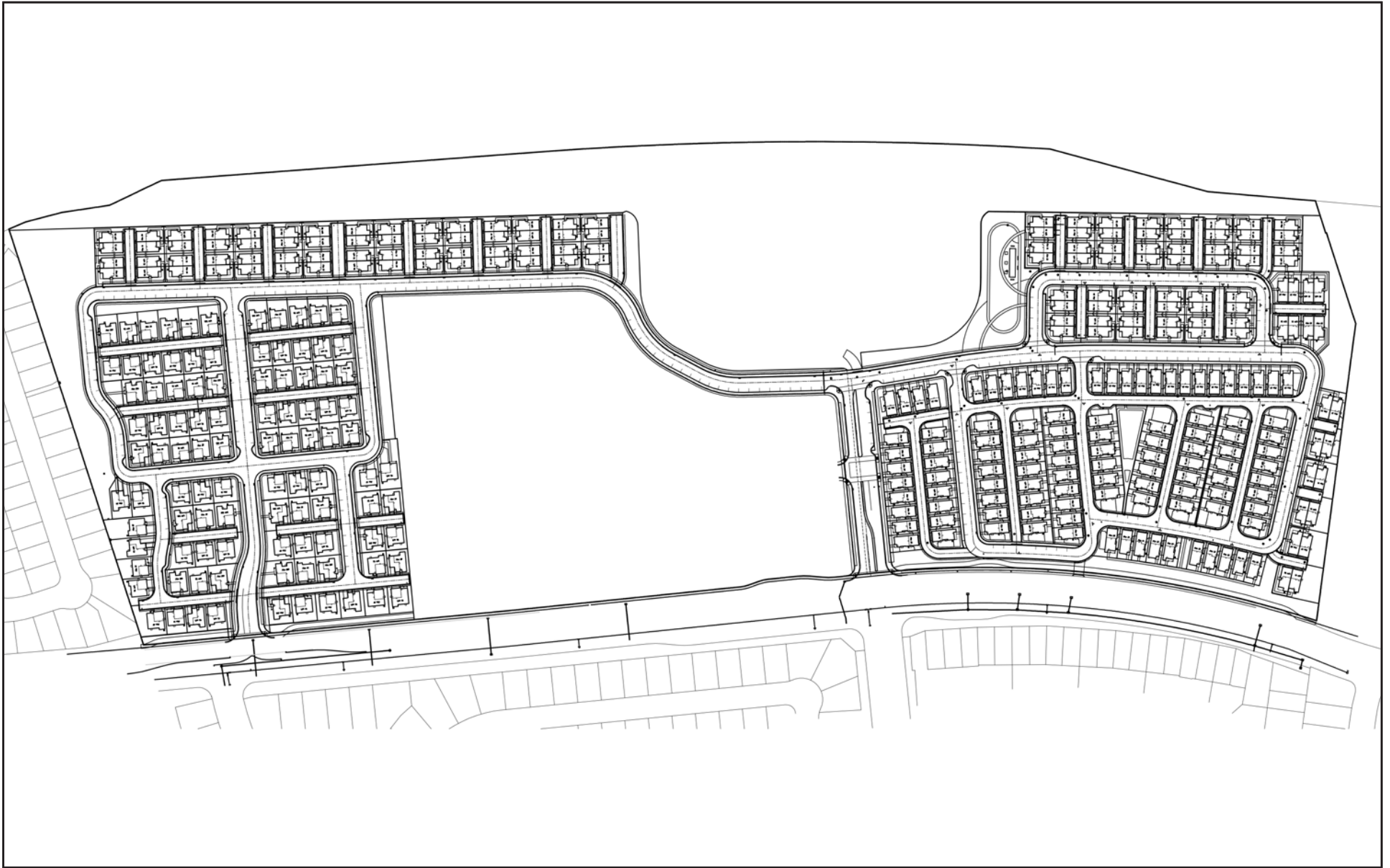
| Planning Document                    | Residential Acres | Residential Units | Overall Residential Density | Commercial Floor Area                                                                                |
|--------------------------------------|-------------------|-------------------|-----------------------------|------------------------------------------------------------------------------------------------------|
| 2001 City of Pittsburgh General Plan | —                 | 1,100             | —                           | * The General Plan anticipates up to 20 acres of Business commercial development in the project area |
| 2004 Final EIR                       | 32.10             | 563               | 17.54                       | 257,000 on 14.78 acres                                                                               |
| 2008 Addendum                        | 31.66             | 478               | 15.10                       | 221,500 on 13.98 acres                                                                               |
| 2009 Approved Project                | 31.66             | 560               | 17.70                       | 221,500 on 13.98 acres                                                                               |
| 2012 Addendum and Approved Project   | N/A               | N/A               | N/A                         | N/A                                                                                                  |
| 2018 Proposed Project                | 25.93             | 346               | 13.34                       | 140,000 on 12 acres                                                                                  |

The specific differences between the 2004 FEIR development and the proposed project are described in more detail below.

### 2.3.2 - Proposed Land Uses

**Residential.** The proposed project contemplates a total of up to 346 housing units, as well as 10 accessory dwelling units (ADUs), on approximately 25.5 acres, for an overall residential density of approximately 14 units per acre. As shown on the preliminary site plan (Exhibit 3), the proposal provides for a range of housing types and densities, including:

- 136 “Duet” units on approximately 7.1 acres, for a gross density of 19.15 units per acre;
- 110 “Alley” units on approximately 9.2 acres, for a gross density of 11.96 units per acre; and
- 100 “Traditional” units, as well as 10 ADUs, on approximately 9.2 acres, for a gross density of 10.87 units per acre.



Source: WHA Architects, Planners, Designers.



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The 2004 FEIR previously identified a 32.1-acre RH-D (High Density Residential) District area and provided for development of 563 residential units with an overall residential density of 17.53 units per acre. The 2008 Addendum analyzed the reduced development of 478 units in the project area for an overall density of 15.10 units per acre, but the City ultimately approved 560 units with a density of 17.70 units per acre.

The proposed project includes fewer single-family attached units (393 compared to 136 units) and slightly more single-family detached lots (167 compared to 210). Overall, the proposed project includes 214 fewer housing units and a lower overall residential density compared to the 2009 approval.

The location of residential uses would be adjusted, as compared to the location identified in the 2004 FEIR and the 2009 approval. As shown in Exhibit 3, Neighborhoods A2 (comprising 60 units) and D (comprising 100 units) would be located along the western side of the project site, which is currently zoned CO-P District. This change would improve circulation, site accessibility, and compatibility with neighboring residential uses; however, it would require a zoning change/master plan amendment to allow residential development in this area.

**Residential Open Space and Trails.** The proposed project contemplates several open space areas. A total of approximately 0.9 acre for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space are contemplated. The open space areas would be owned and maintained by the homeowners association(s) of the adjoining neighborhoods.

As part of the proposed project, an approximately 12-foot-wide Class I trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk to the west. Therefore, subsequent to the completion of the proposed project, the sidewalk gap would be reduced to approximately 1,100 feet on the north side of West Leland Avenue between Woodhill Drive and the BART access roadway. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the proposed project.

**Retail/Commercial.** The proposed project contemplates approximately 140,000 square feet of general commercial uses on approximately 12 acres. As part of the retail/commercial component, the proposed project contemplates approximately 40,000 square feet for development of a grocery store. The retail/commercial portion of the proposed project would be relocated from the western side to the center of the site. Circulation would be modified to accommodate this revision.

The 2004 FEIR included 257,500 square feet of business commercial floor area on 14.78 acres and the 2008 Addendum analyzed 221,500 square feet of business commercial floor area on 13.98 acres. The proposed project would therefore remain within the square footages evaluated and disclosed in the 2004 FEIR and the 2008 Addendum, and would remain consistent with the land uses anticipated in the 2001 General Plan.

**Utility Infrastructure.** The capacity of the existing stormwater detention facility on-site would be increased to a total of approximately 6.2 acre-feet as part of the proposed project design to

accommodate anticipated stormwater peak discharges. The increase in capacity will be accomplished by raising the outfall by 2 feet, thereby accommodating more water in the facility.

**Roadway Infrastructure.** Access to the residential portion of the project site is proposed from two locations on West Leland Road. As part of the proposed project, Alves Ranch Road would be extended north into the site and would form the fourth leg of an existing signalized intersection with West Leland Road. A full access unsignalized intersection is also proposed on West Leland Road, west of Alves Ranch Road. This unsignalized intersection would be off-set from Tomales Bay Drive, which would remain a right-in/right-out side-street stop-controlled intersection. A separate entrance to the commercial portion of the project off of West Leland Road would also be constructed at a later date. An additional emergency vehicle access location would be provided on the eastern portion of the site south of Neighborhood C, approximately 750 feet east of Alves Ranch Road.

## 2.4 - Discretionary Approvals

The proposed project requires the following discretionary approvals from the City of Pittsburgh:

- Rezoning
- Vesting Tentative Subdivision Map
- Design Review



## SECTION 3: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result that could trigger additional environmental review (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (*CEQA Guidelines* Section 15162).

The questions posed in the checklist come from Appendix G of the *CEQA Guidelines*. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but rather that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the FEIR. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

This 3<sup>rd</sup> addendum addresses the conclusions of the 2004 FEIR.

### 3.1 - Explanation of Checklist Evaluation Categories

#### (1) Conclusion in 2004 FEIR and Related Documents

This column summarizes the conclusion of the 2004 FEIR relative to the environmental issue listed under each topic.

#### (2) Do the Proposed Changes Involve New Impacts?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(1), this column indicates whether the changes represented by the proposed project will result in new significant environmental impacts not previously identified or mitigated by the 2004 FEIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

#### (3) New Circumstances Involving New Impacts?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the proposed project is undertaken that will require major revisions to the 2004 FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

#### (4) New Information Requiring New Analysis or Verification?

Pursuant to *CEQA Guidelines* Section 15162, subd. (a)(3)(A–D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2004 FEIR was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this addendum were to find that the conclusions of the 2004 FEIR remain the same such that no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental review would be required.

## **(5) Mitigation Measures Implemented to Address Impacts**

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the 2004 FEIR provided mitigation measures to address effects in the related impact category. Any previously adopted mitigation measures will be identified. The addendum analyses will also address whether any proposed revisions to previously adopted mitigation measures are recommended. These mitigation measures will be implemented with the construction of the 2018 proposed project, as applicable. If “N/A” is indicated, the 2004 FEIR concluded that the impact either would not occur or is not significant, and, therefore, no additional mitigation measures are needed.

## **3.2 - Discussion and Mitigation Sections**

### **(1) Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue (both with respect to the original 2004 FEIR and the 2018 proposed project), how the proposed project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

### **(2) Mitigation Measures**

Applicable mitigation measures from the 2004 FEIR that apply to the proposed project are listed under each environmental category. It was determined that no new mitigation measures beyond those identified in the 2004 FEIR are necessary for purposes of addressing impacts of the 2018 proposed project.

### (3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

| Environmental Issue Area                                                                                                                                                  | Conclusion in 2004 FEIR                                                                              | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|
| <b>I. Aesthetics</b>                                                                                                                                                      |                                                                                                      |                                                                         |                                                                     |                                                         |                                                             |
| <i>Would the project:</i>                                                                                                                                                 |                                                                                                      |                                                                         |                                                                     |                                                         |                                                             |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                   | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                  | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                                       | Significant and unavoidable (only with respect to Impact 5-3 related to power lines) with mitigation | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2 (MM 5-3 does not apply to the proposed project) |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                     | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |
| e) Conflict with any applicable land use plan, policy, or regulation adopted by the City of Pittsburg for the purpose of avoiding or mitigating an adverse visual impact? | Less than significant with mitigation                                                                | No                                                                      | No                                                                  | No                                                      | 5-1 and 5-2                                                 |

## Discussion

Aesthetic impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of visual factors. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance. Impacts 5-1, 5-2, and 5-3 and the related aesthetics impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR did not identify any significant impacts to scenic views or vistas as a result of the Vista Del Mar development. The 2004 FEIR did conclude that the proposed conversion of the northern portion of the Vista Del Mar development area to high density residential and business commercial development could result in a substantial degradation of the visual character and quality of this area as viewed from community vantage points to the north and east (Impact 5-1). The City concluded that this potential impact associated with development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measures 5-1 and 5-2.

### Proposed Project Analysis and Conclusion

The proposed project is on a portion of the same site as the Vista Del Mar development previously analyzed in the 2004 FEIR and contemplates the same general uses. The proposed project contemplates less commercial acreage and a minor shift in the location of the commercial component of the proposed project from the western side to the center of the site; however, the overall footprint of the proposed project does not differ from the previously approved project. In addition, the proposed project contemplates buildings of the same height and character as previously approved and would be required to comply with all relevant requirements of 2004 FEIR Mitigation Measures 5-1 and 5-2. Residential building heights would range from 25 feet to 30 feet depending on the architectural style of the proposed residential development. The residential areas of the proposed project would include landscaping, sloping rooflines, and natural materials in keeping with General Plan Goal 4-G-5 emphasis on maintaining the rural character of the area. Commercial buildings would be limited to 35 feet.

The proposed project would be required to adhere to the relevant policies and programs set out in the 2004 FEIR. No new scenic vistas, corridors, resources, or views in the project vicinity have been established. For the reasons set forth above, the proposed project would not result in any significant visual changes beyond those analyzed in the 2004 FEIR, and impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

There are no designated State scenic highways in the City (California Scenic Highway Mapping System, 2016), and there has been no change in the designation of SR 4 through the project site for the proposed project. Therefore, the proposed project would not impact the scenic resources of any state designated scenic highway. However, as noted in the 2004 FEIR, the segment of SR 4 north of the project site is a County-designated Scenic Highway. Accordingly, the 2004 FEIR (as well as the 2008 Addendum) extensively discussed potential impacts on the views from SR 4. In the discussion of Impact 5-1 and 5-2, the 2004 FEIR concluded that development of residential and commercial uses contemplated on the project site, while consistent with the General Plan, could substantially change the character and quality of views from SR 4. 2004 FEIR Mitigation Measure 5-2 incorporates several design requirements to reduce the impact to views from SR 4, including limits on building heights, the imposition of appropriate setbacks, and the inclusion of landscaping. The City also refined 2004 FEIR Mitigation Measure 5-2 when making project approvals in 2009 to require that adequate landscaping be placed along the outer edge (southern side) of the SR 4 sound wall. With these mitigation measures, the City concluded that development north of West Leland Road on the project site would result in less than significant impacts related to the County-designated Scenic Highway.

**Proposed Project Analysis and Conclusion**

The site of the proposed project is located on the same parcels previously analyzed and proposed development would remain within the same footprint; however, the proposed project contemplates slightly less overall development, which would further reduce the visual impact of buildings. As shown in Exhibit 3, the proposed project would provide vegetation along West Leland Road and between SR 4, consistent with applicable General Plan policies and 2004 FEIR Mitigation Measure 5-2. The reduced density would allow for visual separations between buildings sufficient to preserve through views of the hills from SR 4 as contemplated in 2004 FEIR, and would not result in any new or increased significant impacts to SR 4, because the proposed project does not contemplate any new or increased development activity than what was previously assumed.

2004 FEIR Mitigation Measure 5-1 and 5-2 remain applicable to the proposed project, and would be enforced through implementation of the proposed project's MMRP. Additionally, there has been no change in the designation of SR 4 that would require additional analysis. Similar to the 2004 FEIR, impacts of the proposed project would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

In 2004 FEIR Impact 5-3, it was determined that the publicly accessible areas proximate to the proposed homes closest to PG&E's electrical transmission lines would have views that were substantially and adversely diminished. However, this impact is not applicable to the proposed

project. Impact 5-3 is specific to the publicly accessible areas proximate to residences within 200 feet of the PG&E transmission line easement. The proposed project is located approximately 1,200 feet north of the transmission line; therefore, this impact is not applicable to the proposed project, and no further analysis of this impact is required.

In Impact 4-3, the 2004 FEIR indicated that the residential development densities may conflict in visual character and scale with the adjoining Oak Hills Park neighborhood; effects that may be inconsistent with the General Plan, which calls for project compatibility with existing surrounding land uses and use of buffering to separate incompatible uses. As described in 2004 FEIR Impacts 5-1 and 5-2, it was also determined that the proposed conversion of the northern portion of the Vista Del Mar development area to high-density residential and business commercial development could result in a substantial degradation of the visual character and quality of the area. To mitigate potential impacts, the City adopted 2004 FEIR Mitigation Measures 5-1 and 5-2. These mitigation measures require that new developments include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and implementation of light and glare (including outdoor lighting) plans. The criteria in 2004 FEIR Mitigation Measures 5-1 and 5-2 further limit building heights, identify the need for visual separations, and require landscaping surrounding the development to visually screen commercial and residential development on the project site. The City concluded that, with the exception of the significant and unavoidable impact identified in Impact 5-3, development was consistent with the applicable provisions of the General Plan and implementation of the proposed design guidelines and mitigation measures reduced the impact to visual character and quality to a less than significant level.

### **Proposed Project Analysis and Conclusion**

Development under the proposed project contemplates buildings on the same site and of similar character as previously analyzed. The density of development would be substantially reduced from the previously approved 560 residential units (as revised pursuant to the 2008 Addendum) to 346 units, and the commercial portion of the project would be substantially reduced from 221,500 square feet to 140,000 square feet. The reduction in density and intensity would further reduce aesthetic impacts associated with the buildings themselves and would not result in any increased significant impact or new significant impact as compared to the greater development density and intensity analyzed in the 2004 FEIR. The proposed project would be required to comply with 2004 FEIR Mitigation Measures 5-1 and 5-2, which limit building heights, require visual separations, and require landscaping surrounding the development to visually screen the commercial and residential development. Further, the proposed project includes landscaping in both the residential and commercial areas of the project and establishes setbacks. The proposed project also incorporates open space amenities into the design of the residential neighborhoods (in keeping with GP goals and policies 24'–26, 24'–89, 4-G-4, 4-P-9) which further lessens the visual impact consistent with the development contemplated by the 2004 FEIR. As stated in the 2004 FEIR, all design refinements must be incorporated in the proposed project to the satisfaction of the Planning

Commission, as determined through the City's normal design review process. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, impacts to the visual character or quality of the site associated with implementation of the proposed project have already been accounted for and analyzed within the 2004 FEIR, and no new significant impacts or any substantial increase in the severity of previously identified significant impacts would occur.

**d) Summary of 2004 FEIR**

The 2004 FEIR did not identify any significant light or glare impacts associated with development of residential and commercial uses on the project site. However, the 2004 FEIR required implementation of 2004 FEIR Mitigation Measures 5-1 and 5-2 which would further reduce potential aesthetic impacts related to light and glare to ensure they remain less than significant.

**Proposed Project Analysis and Conclusion**

The proposed project would involve commercial and residential development that is generally consistent with what was previously envisioned and analyzed in the 2004 FEIR and later approved pursuant to the 2008 Addendum. The proposed project contemplates a reduction in residential density and commercial square footage compared to the previously approved project and would not involve any land uses or operations that would cause an increase in the potential for light and/or glare impacts beyond what was previously analyzed. Therefore, the proposed project would not result in any changes to the previously certified EIR associated with light or glare. Nonetheless, the applicable mitigation measures set forth within the previous 2004 FEIR would be required. As identified in the Mitigation Monitoring and Reporting Plan, the proposed project would be required to comply with 2004 FEIR Mitigation Measures 5-1 and 5-2 and all applicable General Plan policies and goals. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR found that development of the project site was generally consistent with the General Plan and other applicable land use policies related to avoiding or mitigating an adverse visual effect. To ensure that development would be consistent, the City adopted 2004 FEIR Mitigation Measures 5-1 and 5-2 incorporating General Plan goals and policies. Incorporation of these mitigation measures and general plan goals and policies would reduce impacts to a less than significant level.

**Proposed Project Analysis and Conclusion**

The proposed project contemplates a similar mix of commercial and residential uses, at reduced density and intensity, on the same site as the previously analyzed and approved project. The proposed project would be required to adhere to 2004 FEIR Mitigation Measures 5-1 and 5-2 and all applicable General Plan goals and policies. Compliance with 2004 FEIR



Mitigation Measure 5-2 includes specific requirements with respect to views from SR 4 to ensure that the proposed project is consistent with the City's General Plan goals and policies. Similar to the 2004 FEIR, impacts would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Aesthetics mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 5-1** To minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the project shall include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and light and glare (including outdoor lighting), which to the satisfaction of the Pittsburg Planning Commission, as determined through the City's design review process, will sufficiently minimize the degree of adverse impact on the general visual character of the project site. Based upon related land use and urban design goals and policies set forth in the City of Pittsburg General Plan and General Plan EIR, these project design refinements should include some combination of the following:
- Incorporate natural creeks and open space amenities into the design of project residential neighborhoods (in keeping with GP goals and policies 24'-26, 24'-89, 4-G-4, 4-P-9).
  - Maintain the general character of on-site hill forms (in keeping with GP goals 2-G-31 and 2-P-89).
  - Plant trees and other vegetation along West Leland Road and other project collector and arterial roadways in order to maintain the sense of "rural" open space at the City's southern boundary (in keeping with GP policy 4-P-6).
  - Consider use of single-loaded peripheral residential streets at the southern and western edges of the project residential areas south of West Leland Road in order to encourage residential development at these outer edges to face outwards toward the rural landscape and prevent a solid wall of residential backyard fences (in keeping with GP policy 4-P-7).
  - Map all on-site natural features as part of future project development applications, including landforms, rock outcroppings, creekways and ridgelines, and during development and design review, ensure that site layouts are sensitive to these mapped features (in keeping with GP policy 4-P-9).

- Emphasize a sense of rural character in the design and construction of project hillside homes, including extensive landscaping, sloping rooflines, and use of natural materials (in keeping with GP goal 4-0-5).
- Preserve on-site natural creeks and drainage courses as close as possible to their natural locations (in keeping with GP policy 4-P-14).
- Encourage flexible (varying) residential setbacks in hillside residential areas (in keeping with GP policy 4-P-18 and GP Figure 4-5).
- Encourage architectural designs in hillside residential areas that reflect the undulating forms of the hillside setting, such as “breaking” buildings and rooflines into several smaller components (in keeping with GP policy 4-P-23 and GP Figure 4-6). Building forms in such areas should be “stepped” to conform to site topography.
- Encourage residential rooflines that are oriented in the same direction as the natural hillside slope (in keeping with GP policy 4-P-25).
- Use building colors and textures reflective of the surrounding hillside landscape, with roof colors tending toward darker earth tones so that they are less visible from adjacent and upslope on-site and off-site vantage points (in keeping with GP policy 4-P-26). Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27).
- **Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27)**
- To the extent possible, align project residential streets along natural grades (in keeping with GP policy 4-P-28).
- Encourage construction of split roadways in steeper hillsides where appropriate (in keeping with GP policy 4-P-29).
- Provide on-street parking along hillside road in parking bays where topography allows (GP policy 4-P31).

**MM 5-2**

In addition to those listed under Mitigation 5-1, at later phases of the project (when detailed, design level applications are submitted for areas north of West Leland Road), incorporate the following design refinements into the project to the satisfaction of the Planning Commission:

- Ensure that proposed residential development in the project designated High Density Residential area is oriented with the lowest building heights adjacent to SR 4, and set back from the edge of SR 4 sufficiently to mitigate visual impacts (in keeping with GP goal 2-P-87).
- As part of the subsequent development review process, limit building heights and massing in the designated Business Commercial area and/or maintain visual separations within the area, sufficient to preserve through views of the hills from SR 4 and the Bay Point community north of SR 4 (in keeping with GP policy 4-P-3).
- Emphasize beautification of the SR 4 corridor in project landscape plans through a sensitive combination of highway edge landscaping and significant view corridor preservation (in keeping with GP Goal 4-0-12).

- Ensure that all on-site multifamily residential development proposed along SR 4 provides adequate landscaping along related new sound barriers (berms or walls—see Mitigation 14-1 in chapter 14, Noise) (in keeping with GP policy 4-P-64).
- **Ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall (2008 Addendum).**

## Conclusion

The aesthetic resource conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>II. Agricultural Resources</b>                                                                                                                                                                                                              |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                      |                         |                                                                         |                                                                     |                                                         |                               |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | No impact               | No                                                                      | No.                                                                 | No                                                      | N/A                           |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                           | No impact               | No                                                                      | No.                                                                 | No                                                      | N/A                           |
| c) Involve other changes to the existing environment which, due to their location or nature, could result in conversion of farmland to other non-agricultural use?                                                                             | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Agricultural resources impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential significant impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. As described in the 2004 FEIR, the project site is classified as grazing land by the California

Department of Conservation, and does not include any lands designated as Prime, Unique, or of Statewide Importance. Accordingly, the project would have no impact in this regard.

### **Proposed Project Analysis and Conclusion**

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as noted in the 2004 Draft EIR. Similar to the 2004 FEIR, the proposed project—which involves the same overall development footprint but with reduced density and intensity of uses—would not convert designated Important Farmland as described previously to a non-agricultural use. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would conflict with an existing zoning for agricultural use or Williamson Act contract. As discussed in the 2004 FEIR, the project site does not contain any land zoned for agricultural use or land under Williamson Act contract. Accordingly, the project would have no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the analysis in the 2004 FEIR, the project site does not contain any land zoned for agricultural use or land under Williamson Act contract. Accordingly, the project would have no impact in this regard. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would result in other changes that could lead to the conversion of Important Farmland to other non-agricultural use.

In Impact 4-2, the 2004 FEIR indicated that the residential boundary of the southern portion of the development site was adjacent to the Seecon property, which was under Williamson Act contract and actively grazed. The 2004 FEIR included a Mitigation Measure 4-2, which required notification to all prospective residents regarding the potential nuisances associated with abutting or nearby animal grazing. The implementation of Mitigation Measure 4-2 was found to reduce potential impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The 2018 proposed project is located north of West Leland Road, and would not result in the potential conflicts identified in the 2004 FEIR for the residential lots in the southern portion of the site. Accordingly, Mitigation Measure 4-2 would not apply to the 2018 proposed project, and no impact would occur in this regard. Therefore, the proposed project would not

introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### Mitigation Measures

No mitigation is required.

### Conclusion

The agricultural resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                   | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>III. Air Quality</b>                                                                                                                                                                                                                                                                    |                                             |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                  |                                             |                                                                         |                                                                     |                                                         |                               |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                            | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                         | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 15-2                          |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 15-2                          |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                     | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 15-1                          |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                    | N/A                                         | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Air quality impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of

significance. 2004 FEIR Impacts 15-1 and 15-2 and the related air quality impact discussions collectively address the above environmental issue areas as described below.

**a) Summary of 2004 FEIR**

When the 2004 FEIR was approved, the Bay Area was a designated nonattainment area for State and national ozone ambient air quality standards and as a nonattainment area for the state particulate matter (PM) standards for PM measuring 10 micrometers in diameter or less (PM<sub>10</sub>). The Bay Area Air Quality Management District (BAAQMD) prepares plans to attain ambient air quality standards in the San Francisco Bay Area Air Basin (SFBAAB), including ozone attainment plans for the national ozone standard and clean air plans for the California standard. The applicable plan at the time of the 2004 FEIR was the 1997 Clean Air Plan. No State PM<sub>10</sub> was prepared or required.

Projects that are consistent with the assumptions used in development of the 1997 Clean Air Plan are considered to not be in conflict with or otherwise obstruct the attainment of air quality levels identified in the relevant plan. Assumptions for emission estimates are based on population, employment, and land use projections taken from local and regional planning documents. As discussed in the 2004 FEIR, the contemplated development of up to 563 housing units and 257,500 square feet of commercial building space was generally consistent with the 2001 General Plan land use designations and maximum development capacities. As a result, the City concluded that impacts would be less than significant.

**Proposed Project Analysis and Conclusion**

Since the 2004 FEIR, BAAQMD has adopted the *2017 Clean Air Plan: Spare the Air, Cool the Climate*. The *2017 Clean Air Plan* incorporates the level of development assumed in the 2001 General Plan, which is consistent with the level contemplated by the proposed project. In fact, since the proposed project contemplates the development of 346 housing units compared to 563 housing units under the 2004 FEIR, the proposed project would result in a decrease in development intensity compared to the 2004 FEIR. Also, the proposed project would result in a decrease in the total commercial floor area from 257,000 square feet to approximately 140,000 square feet. Similar to the 2004 FEIR, the proposed project would result in a less than significant impact. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR determined that long-term operational emissions from the Vista Del Mar development could violate an ambient air quality standard or contribute substantially to an existing violation (Impact 15-2). Using the current model at the time of the analysis (URBEMIS 2002), the 2004 FEIR found that the Vista Del Mar development would generate 119 pounds per day of reactive organic gases (ROG), 121 pounds per day of nitrogen oxides (NO<sub>x</sub>), and 113 pounds per day of PM<sub>10</sub>. Those emissions exceeded the recommended threshold of 80 pounds



per day. This would result in potentially significant impacts. The 2004 FEIR Mitigation Measure 15-2 requires the proposed on-site commercial components to implement strategies to reduce traditional vehicle usage. However, even with implementation of 2004 FEIR Mitigation Measure 15-2, the City concluded that impacts would still be significant and unavoidable.

### **Proposed Project Analysis and Conclusion**

The BAAQMD *CEQA Air Quality Guidelines* include thresholds of significance that are applied to evaluate regional impacts of project-specific emissions of air pollutants and their impact on BAAQMD's ability to reach attainment (BAAQMD, 2017). These thresholds have been revised from 80 pounds per day for ROG, NO<sub>x</sub>, and PM<sub>10</sub> in the 1999 BAAQMD *CEQA Guidelines* to 54 pounds per day for ROG and NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub> in the 2017 BAAQMD *CEQA Guidelines*. The proposed project would result in a decrease in both the number of residential units and the square footage of commercial development compared to the 2004 FEIR. However, in terms of long-term operational impacts, the proposed project would generate a total of 7,810 trips per day, which is a slight increase from the estimate of 7,550 trips per day in the 2004 FEIR. This results in a net increase of 260 trips, or a nominal 3.4 percent increase from the estimate in the 2004 FEIR.

Although the overall daily trip generation would increase slightly from the previous estimates based on the changes in the commercial land use characteristics, the proposed project is anticipated to begin construction and operation in 2018, a much later date than assumed in the 2004 FEIR. In later years, advancements in engine technology, tailpipe emission standards, and turnover in the vehicle fleet result in lower emission rates. Therefore, even with the slight increase in vehicle trips associated with the proposed project, the decrease in the fleet average exhaust emission rates would offset the emissions from those nominal numbers of additional trips.

Consistent with the 2004 FEIR, emissions from the proposed project would be anticipated to exceed the recommended thresholds of significance. Implementation of 2004 FEIR Mitigation Measure 15-2 would be required. Considering the changes to the trip generation rates, emission factors, and recommended thresholds of significance, proposed project impacts would continue to remain significant and unavoidable. However, due to more stringent emissions standards and other technology as discussed above, the proposed project and minor increase in daily trips would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR**

According to the 2004 FEIR, BAAQMD guidance provides that projects that would individually have a significant regional air quality impact would also be considered to have a significant cumulative regional air quality impact. The development evaluated in the 2004 FEIR exceeded the thresholds of significance, and therefore, the City concluded that there would be a significant and unavoidable impact.

### **Proposed Project Analysis and Conclusion**

As discussed in III(c) above, the development evaluated in the 2004 FEIR would exceed thresholds of significance with respect to long-term operational impacts and result in significant and unavoidable impacts. Similarly, the proposed project would exceed thresholds of significance and result in significant and unavoidable impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **d) Summary of 2004 FEIR**

The BAAQMD CEQA Guidelines consider particulate matter to be the pollutant of greatest concern with respect to construction activities. BAAQMD does not have quantitative emission thresholds for fugitive dust. Fugitive dust emissions from construction activities can be greatly reduced by implementing specified control measures. BAAQMD recommends that all projects, regardless of the level of average daily emissions, implement applicable best management practices (BMPs), including those listed in the BAAQMD CEQA Guidelines.

The 2004 FEIR discussed construction activities, such as excavation and grading operations, that would generate exhaust emissions and fugitive particulate matter emissions that could result in elevated levels of particulate matter, creating a possible nuisance at residential, school, and other nearby properties. This represents a potentially significant Impact. The City concluded that implementation of the control measures included in 2004 FEIR Mitigation Measure 15-1 would be expected to reduce this impact to less-than-significant level.

### **Proposed Project Analysis and Conclusion**

#### *Construction*

Diesel exhaust poses both a potential health and nuisance impact to nearby receptors. The California Air Resources Board (CARB) has identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). High-volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic were identified as having the highest associated health risks from TACs. The dose, including the concentration of TACs and the exposure time, to which receptors are exposed is the primary factor used to determine health risk. Construction activities would occur intermittently for a short duration (approximately 30 months) at various locations on the project site, and at varying distances from sensitive receptors. Because of the relatively short duration of construction activities, and the majority of emission sources being located at varying distances from nearby receptors (ranging from 50 feet to 1,000 feet from the nearest receptors as equipment operates across the project site ), health risks due to diesel PM emissions would be less than significant and therefore, consistent with the 2004 FEIR.

Construction impacts of the proposed project would be similar to the analysis presented in the 2004 FEIR. Although there would be some decrease in the overall construction schedule and

amount of equipment required based on the reduced scale of proposed development, 2004 FEIR Mitigation Measure 15-1 would still be required to reduce fugitive dust emissions and ensure impacts remain less than significant.

#### *Operation*

Operation of the proposed project would involve residential and commercial land uses that would not be a substantial source of TAC emissions. As a result, implementation of 2004 FEIR Mitigation Measure 15-1 would ensure the proposed project's potential impacts are less than significant, similar to what was evaluated in the 2004 FEIR.

The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **e) Summary of 2004 FEIR**

The 2004 FEIR did not address impacts associated with whether the Vista Del Mar development would create objectionable odors.

#### **Proposed Project Analysis and Conclusion**

The land uses associated with the proposed project would be residential and commercial, which are not typically a generator of odor emissions, either during construction or as part of long-term operations. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people. The proposed impact would be less than significant. The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR.

### **Mitigation Measures**

Air Quality mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 15-1      Implement the following dust control measures during project construction activities:**
- (a) Water all active construction areas at least twice daily and more often during windy periods Active areas adjacent to existing land uses must be kept damp at all times or must be treated with non-toxic stabilizers or dust palliatives;**
  - (b) Cover all trucks hauling soil sand and other loose materials or require all trucks to maintain at least two feet of freeboard;**
  - (c) Pave or apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads parking areas and staging areas at construction sites;**
  - (d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites;**

- (e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;
- (f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;
- (g) Enclose, cover or water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- (h) Limit traffic speeds on unpaved roads to 15 miles per hour;
- (i) Install sandbags or other erosion control measures to prevent silt runoff from grading onto adjacent roadways paths and other paved areas and in particular into nearby drainage channels;
- (j) Replant vegetation in disturbed areas as quickly as possible;
- (k) Install windbreaks or plant trees as vegetative wind breaks at windward side(s) of construction areas;
- (l) Limit excavation and grading activity when winds' instantaneous gusts result in unmanageable dust; and
- (m) Limit the area subject to excavation grading and other construction activity at any one time.

**MM 15-2** Require on-site business commercial (office and retail) components of the project to implement strategies identified in the 2004 FEIR to reduce conventional vehicle usage by encouraging pedestrian bicycle and transit modes of travel. **Require project residential components to provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting.**

## Conclusion

The air quality conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                         | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>IV. Biological Resources</b>                                                                                                                                                                                                                                                                                  |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                        |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 11-5 through 11-10            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?                                                               | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                             | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                                                                                           | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                               | N/A                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Biological resources impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of biological resources. Exceptions include 2004 FEIR Mitigation Measure 11-2 that pertains to permits that have already been acquired and implemented, and Mitigation Measure 11-5 that pertains to areas south of West Leland Road. The remaining mitigation measures from the 2004 FEIR that identified potential impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance are discussed below.

- a) **Summary of 2004 FEIR.** The 2004 FEIR identified several species of concern on the Vista Del Mar development area. As a result, potentially significant impacts could occur. Therefore, the 2004 FEIR identified Mitigation Measures 11-3 through 11-10, which require that biological

surveys be conducted on-site prior to construction, and any mitigation imposed by the resource agencies be implemented, thereby ensuring that significant impacts to special status species are avoided or reduced to a less than significant level. The City concluded that impacts would be reduced to less than significant with incorporation of the above-identified mitigation.

### **Proposed Project Analysis and Conclusion**

The project site has already been graded as part of the Vista Del Mar development, which was constructed on the south side of West Leland Road between 2009 and 2015. However, for purposes of a conservative analysis and in accordance with the applicable mitigation measures, biological site surveys on the project site were conducted in June 2018 and found that no species of concern were present on-site. In addition, as noted in the June 2018 biological memorandum prepared in connection with this CEQA Addendum (Appendix A), no new significant biological resource issues were found on the site.

The proposed project would not trigger any significant impacts to biological resources beyond those analyzed in the 2004 FEIR, since the 2018 proposed project involves the same general uses within the same footprint. Therefore, similar to the findings in the 2004 EIR, impacts would be potentially significant with regard to potential impacts to certain identified species of concern. Implementation of 2004 FEIR Mitigation Measure 11-3, 11-4, and 11-6 through 11-10 would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

- b) Summary of 2004 FEIR.** The 2004 FEIR originally found that the development of the Vista Del Mar development area may be inconsistent the City's General Plan policies as they pertain to drainages and riparian areas or other sensitive habitats. The area to the south of West Leland Road includes seasonal creeks and drainages, with scattered trees and scrub cover that could provide habitat for nesting bird species.

The City concluded that the potential impact was less than significant with incorporation of 2004 FEIR Mitigation Measure 11-2, which required completion of a wetland delineation and implementation of any mitigation imposed. Since that time, 2004 FEIR Mitigation Measure 11-2 was fulfilled, as the wetland delineation was prepared and certified by the US Army Corps of Engineers (USACE), and a Wetlands Mitigation and Monitoring Plan was submitted, approved, and implemented, including the creation of mitigation ponds as required by the permit conditions.

### **Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to riparian or other sensitive habitats. The creeks and seasonal wetlands identified in the 2004 FEIR are located to the South of West Leland Road and would not therefore be affected by the 2018 proposed project. Therefore, the proposed project

would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR originally found that construction of the Vista Del Mar development may be inconsistent the City's General Plan policies as they pertain to drainages and wetlands. However, the City concluded that the impact was less than significant with incorporation of 2004 EIR Mitigation Measure 11-2, which required completion of a wetland delineation and implementation of any mitigation imposed. Since that time, 2004 EIR Mitigation Measure 11-2 was fulfilled, as the wetland delineation was prepared and certified by the USACE, and a Wetlands Mitigation and Monitoring Plan was prepared, approved, and implemented, including the creation of mitigation ponds as required by the permit conditions.

**Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to riparian or other sensitive habitats. The creeks and seasonal wetlands identified in the 2004 FEIR are located to the South of West Leland Road and would not therefore be affected by the 2018 proposed project. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR did not expressly analyze wildlife movement on the site. However, a less than significant impact would have been anticipated due to proximity to surrounding urban development and lack of high quality habitat on-site. The 2004 FEIR at page 11-10 states that due to the limited amount of tree and shrub cover. . . the creeks and drainages do not allow for concealed wildlife movement.

**Proposed Project Analysis and Conclusion**

Given the project site's already-graded status, its proximity to surrounding urban development, and the lack of high-quality habitat on-site, there are no significant wildlife movement corridors that would be significantly impacted by the proposed project. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR analyzed application of local policies or ordinances protecting biological resources, and identified impacts related to natural drainage courses as potentially significant based on potential conflicts with the proposal to construct the Vista Del Mar development.



However, the 2004 FEIR concluded that implementation of 2004 FEIR Mitigation Measures 11-1, which required consistency with local biological resources protection, including the actions required by the other 2004 FEIR biological mitigation measures (i.e., species surveys, protections where warranted, reseeding of cut and fill slopes, setbacks from natural drainage courses, etc.), would reduce this impact to less than significant.

#### **Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts to natural drainage courses on the project site, or otherwise result in any conflicts with other applicable local policies or ordinance protecting biological resources. As noted in the biological resource memorandum, the 2018 project site does not contain sensitive species or habitats, and would not therefore introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **f) Summary of 2004 FEIR**

The initial study prepared as part of the 2004 FEIR noted that the project site is not subject to any adopted Habitat Conservation Plan, and concluded that there would be no impact in this regard.

#### **Proposed Project Analysis and Conclusion**

The proposed project, which involves the same types of uses within the same general footprint as previously evaluated, but at a lower overall density and intensity, would not result in any new significant impacts in this regard. Since the 2004 FEIR was certified, the City of Pittsburg has become a party to the East Contra Costa County Habitat Conservation Plan (ECCC HCP), which identifies the site as a combination of ruderal and grasslands. However, the City's ordinance implementing the ECCC HCP exempts projects with vested rights as established by California law including Government Code Sections 65864 through 65869 ("development agreements"). Accordingly, it has been determined that no additional impact would occur and therefore no additional mitigation measures are required. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

### **Mitigation Measures**

Biological resources mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 11-1**      The ultimate determination whether the proposed project, after implementation of the mitigations identified in this EIR, is or is not inconsistent with one or more General Plan goals or policies, would be the responsibility of City officials assigned

such authority. In particular, interpretation of project consistency with City of Pittsburg General Plan policy is the ultimate responsibility of the City of Pittsburg Planning Commission and City Council.

In order to comply with City of Pittsburg General Plan policies 9-P-1 and 9-P-8, the project shall incorporate the following changes and mitigations into the project:

- (1) Implement Mitigations 11-3 through 11-12 which are discussed on the following pages (see Policy 9-P-1); and
- (2) **Reseed cut and fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No nonnative or invasive species shall be included in the mix (see Policy 9-P-8).**
- (3) The current preliminary version of the applicant's Mitigation and Monitoring Plan formulated for review by the resources agencies proposes preservation of approximately 3,300 linear feet of onsite drainages and onsite enhancement of approximately 1,000 linear feet of drainages.

The City of Pittsburg shall make the above items conditions of project approval and shall not approve grading plans until the above mitigations have been incorporated into the project to City satisfaction. During the local development review process, the City shall determine whether the applicant-proposed onsite drainage preservation program achieves project consistency with General Plan goals and policies related to creeks, or whether additional design measures are warranted.

**MM 11-3      The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the USFWS. To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a "non-jeopardy" Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.**

**MM 11-4      The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the CDFG (and the USFWS since the species has recently been federally listed). To satisfy the CDFG and USFWS, the applicant will need to: (1) consult with the CDFG and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFG and USFWS requirements, and in accordance with specifications discussed in Mitigation 11 1; and (4) salvage adults and/or larvae.**

- MM 11-6**      The applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS' survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, Section 2, of USFWS' 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFG personnel shall be contacted immediately. Implementation of this mitigation would reduce any project impacts on San Joaquin kit fox to a less-than-significant level.
- MM 11-7**      Completion of the CDFG-protocol surveys for burrowing owl shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct CDFG-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a Habitat Mitigation Plan and a Mitigation Agreement for any burrowing owls identified. The City shall receive copies of the approved Mitigation Plan and Mitigation Agreement between the applicant and the CDFG prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinate by the applicant with CDFG. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirement for burrowing owls shall be required by the City. Implementation of these measures would reduce this potential impact to a less-than-significant level.
- MM 11-8**      Completion of nesting surveys for these raptors and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:
- (1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below).
  - (2) Having a biological monitor present during all grading activity near the buffer zone; and
  - (3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.
- If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.

Implementation of this measures would reduce this potential impact to a less-than-significant level.

**MM 11-9** Completion of loggerhead shrike nesting surveys and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:

- (1) Establish a 250-foot fenced buffer zone around each active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for the bird shall be required by the City. Implementation of this mitigation would reduce this potential impact to a less-than-significant level.

**MM 11-10** Completion of California horned lark nesting surveys and establishment of CDFG-approved mitigation for any identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:

- (1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City. Implementation of this mitigation would reduce this potential impact to a less-than-significant level.

## Conclusion

The biological resources conclusions in the 2004 EIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                             | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>V. Cultural Resources</b>                                                                                         |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                            |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?    | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-2                          |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                 | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 12-1                          |

## Discussion

Cultural resource impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified two potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 12-1 and 12-2 and related cultural resources impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The California Historic Resource Information System (CHRIS) records search did not identify historic resources on or within 0.5 miles of the Vista Del Mar development area. The 2004 FEIR found that several on-site structures associated with previous ranch activity (located south of West Leland Road) are more than 45 years old and could qualify as historic structures. As a result, potentially significant impacts could occur. However, the 2004 EIR required

implementation of 2004 FEIR Mitigation Measure 12-2, which would ensure a historical resources survey would be conducted for all on-site structures meeting the requirements of section 5024.1(g) of the State Public Resources Code and, to the extent any historic resources are on-site, the survey would identify appropriate measures to mitigate any significant impacts. The City concluded that impacts would be reduced to less than significant with incorporation of mitigation.

### **Proposed Project Analysis and Conclusion**

The project site was graded as part of the Vista Del Mar development. An updated CHRIS records search was conducted on June 25, 2018 and found that no additional historic resources have been recorded at the project site since 2004. A pedestrian survey of the site conducted on June 25, 2018, confirmed that no structures remain at the site (see Appendix B). The proposed project does not anticipate any significant changes to historic resources beyond those analyzed in the 2004 FEIR.

Nevertheless, similar to the findings in the 2004 FEIR, impacts would be potentially significant with regard to unknown historic resources that could potentially be exposed as a result of construction. Implementation of 2004 FEIR Mitigation Measure 12-2 would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR noted that excavation and construction on the Vista Del Mar development area (which included the Alves Ranch project site) could uncover previously unknown prehistoric and archeological resources. As explained further in the 2004 FEIR, the CHRIS Northwest Information Center was contacted and it was determined that the Vista Del Mar development area was in an area with a moderate potential for undiscovered Native American sites. Therefore, the 2004 FEIR concluded that project-related grading and construction activities could uncover previously undiscovered prehistoric and archeological resources resulting in potentially significant impacts. However, the 2004 FEIR also concluded that with implementation of 2004 FEIR Mitigation Measure 12-1, this would reduce these impacts to a less than significant level.

### **Proposed Project Analysis and Conclusion**

The proposed project involves development within the same general footprint that was analyzed in the 2004 FEIR. However, the project site was previously graded as part of the Vista Del Mar development. An updated CHRIS records search was conducted on June 25, 2018, and found that no additional archeological resources have been recorded at the site since 2004. In addition, the Native American Heritage Commission (NAHC) was asked to perform a search of its Sacred Lands File (SLF), which returned negative results for recorded Tribal Cultural Resources at the site.

FirstCarbon Solutions (FCS) sent letters to the six tribal representatives identified by the NAHC on June 29, 2018 to further determine the potential for Native American sites on the project site, and no replies have been received to date.

An updated pedestrian survey conducted at the site on June 25, 2018, failed to identify any unrecorded archaeological resources within the project boundaries; however, visibility was poor due to grasses and ground cover that obscured the majority of the site (Appendix B). The proposed project does not anticipate any significant cultural resources changes beyond those analyzed in the 2004 FEIR. Furthermore, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would ensure that if any significant finds are uncovered, appropriate measures would be implemented to ensure that impacts are mitigated to a less than significant level, similar to the conclusions set forth in the 2004 FEIR. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR considered whether construction in the Vista Del Mar development area could potentially impact previously unknown paleontological resources. According to the 2001 General Plan EIR, potential paleontological resources could be unearthed during excavation and construction activities on the Vista Del Mar development area (including the Alves Ranch project site). However, the 2004 EIR concluded that with implementation of 2004 EIR Mitigation Measure 12-1, this would reduce potentially significant impacts to a less than significant level.

**Proposed Project Analysis and Conclusion**

The proposed project would be developed in the same general footprint as previously evaluated in the 2004 FEIR, and thus there is the possibility of uncovering previously unknown paleontological resources. Therefore, on June 11, 2018 a Paleontological Records Search was conducted by Dr. Ken Finger for FCS (see Appendix B) to determine the potential for paleontological resources to occur on the project site. No known paleontological resources are located within a half-mile radius of the project site based on the University of California Museum of Paleontology (UCMP) database. However, the project site is located on Pliocene nonmarine deposits and these soils have the potential to yield paleontological resources during construction and grading activities. Any activity that destroys paleontological resources would result in significant impacts. However, similar to the conclusions set forth in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would reduce impacts to less than significant. Therefore, the proposed project would not create or result in cultural resources impacts greater than evaluated in the 2004 FEIR. No further analysis is required.

**d) Summary of the 2004 FEIR**

The 2004 FEIR determined that construction in the Vista Del Mar development area could potentially disturb human remains, including remains interred outside of formal cemeteries. For these reasons, the 2004 FEIR determined that if inadvertent discovery of human remains occurred during construction activities, this would be a significant impact. Therefore, the 2004 EIR identified Mitigation Measure 12-1 as necessary to be imposed on the Vista Del Mar development to ensure impacts would be reduced to a less than significant level.

**Proposed Project Analysis and Conclusion**

Mass grading has previously occurred on the project site as part of the Vista Del Mar development and as part of this grading, 2004 FEIR Mitigation Measure 12-1 was implemented to ensure that impacts remained less than significant. However, because the proposed project would be located within the same general footprint as the development analyzed in the 2004 EIR, construction of the proposed project could uncover human remains during excavation, which would result in potentially significant impacts. Therefore, consistent with the conclusions in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 12-1, which would reduce impacts to less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**Mitigation Measures**

Cultural resources mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 12-1      Require that a qualified archaeologist be retained at applicant expense to monitor project-related on-site excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing; e.g. excavation by auger shovel or backhoe unit. The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures**



set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines shall be implemented. Specifically a data recovery plan which makes provisions for adequate recovery of the scientifically consequential information about the site shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e. the NWIC at Sonoma State University). If Native American artifacts are indicated the plan shall also be submitted to the Native American Heritage Commission (NAHC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 archaeological sites. The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and or required by the City. If human remains are found special rules set forth in State Health and Safety Code section 70505 and CEQA Guidelines section 15126.4(b) shall apply. The identified mitigations shall be undertaken to City satisfaction if necessary prior to resumption of grading activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data provided that the data are available for review at the California Historical Resource Regional Information Center CEQA Guidelines section 15126.4(b) Implementation of these measures will reduce this potential impact to a less-than-significant level.

**MM 12-2**

The Applicant shall hire a qualified archaeologist or architectural historian to conduct a historical resources survey HRS for all on site ranch structures which appear to be over 45 years old, meeting the requirements of section 50241(g) of the State Public Resources Code. Further mitigation shall not be required if the City accepts an HRS finding that none of the existing on-site ranch structures is a significant historic resource as defined in CEQA Guidelines section 15064.5(a). For any project action that may cause a substantial adverse change in one or more HRS-identified potentially significant historic resources the applicant shall incorporate measures that would seek to improve the affected historic resource in accordance with either of the following publications:

- Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating Restoring and Reconstructing Historic Buildings, or
- Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

## Conclusion

The cultural resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                               | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|
| <b>VI. Geology and Soils</b>                                                                                                                                                                                                                                                           |                                       |                                                                         |                                                                     |                                                         |                                         |
| <i>Would the project:</i>                                                                                                                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                                         |
| a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:                                                                                                                                                           |                                       |                                                                         |                                                                     |                                                         |                                         |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | No impact                             | No                                                                      | No                                                                  | No                                                      | None.                                   |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1                                    |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1                                    |
| iv) Landslides?                                                                                                                                                                                                                                                                        | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-1 and 10-2                           |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-9                                    |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral                                                                                                       | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-3, 10-4, 10-5, 10-6, 10-8, and 10-12 |

| Environmental Issue Area                                                                                                                                                             | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| spreading, subsidence, liquefaction or collapse?                                                                                                                                     |                                       |                                                                         |                                                                     |                                                         |                               |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 10-7                          |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Geology and soils impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified 12 potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 10-1 through 10-12 and related geology and soils impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR (Surface Rupture, Seismic Shaking, and ground failure, including liquefaction)

**Surface rupture:** The 2004 FEIR determined that there are no active or potentially active faults or traces on the project site. Accordingly, there would be no impact related to surface rupture.

**Groundshaking:** The project site is located in the San Francisco Bay Area and thus at risk of moderate to high ground shaking. The 2004 FEIR determined that adherence to California Building Code requirements would ensure that potential impacts related to seismic groundshaking would be reduced to a less than significant level

**Ground failure due to liquefaction and/or landslides:** The 2004 FEIR determined that although a geotechnical study had been prepared by Berlogar Geotechnical Consultants (BGC), there was no assurance that the recommendations and construction guidelines would be implemented into the Vista Del Mar development. In addition, the BGC study identified areas susceptible to landslides, which could destroy impoundment ponds and significant impacts could potentially occur. Further, the BGC study did not fully describe remediation required to prevent landslides from occurring, which could result in potentially significant impacts. As a result, 2004 FEIR Mitigation Measures 10-1, 10-2, and 10-11 were proposed to ensure that a geotechnical study would evaluate future project impacts and identify specific measures that would be incorporated into project grading and site preparation plans to reduce these significant impacts to a less than significant level. Implementation of these measures was determined by the City to reduce impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project involves the same types of uses, to be developed in the same general footprint as was previously evaluated; however, there will be fewer residential units and less commercial square footage as compared to the development evaluated in the 2004 FEIR. Therefore, fewer people and structures overall would be exposed to the geological risks previously identified.

Furthermore, as required by the applicable mitigation measures, Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) prepared a Geotechnical Memo (Appendix C) for the proposed project on June 1, 2018. As already noted in the 2004 FEIR, the proposed project is not located in an Alquist-Priolo Fault Zone as designated by the State of California.

Although the project site is located in the San Francisco Bay Area and thus at risk of moderate to high ground shaking, similar to other developments in the vicinity, this finding is consistent with the analysis in the previous 2004 FEIR, which determined that 2004 FEIR Mitigation Measure 10-1 would reduce these potentially significant impacts to a less than significant level.

Furthermore, according to the SFB report, the project site's susceptibility to liquefaction is low, and thus, there would be less than significant impacts in this regard. In addition, previous mass grading and removal of weak soils have since created a relatively level site that has a low potential for landslides. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

### **b) Summary of 2004 FEIR (soil erosion/loss of topsoil)**

The 2004 FEIR determined that construction of the Vista Del Mar development would leave on-site soils exposed to wind and water erosion. The resulting erosion could cause sediment to block culverts and stormwater channels and result in increased flooding in the development's vicinity. In addition, soil erosion would ultimately degrade water quality in Suisun Bay. These soil erosion impacts could be potentially significant. Therefore, to reduce these impacts to a

less than significant level, the 2004 FEIR identified Mitigation Measure 10-9, which required the preparation and implementation of an erosion control plan subject to City approval. Therefore, with implementation of this mitigation measure, the City concluded that impacts were less than significant.

### **Proposed Project Analysis and Conclusion**

Similar to the Vista Del Mar development evaluated in the 2004 FEIR, construction of the proposed project would reduce the project site's vegetation cover and increase the potential for significant soil erosion impacts. Implementation of 2004 FEIR Mitigation Measure 10-9 would reduce these potentially significant impacts to less than significant levels through preparation and implementation of an erosion control plan subject to approval by the City. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **c) Summary of 2004 FEIR (geologic instability)**

The 2004 FEIR determined that existing slopes on the Vista Del Mar development area greater than 30 percent could be subject to soil creep, and slopes greater than 20 percent could be susceptible to liquefaction and landslides during heavy rains. In addition, slopes that were proposed to be cut and filled could be subject to slope failure due to the steep gradients proposed. As a result, the development's grading proposals would be inconsistent with General Plan policy 10-P-3. Furthermore, the 2004 FEIR determined the BGC study did not identify mitigation for the adverse effects of long-term settlement, and therefore the development could result in potentially significant impacts. Additionally, soils on the Vista Del Mar development area were identified as moderately to highly corrosive to unprotected steel, resulting in potentially significant impacts to underground utility systems or building foundations. The 2004 FEIR also determined that future project site slope failure on the development area could damage on-site subsurface drainage systems without proper maintenance, resulting in potentially significant impacts. However, the City concluded that implementation of 2004 FEIR Mitigation Measures 10-3, 10-4, 10-5, 10-6, 10-8, and 10-12 would reduce the foregoing potentially significant impacts to less than significant levels.

### **Project Analysis and Conclusion**

According to the recent SFB Geotechnical Memo (Appendix C), the project site was previously graded under the guidance of BGC including the removal of all expansive soils and slopes. As a result, all significant impacts related to slope failure, liquefaction, debris flows, and landslides that were previously identified in the 2004 EIR would be less than significant with respect to the proposed project because the site no longer contains slopes susceptible to these risks. Similar to the 2004 EIR, the proposed project could still result in potentially significant impacts from long-term differential settlement, corrosive soils, and geotechnical maintenance. However, the proposed project would be required to implement 2004 EIR Mitigation Measures 10-6, 10-8, and 10-12, which would reduce these impacts to less than significant. Therefore,

the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR determined that the Vista Del Mar development area contained expansive soils and any development, such as utility lines, roads, or building foundations, could result in long-term damage to these structures and therefore the 2004 EIR characterized these impacts as potentially significant. However, the 2004 EIR determined that implementation of Mitigation Measure 10-7 would require that expansive soils be removed or amended in accordance with applicable City standards. Therefore, the City concluded that impacts would be reduced to less than significant with incorporation of this mitigation.

**Proposed Project Analysis and Conclusion**

The project site is located within the same general footprint evaluated in the 2004 FEIR and contains the same expansive soils. According to the recent SFB Geotechnical Memo (Appendix C), the site was previously mass graded as a part of the larger Vista Del Mar residential development to the south under the guidance of Berlogar Geotechnical Consultants (BGC). In addition, the 2008 BGC report describes that all expansive soils on the project site were removed as part of previous mass grading and replaced with engineered fill. As a result, the proposed project is no longer at significant risk to expansive soils, and impacts would be less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR determined that the Vista Del Mar development area did not contain septic tanks or alternative wastewater systems. In addition, the Vista Del Mar development would connect to the City of Pittsburg sewer system and would not involve the installation of septic tanks or alternative wastewater systems. As a result, the 2004 FEIR determined that no impacts would occur.

**Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint evaluated in the 2004 FEIR, and would connect to the existing City sewer system. Similar to the Vista Del Mar development evaluated in the 2004 FEIR, the proposed project does not propose the use of septic tanks or alternative wastewater systems and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Geology and soils mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 10-1**      The project geotechnical engineer shall prepare a final design-level project geotechnical study subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The review shall evaluate if the study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. Relevant provisions of the geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a State-certified geotechnical engineer or these measures to the satisfaction of the independent engineering geologist and the City Engineer would reduce this potential impact to a less-than-significant level.
- MM 10-4**      The City and its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require slope repairs at the expense of the West Pittsburgh GHAD. If the stability of these proposed slopes can be independently confirmed, implement the construction measures recommended in the project geotechnical study. If the slopes stability cannot be confirmed redesign the slopes to achieve a flatter more sustainable gradient. Implementation of this measure to the satisfaction of the City-retained independent engineering geologist and City Engineer would reduce this potential impact to a less-than-significant level.
- MM 10-6**      Specification for site development shall include mandatory phasing for construction of site improvements as recommended by the project geotechnical engineer if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements. Implementation of this measure to the satisfaction of the City retained engineering geologist and City Engineer would reduce this potential impacts to a less than significant level.
- MM 10-7**      In addition to the observation of all cut and fill slope construction the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development the project geotechnical engineer shall make site-specific recommendations for grading,

drainage, installation of foundation design, the addition of soil amendments and or the use of imported non-expansive fill materials as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see Mitigation 10-1) these recommendations shall be incorporated into a report to be included with each building permit application and with the plans for all public and common-area improvements.

- MM 10-8** Specification for site development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol with final approval by the City Engineer. Implementation of this measure would reduce this potential impact to a less-than-significant level
- MM 10-9** Prepare an erosion control plan subject to City approval and implement the plan during construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development. Implementation of this measure would reduce this potential impact to a less than significant level.
- MM 10-10** Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners and commercial/multi-family property managers at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage. Area 1 property managers shall also be required to regularly maintain onsite drainage systems to ensure that storm water runoff is directed away from all slope areas.
- MM 10-12** Require project annexation to the West Pittsburgh Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. Establish a long-term funding mechanism for the maintenance of slopes and all other on-site conditions that could affect slope stability. The existence of and the responsibilities attached to project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition, all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase. Implementation of these measures to the satisfaction of the City-retained engineering geologist and City Engineer would this potential impact to a less than significant level.

## Conclusion

The geology and soils conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.



| Environmental Issue Area                                                                                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>VII. Hazards and Hazardous Materials</b>                                                                                                                                                                                    |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                      |                         |                                                                         |                                                                     |                                                         |                               |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                        | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                                                                                                                         | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                             | N/A                     | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Hazards and hazardous materials impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potentially significant

impacts utilizing the above environmental issue areas from Appendix G of the 2004 State CEQA Guidelines as thresholds of significance. 2004 FEIR hazards and hazardous materials impact discussions collectively address the above environmental issue areas as described below.

**a) Summary of 2004 FEIR**

The development analyzed in the 2004 FEIR was consistent with the General Plan land use designations for the site. In addition, since the General Plan did not identify significant hazardous materials use or disposal impacts with buildout of the Vista Del Mar development because land uses would be residential and commercial. These land uses are not associated with significant routine transport, use, or disposal of hazardous materials. Although hazardous materials could be stored, generated, and/or used on the project site, all hazardous materials would be required to be stored and handled in compliance with applicable local, State, and federal laws and regulations. Therefore, the City concluded that impacts were less than significant.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would develop residential and commercial land uses. Project development would result in some hazardous materials storage and use typically associated with commercial and residential development; however, the proposed project does not propose industrial uses that would involve the routine transport, use, and disposal of significant hazardous materials. In addition, all hazardous materials used and stored on-site would be required to comply with applicable local, State, and federal laws and regulations. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR evaluated whether the Vista Del Mar development could potentially create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Though the EIR did not include further detailed analysis, the Vista Del Mar development, with its typical residential and commercial uses, was determined to have less than significant impact.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would not develop industrial land uses that involve significant uses of hazardous materials. In addition, the proposed project consists of fewer residential units and commercial space and as a result would result in less hazardous materials associated with these land uses. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing school. The City concluded that there would be a less than significant impact.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would develop residential units and commercial space generally consistent with the current General Plan land use designations. In addition, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste, because the proposed land uses do not involve these types of hazardous wastes. Similar to the 2004 FEIR, the proposed project would result in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 FEIR did not identify significant soil or groundwater contamination on the project site. Past underground storage tanks (USTs) were found to have released gasoline and impacted soils. However, previous laboratory analysis determined contaminated soil did not impact groundwater and would be excavated according to all applicable state and county laws, regulations and policies. The City determined that compliance with these requirements would reduce impacts to a less than significant level. Note that the 2004 FEIR does not discuss any findings of hazardous materials database sites, such as Envirostore or GeoTracker.

**Proposed Project Analysis and Conclusion**

According to the 2018 ENGEO Phase I ESA (Appendix D), there is no evidence of soil or groundwater impairments on the project site. In addition, ENGEO conducted an environmental records search of the project site and found no database sites on the property or in the vicinity that pose a significant risk. Similar to the 2004 FEIR, the proposed project would result in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be located within an airport land use plan and would if so, would the development result in a safety hazard for people residing or working in the project area. Although the 2004 FEIR did not include further detailed analysis, the City determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

The closest public or private airport or airstrip is the Buchanan Field Airport, located approximately 5.83 miles to the southwest. The project site is located well outside the boundaries of the Airport Land Use Plan and no impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **f) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be located in proximity to a public airport or private airstrip or otherwise would be located within the boundaries of an airport land use plan and thus result in a significant safety hazard for people residing or working in the project area. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the conclusions set forth in the 2004 FEIR, the proposed project would not include development in the vicinity of a private airstrip or public airport or otherwise fall within the boundaries of an airport land use plan. No impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **g) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would result in significant impacts by impairing implementation of an emergency plan or evacuation plan. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

### **Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would be located in an otherwise fully developed area along West Leland Road, and SR 4 and would be accessible to all emergency services and evacuation routes; therefore, no substantial impairment to an emergency plan or evacuation route would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**h) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be result in significant risks associated with wildland fires. Although the 2004 FEIR did not include further detailed analysis, it was determined that there would be no impact in this regard.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the proposed project would be located in a highly urbanized area and not in an area susceptible to wildland fires and thus no impacts would occur. The project includes secondary access in compliance with fire district requirements, and also includes street widths and turnarounds in compliance with current fire code standards to ensure appropriate emergency access, circulation, and ingress/egress. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**Mitigation Measures**

No mitigation is required.

**Conclusion**

The hazards and hazardous materials conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                      | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>VIII. Hydrology and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                      |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                     |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-4                           |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-3                           |

| Environmental Issue Area                                                                                                                                                                                                                                                  | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1                           |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                     | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1 and 9-2                   |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                         | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-3 and 9-4                   |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                      | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |
| h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?                                                                                                                                                                            | No impact                             | No                                                                      | No                                                                  | No                                                      | N/A                           |



| Environmental Issue Area                                                                                                                                         | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |
| j) Inundation of by seiche, tsunami, or mudflow?                                                                                                                 | No impact               | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Hydrology and water quality impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified four potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 9-1 through 9-4 and related hydrology and water quality impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR found that stormwater runoff from the Vista Del Mar development area would degrade water quality downstream due to non-point source pollutants. This would result in potentially significant impacts to water quality standards. The 2004 FEIR determined implementation of 2004 FEIR Mitigation Measure 9-4 and incorporation of a Storm Water Pollution Prevention Plan (SWPPP) as described in 2004 FEIR Mitigation Measure 9-3 would reduce long-term non-point source pollutants. Therefore, the City concluded that impacts would be reduced to a less than significant level with incorporation of mitigation.

### Proposed Project Analysis and Conclusion

The proposed project involves development of the same uses within the same general footprint evaluated in the 2004 FEIR; however, the overall number of residential units and commercial square footage would be reduced. Similar to the Vista Del Mar development evaluated in the 2004 FEIR, development of the proposed project could potentially degrade water quality due to non-point source urban pollutants, resulting in potentially significant impacts.

Similar to the 2004 FEIR, implementation of 2004 FEIR Mitigation Measure 9-4 and incorporation of a SWPPP would reduce proposed project impacts to a less than significant level. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR considered the potential for a new development to substantially deplete groundwater supplies or interfere with groundwater. The 2004 FEIR found that groundwater quality in the Pittsburg Plain basin was poor, and there was no significant use of groundwater in the City; rather, it primarily obtains drinking water from surface supplies available through the Contra Costa Water District (CCWD). In addition, soils in the project vicinity were determined to have low permeability so it was unlikely significant groundwater recharge occurs on the project site. The City concluded that impacts were less than significant.

**Proposed Project Analysis and Conclusion**

Consistent with the Vista Del Mar development that was studied in the 2004 EIR, the City would continue to obtain water from CCWD and would provide potable water through available surface water supplies to the project site, as well as a small amount of well water (approximately 12 percent) to supplement the water purchased from CCWD. As a result, the proposed project would not substantially and adversely affect local aquifers by depleting groundwater supplies or interfering with groundwater recharge since CCWD relies primarily on surface water supplies, and therefore impacts would be less than significant in this regard.

The proposed project involves development of the same uses within the same general footprint evaluated in the 2004 FEIR; however, the overall number of residential units and commercial square footage would be reduced, with concurrent reduction in water demand. As a result, impacts would be similar to or less than what was evaluated in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR found that grading and construction activity associated with the Del Mar Vista development would increase soil erosion and lead to increased sedimentation of downstream drainage facilities. This increase in sedimentation could cause localized flooding and increase turbidity in Suisun Bay resulting in potentially significant impacts. However, the 2004 EIR concluded that with the implementation of 2004 FEIR Mitigation Measure 9-3, which would require the incorporation of a SWPPP consistent with applicable State, RWQCB and local standards, impacts would be reduced to a less than significant level. Therefore, the City concluded that impacts would be less than significant with mitigation incorporated.

### **Proposed Project Analysis and Conclusion**

The project site has already been mass graded in connection with the adjacent Vista Del Mar development, and as part of this mass grading, applicable mitigation measures were implemented (including the incorporation of a SWPPP).

Similar to the development analyzed in the 2004 FEIR, the proposed project would require grading and construction activity that could lead to increased sedimentation in downstream drainage facilities; however, significant grading of the project site has already occurred as part of the broader Vista Del Mar development, as noted above. However, the proposed project would be required to implement 2004 FEIR Mitigation Measure 9-3, which would ensure that a SWPPP is incorporated into the proposed project's design. Implementation of this mitigation measure would reduce impacts to a less than significant level, consistent with the conclusions set forth in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **d) Summary of 2004 FEIR**

The 2004 FEIR found that construction of the Vista Del Mar development would create new impervious surfaces and increase the rate of stormwater runoff. This would be a potentially significant impact, because peak flow rates could exceed the existing planned capacity of downstream drainage systems. However, the 2004 EIR determined that implementation of 2004 FEIR Mitigation Measure 9-1 would ensure peak flows into the east highway culvert that would be located on-site as part of the stormwater detention facilities would be built to accommodate anticipated peak flows, and would be maintained according to adopted design criteria set by Caltrans, Contra Costa County Flood Control and Water Conservation District (CCCFCWCD), and the City. Therefore, the City concluded that the facility would be appropriately sized and would be operated and maintained to pursuant to performance standards to ensure that the planned capacity is not exceeded, and impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

A stormwater detention facility was built in the northern portion of the project site as part of the Vista Del Mar development. This detention facility was built in order to mitigate post development 10-year peak flows from the Vista Del Mar, San Marco, and Alves Ranch developments.

According to the 2018 Schaaf and Wheeler Detention Basin/Stormwater Memo (see Appendix E), the existing on-site stormwater detention facility would need to be increased to a total of 6.2 acre-feet as part of the proposed project design to be able to contain stormwater peak discharges. (While the project proposes a reduced unit count and commercial square footage, the remaining acreage could conservatively be covered in impervious surface leading to an overall increase in stormwater flow off-site.)

Similar to the analysis in the 2004 FEIR, the proposed project would be required to implement 2004 FEIR Mitigation Measure 9-1, which would require the mitigation of the project's post-development 10-year peak flows on-site through appropriate sizing of the detention facility. As noted in the project description, the increase in capacity would be accomplished by raising the elevation of the outfall structure. As a result, anticipated stormwater peak flows would continue to be adequately accommodated on-site in compliance Mitigation Measure 9-1. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR found that increased runoff caused by the Vista Del Mar development could worsen downstream flooding. In addition, CCCFCWCD determined the existing culvert and channel section were undersized and thus unable to fully accommodate the anticipated flows. These impacts could be potentially significant. However, the 2004 EIR concluded that with implementation of 2004 FEIR Mitigation Measure 9-2, which would require that proposed downstream improvements on Lines B and B-1 be completed, this would ensure that downstream culverts would provide sufficient capacity to accommodate post-development runoff in accordance with applicable standards and requirements. Therefore, the City concluded that impacts would be less than significant with the incorporation of mitigation.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 Vista Del Mar development evaluated in the 2004 FEIR, the proposed project would also increase runoff volumes due to the creation of more impervious surfaces compared to existing conditions. However, the existing on-site stormwater detention facility would be increased to a total of 6.2 acre-feet as part of the proposed project design to be able to contain stormwater peak discharges. In addition, the proposed project would be required to implement 2004 FEIR Mitigation Measures 9-1 and 9-2, which would ensure that these impacts are reduced to less than significant, consistent with the conclusions in the 2004 FEIR. The proposed project does not anticipate any significant stormwater drainage changes beyond those analyzed in the 2004 FEIR. Therefore, the revised project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

As discussed in impact "a," stormwater runoff from the Vista Del Mar development could potentially grade water quality downstream due to non-point source pollutants associated with urban development. This would result in potentially significant impacts to water quality standards. The 2004 FEIR determined implementation of 2004 FEIR Mitigation Measure 9-4, which involved construction of an extended detention basin to accommodate anticipated stormwater runoff would reduce long-term non-point source pollutants. Therefore, the City

concluded that impacts would be reduced to a less than significant level with incorporation of mitigation.

#### **Proposed Project Analysis and Conclusion**

As discussed in impact “a,” and similar to the evaluation in the 2004 EIR, development of the proposed project could potentially degrade water quality due to non-point source urban pollutants resulting in potentially significant impacts. The proposed project would increase the capacity of the existing stormwater basin to ensure that anticipated peak stormwater flows can be accommodated, in compliance with Mitigation Measure 9-4. Similar to the 2004 FEIR, implementation of 2004 FEIR Mitigation Measure 9-4, which would involve retrofitting of the detention basin to raise the elevation of the outfall structure by 2 feet, would ensure that impacts related to water quality remain less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **g) Summary of 2004 FEIR**

The 2004 FEIR found that the Vista Del Mar development area was not located within a 100-year flood zone as delineated by the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM), and no impact would occur. Therefore, no impacts were further discussed.

#### **Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint previously evaluated in the 2004 EIR, and thus would not be located in a 100-year flood zone as designated by FEMA FIRM. Accordingly, no impacts would occur. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### **h) Summary of 2004 FEIR**

The 2004 FEIR found that the Vista Del Mar development area is not located within a 100-year flood zone as delineated by the FEMA FIRM. Therefore, no impacts were further discussed.

#### **Proposed Project Analysis and Conclusion**

The proposed project would be located within the same general footprint previously evaluated in the 2004 FEIR, and thus would not be located in a 100-year flood zone as designated by FEMA FIRM. Accordingly, no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**i) Summary of 2004 FEIR**

The 2004 EIR considered whether construction of the Vista Del Mar development could potentially expose people or structures to significant risk or loss as a result of dam or levee failure. The 2004 EIR noted the development area was not located in vicinity of a dam or levee. Therefore, the City concluded that no impact related to levee and dam failures would occur.

**Proposed Project Analysis and Conclusion**

The project site is within the general footprint previously analyzed by the 2004 EIR. Similar to the 2004 EIR, the proposed project is not located in a dam or levee inundation hazard zone, and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**j) Summary of 2004 FEIR**

The 2004 EIR considered impacts as a result of the Vista Del Mar development associated with inundation by seiches, tsunamis, or mudflows. The 2004 EIR noted that the development area was not at risk to seiches, tsunamis, or mudflows due to its location, and no impacts would occur.

**Proposed Project Analysis and Conclusion**

Similar to the Vista Del Mar development evaluated in the 2004 EIR, the proposed project involves development within the same general footprint as previously evaluated in the 2004 EIR, which is not subject to seiches, tsunamis, or mudflows, and no impacts would occur. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 EIR. No additional analysis is required.

**Mitigation Measures**

Hydrology and water quality mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 9-1** Provide an on-site stormwater detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria, and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long term maintenance. Implementation of this measure to the satisfaction of the City Engineer would reduce this identified impact to a less than significant level.

- MM 9-2** The existing rate and volume of stormwater discharges from the project site shall not be increased until the proposed downstream drainage improvements on Lines B and B-1 have been completed and it has been confirmed that project-related discharges would not worsen either the extent or duration of downstream flooding. The applicant shall prepare a hydrology study that (a) confirms that the proposed new culverts to be installed downstream of Highway 4 would have sufficient capacity to accommodate post-development flows from the project site in addition to existing and future flows from the surrounding neighborhoods and (b) identifies which if any existing Line B and B-1 segments located farther downstream might also need upgrades to accommodate higher flow rates and/or alternatively what interim or permanent increase in on site detention storage volume should be provided to lower the rate of discharge during all storms to a level that does not cause new or more widespread flooding within neighborhoods located north of Highway 4. **The developer would then be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B 1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report.**
- MM 9-3** In accordance with National Pollution Discharge Elimination System (NPDES) regulation, prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer. Implementation of this measure would reduce construction-related soil erosion impacts to a less than significant level.
- MM 9-4** To help reduce long-term accumulation of non-point source pollutants from the project within downstream surface water, incorporate long-term source control and pre-discharge treatment measures into the Storm Water Pollution Prevention Plan (SWPPP) described in MM 9-3, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division. Implementation of this measure would this identified impact to a less than significant level.

## Conclusion

The hydrology and water quality conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                    | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>IX. Land Use and Planning</b>                                                                                                                                                                                                                                                                            |                                             |                                                                         |                                                                     |                                                         |                                                                                |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                   |                                             |                                                                         |                                                                     |                                                         |                                                                                |
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                                                                            |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 4-1, 4-2, and 4-3 (MM 4-1, 4-2, and 4-3 do not apply to the proposed project.) |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | N/A                                         | No                                                                      | No                                                                  | No                                                      | N/A                                                                            |

## Discussion

Given that the proposed project involves the development of the same uses (although with fewer overall residential units and commercial square footage) within the same general footprint, land use impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis of land use and planning impacts. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *State CEQA Guidelines* as thresholds of significance; all three impacts related to areas south of West Leland Road. As described below, Impacts 4-1, 4-2, and 4-3, as identified and discussed in the 2004 FEIR do not apply to the 2018 proposed project.



**a) Summary of 2004 FEIR**

The initial study prepared as part of the 2004 FEIR concluded that the project would not result in any impact related to physically dividing an established community. The initial study notes that “the project is located within the Pittsburgh city limits and is surrounded by existing or planned urban development and would not divide an established community.” No further analysis is required.

**Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the development previously analyzed in the 2004 FEIR and contemplates similar residential and commercial uses. The proposed project contemplates less development (with an overall reduction the number of residential units and commercial square footage) and a minor shift in the location of the commercial portion of the proposed project from the western side of the site to the center of the site; however, the overall footprint of the proposed project does not differ from the previously approved development.

The proposed project would promote connectivity to the surrounding land uses, which consist of West Leland Road and the Vista Del Mar Subdivision to the south, and the San Marco development, containing residential and commercial developments on the west. Similar to the 2004 FEIR, the proposed project does not include features that would divide an established community, and therefore would be no impact. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR identified three potentially significant impact related to how the Vista Del Mar development could conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but no limited to the general plan, specific plan, local coastal program, or zoning ordinance) that was adopted for the purpose of avoiding or mitigating an environmental effect.

In Impact 4-1, the 2004 FEIR discussed the fact that approximately 57 of the proposed single family lots would be located within 150 feet of the PG&E electrical transmission line easement, which could result in concerns and complaints regarding visual and noise effects, as well as electromagnetic field exposure. This relationship raised questions of consistency with the General Plan Policy 2-P-7, which calls for consideration of project compatibility with surrounding sensitive uses and ensuring that sensitive uses such as residences are not subject to hazardous or unhealthy conditions. The 2004 FEIR included Mitigation Measure 4-1, which requires the use of buffers between the residences and transmission lines, as well as notification in writing to all prospective residents of units within 150 feet of the edge of the transmission line easement to confirm the specific power ratings and associated visual characteristics would reduce impacts to less than significant.

In Impact 4-2, the 2004 FEIR indicated that the estate lots located to the south of West Leland Road was adjacent to property under Williamson Act contract. Mitigation 4-2 required notification to all prospective residents of the potential nuisances associated with abutting or nearby agricultural practices would reduce the impact to less than significant.

In Impact 4-3, the 2004 FEIR indicated that the residential development densities may conflict in visual character and scale with the adjoining Oak Hills neighborhood, effects that may be inconsistent with the General Plan, which calls for project compatibility with existing surrounding land uses and use of buffering to separate incompatible uses. Mitigation Measure 4-3 required either the development of detailed design guidelines for the transitional edges of the development, or relocation of higher density residential components to the central or western portion of the site, would reduce impacts to less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project is located approximately 1,200 feet north of the transmission line, therefore Impact 4-1 is not applicable to the proposed project, and no further analysis of this impact is required.

The project site is not located adjacent to land under the Williamson Act, and therefore Impact 4-2 is not applicable to the proposed project; therefore, no further analysis of this impact is required.

Regarding Impact 4-3, the Oak Hills neighborhood is located south of West Leland Road, and the Vista Del Mar development has already been constructed. The associated mitigation would not therefore be applicable to the 2018 proposed project.

The proposed project does not anticipate any significant land use planning conflict changes beyond those analyzed in the 2004 FEIR, and would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR**

The 2004 FEIR did not consider impacts related to applicable habitat conservation or natural community conservation plans as there were no habitat conservation or natural community conservation plans applicable to the Vista Del Mar development area at the time the 2004 FEIR was certified. It was therefore determined that no related impacts would occur.

### **Proposed Project Analysis and Conclusion**

There are no habitat conservation or natural community conservation plans applicable to the project site for the proposed project, and therefore no conflicts could arise. Therefore, the proposed project would not result in impacts different than analyzed under the 2004 FEIR. Therefore, the revised project would not introduce new significant environmental impacts or

create more severe significant environmental impacts than those analyzed in the 2004 FEIR.  
No additional analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The land use conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                              | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>X. Mineral Resources</b>                                                                                                                                           |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                             |                         |                                                                         |                                                                     |                                                         |                               |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Mineral resource impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 16.3 and related mineral resources impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. As discussed in the 2004 FEIR, the California Department of Conservation has concluded that there are no significant mineral deposits in the City of Pittsburg. Therefore, the City concluded that there would be no impacts related to mineral resource that would be of value to the region and the residents of the state.

### Proposed Project Analysis and Conclusion

Similar to the development analyzed in the 2004 FEIR, the project site consists mainly of previously disturbed undeveloped land, historically used for cattle grazing. The proposed

project would be located on the same site as the development previously analyzed in the 2004 FEIR and contemplates the same uses. The California State Mining and Geology Board designates the project site as MRZ-1, an area where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.<sup>2</sup> Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR, which found that no potential impacts to mineral resources. No further analysis is required.

**b Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could result in the loss of availability of a locally important mineral resource site as delineated on a local general plan, specific plan, or other land use plan. The Mineral Deposits map in the *Pittsburg General Plan Update Existing Conditions Report* indicated that there is inadequate information for assignment to any other mineral resource zone. Therefore, the City concluded that there would be no impacts related to a locally important mineral resource recovery site.

**Proposed Project Analysis and Conclusion**

Similar to the development analyzed in the 2004 FEIR, the project site consists mainly of previously disturbed undeveloped land, historically used for cattle grazing. The site is not landscaped and is primarily characterized by bare soil and relatively flat and level ground. The proposed project is on the same site as the development previously analyzed in the 2004 FEIR and contemplates the same uses. Furthermore, the General Plan states that there are currently no significant deposits or active mining operations within the City of Pittsburg.<sup>3</sup> Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR, which found that no potential impacts to mineral resources. No further analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The mineral resources conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

<sup>2</sup> California Department of Conservation. 1996. Generalized Mineral land Classification Map of the South San Francisco by Production-Consumption Region. Accessed June 2018. Website: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR\\_96-03/OFR\\_96-03\\_Plate1.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_96-03/OFR_96-03_Plate1.pdf).

<sup>3</sup> City of Pittsburg. 2001. General Plan Pittsburg: A Vision for the 21<sup>st</sup> Century. November.

| Environmental Issue Area                                                                                                                                                                                                                                            | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XI. Noise</b>                                                                                                                                                                                                                                                    |                                             |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                                                                           |                                             |                                                                         |                                                                     |                                                         |                               |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 14-1                          |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | Less than significant with mitigation       | No                                                                      | No                                                                  | No                                                      | 14-2                          |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 14-3                          |
| e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | Less than significant                       | No                                                                      | No                                                                  | No                                                      | N/A                           |

| Environmental Issue Area                                                                                                                                       | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Noise impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified three potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 14-1, 14-2, and 14-3 and related noise impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The Vista Del Mar development area is located in an urbanized area adjacent to SR 4. The 2004 EIR considered that housing constructed as a result of the Vista Del Mar development would be located within 300 to 400 feet of SR 4, and along the edge of West Leland Road. The 2004 FEIR found that exterior noise levels at these future homes would exceed the “normally acceptable” noise level guideline established by the City for residential development, thereby resulting in potentially significant impacts. Implementation of 2004 FEIR Mitigation Measures 14-1(a), (b), and (c) would reduce noise levels to within the normally acceptable range. As such, the City concluded that impacts would be reduced to less than significant.

### Proposed Project Analysis and Conclusion

According to the “Revised Noise Contour Analysis,” prepared by Salter Associates in 2018 (Appendix F), the residential units that would be constructed near SR 4 as part of the proposed project would expose residents on private balconies to noise levels of approximately 75 db L<sub>dn</sub>. However, the proposed project no longer includes multi-family units; all proposed residential construction would be single family residences.

Similar to the 2004 FEIR, the proposed project would exceed the City’s 70 db L<sub>dn</sub> conditionally acceptable exterior noise level guideline for single family residences, thereby resulting in potentially significant impact. However, implementation of 2004 FEIR Mitigation Measures 14-1(a), (b) and (c), which require a detailed acoustical study, identification of site design

measures, and construction of noise barriers, where needed, would ensure that resulting noise levels are less than significant. Furthermore, this proposed project would expose fewer residents to excessive noise levels compared to the 2004 FEIR, because the proposed project involves the development of 346 housing units compared to 563 housing units that were evaluated under the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**b) Summary of 2004 FEIR**

The initial study prepared for the 2004 FEIR concluded that the project would have no impact related to groundborne vibration or groundborne noise. Accordingly, no further analysis was provided in the 2004 FEIR.

**Proposed Project Analysis and Conclusion**

The proposed project would be located on the same site as was evaluated in the 2004 FEIR and associated initial study. Accordingly, similar to the conclusions from the 2004 FEIR initial study, the project would have no impact related to groundborne vibration or groundborne noise. The proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 EIR found that proposed water pump station facilities as part of the Vista Del Mar development (located south of West Leland Road, adjacent to the PG&E transmission line easement) could result in a 3 dBA or more periodic increase in ambient noise levels at the adjoining residential property line. This was determined to be a potentially significant impact. Implementation of 2004 FEIR Mitigation Measure 14-2 would reduce these impacts to less than significant.

The 2004 EIR determined that implementation of the Vista Del Mar development would result in traffic noise increases along roadway segments in the project vicinity of between 1 dBA and 2 dBA. The City concluded that such increases would not cause a significant noise impact.

**Proposed Project Analysis and Conclusion**

As noted above, the pump station is located south of West Leland Road and was constructed as part of the Vista Del Mar development. Therefore, this impact and the associated Mitigation Measure 14-2 do not apply to the 2018 proposed project.

With respect to mobile source noise, while there would be a slight increase in the number of trips associated with the proposed project (despite the overall reduction in the number of residential units and commercial square footage) the increase in vehicle trips is associated with proposed retail uses as opposed to business commercial uses assumed in the 2004 FEIR.



However, this nominal increase would not result in periodic increases in ambient noise levels by three or more dBA to adjoining residential lots. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 EIR found that construction activity on the Vista Del Mar development area would increase noise levels at the adjacent Oak Hills and San Marco developments in excess of 60 dBA. In addition, due to the phasing of the development, this impact was determined to be significant because significant temporary noise impacts would occur over an extended construction period, which could last from six to 15 years. The 2004 EIR requires compliance with the General Plan policy limiting construction hours to between 8:00 a.m. and 5:00 p.m. from Monday to Friday. In addition, 2004 FEIR Mitigation Measure 14-3 would reduce temporary construction noise impacts to the maximum extent practicable. However, the City concluded that impacts would still be significant and unavoidable because of the length of construction period.

**Proposed Project Analysis and Conclusion**

The noise impacts from the construction of the 2018 proposed project would be similar in regard to maximum noise levels evaluated under the 2004 FEIR, but would be anticipated to be substantially less in overall length due to a reduction in the anticipated construction period. Therefore, impacts would remain significant and unavoidable and Mitigation Measure 14-3 would still apply. The proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The closest airport to the previously approved Vista Del Mar development is Buchanan Field Airport located approximately six miles to the southwest in the City of Concord. At this distance, the 2004 FEIR concluded that the Vista Del Mar development would be determined to not be located within the Land Use Compatibility Plan or noise contours. Therefore, given the distance of the development area from the nearest airport, the 2004 FEIR determined that it would not result in significant noise impacts in this regard.

**Proposed Project Analysis and Conclusion**

Consistent with the 2004 FEIR, the 2018 proposed project would develop the same site with the same uses (although with fewer overall residential units and less commercial square footage). The project site is approximately six miles to the northeast of Buchanan Field and not within the Land Use Compatibility Plan or noise contours. Therefore, similar to the analysis set forth in the 2004 FEIR, given the distance of the project site from the nearest airport, the proposed project would not introduce new significant environmental impacts or create more

severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR did not identify any private airstrips in the vicinity of the development area. Therefore, the City concluded that the Vista Del Mar development would result in no noise impact related to private airstrips.

**Proposed Project Analysis and Conclusion**

Consistent with the 2004 FEIR, the 2018 proposed project would not be located near any private airstrips. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Noise mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 14-1 Implement the following:**

- (a) Acoustical Study.** Conduct an acoustical study in accordance with state Title 24 requirement that identified to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of SR 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45 L<sub>dn</sub>).
- (b) Site Design Measures.** Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers or the buildings themselves.
- (c) Noise Barrier.** Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA L<sub>dn</sub>. The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.

**MM 14-3 Reduce project construction period noise impacts on nearby residences by incorporating conditions in project construction agreements that, in addition to the applicable construction schedule requirements of the City of Pittsburg General Plan (limit noise-generating construction activities adjacent to existing**

developments to normal business hours between 8:00 a.m. and 5:00 p.m.), and the City's Standard Conditions of Approval regarding construction logistics, stipulate the following conventional construction period noise abatement measures:

- **Construction Equipment Mufflers and Maintenance.** Properly muffle and maintain all construction equipment powered by internal combustion engines.
- **Idling Prohibitions.** Prohibit unnecessary idling of internal combustion engines.
- **Equipment Location and Shielding.** Locate all stationary noise-generating construction equipment such as air compressors as far as practical from the existing nearby school and residences.
- **Quiet Equipment Selection.** Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)
- **Noise Disturbance Coordinator.** Designate a "noise disturbance coordinator" (e.g., a City staff member) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.
- **Truck Routes.** Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.

Even with implementation of these restrictions, however, construction noise would represent a *significant unavoidable impact* (i.e., would require City adoption of a Statement of Overriding Considerations), as a result of the lengthy (approximately 6-to 15-year) construction period.

## Conclusion

The noise conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                           | Conclusion in 2004 FEIR | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XII. Population and Housing</b>                                                                                                                                                                 |                         |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                          |                         |                                                                         |                                                                     |                                                         |                               |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                              | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                        | Less than significant   | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Population and Housing impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 6.3 and related population and housing impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially induce substantial growth in population and employment in the area. The development analyzed consisted of 1,100 dwelling units estimated to increase the population by 3,202 people. The development was found to be consistent with the General Plan land use diagrams. The

breakdown of the Vista Del Mar Project by residential type differed from the General Plan as a result of the proposed transfer of residential density within the site towards SR 4 and the BART station. But as explained in the 2004 FEIR, the Vista Del Mar development was not expected to induce population growth beyond what was already anticipated in the General Plan EIR, and the City concluded that impacts would be less than significant.

The *Business Commercial* portion of the Vista Del Mar development was estimated to generate approximately 644 employees, once constructed. The project-related growth increment from buildout would contribute to the associated employment-related cumulative environmental impacts already described in the General Plan. Therefore, as explained further in the 2004 FEIR, the Vista Del Mar development would not be expected to induce substantial employment growth in the area beyond what was already anticipated in the General Plan EIR. For these reasons, the 2004 FEIR concluded that impacts in this regard would be less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project would develop fewer residential units and less commercial retail development than was contemplated in the 2004 FEIR, and in the 2008 Addendum.

The 2018 proposed project includes 346 housing units on approximately 25.93 acres, while the 2004 FEIR included 563 multi-family housing units on 32.1 acres.

Similarly, the 2018 proposed project includes up to 140,000 sf of retail/commercial uses on 12 acres, while the 2004 FEIR included 257,500 sf of commercial buildings on 14.8 acres.

The proposed project's design requires a minor modification to the location of some portions of the residential and commercial uses and accompanying zoning; however, the overall proposed land uses and intensity remain consistent with the uses and intensity analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially displace a substantial number of existing housing units. The Vista Del Mar development area contained two houses that were occupied by the former owners and their family. While these two homes would need to be demolished, the development would result in a net increase of 1,098 dwelling units. Therefore, the 2004 FEIR concluded that, because the Vista Del Mar development would add substantially more units than would be demolished, impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

The project site does not contain any housing units and thus no existing housing would be displaced. The proposed project would result in the construction of 346 housing units, and

does not anticipate any population and housing changes beyond those analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially displace a substantial number of people and necessitate the construction of replacement housing elsewhere. The Vista Del Mar development contained two houses, which would need to be demolished, that were occupied by the former owners and their family. The development would result in a net increase of 1,098 dwelling units. Therefore, the Vista Del Mar development would add substantially more units than would be demolished, and the City concluded that impacts would be less than significant.

**Proposed Project Analysis and Conclusion**

The project site does not contain any housing units and thus no people would be displaced. The proposed project would result in the construction of 346 housing units, and does not anticipate any population and housing changes beyond those analyzed in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

No mitigation is required.

## Conclusion

The population and housing conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                                                        | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Severe Significant Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XIII. Public Services</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                             | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-6 and 8-7                   |
| b) Police protection?                                                                                                                                                                                                                                                                                                                                                                                                           | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-5                           |
| c) Schools?                                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| d) Parks?                                                                                                                                                                                                                                                                                                                                                                                                                       | Less than Significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-8 and 8-9                   |
| e) Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                                     | Less than significant                 | No                                                                      | No                                                                  | No                                                      | None                          |

## Discussion

Public services impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified five potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 8-5, 8-6, 8-7, 8-8, and 8-9 and related public services impact discussions collectively address the above environmental issue areas as described below.

Two of the Impacts (8-6 and 8-7) relate to development south of West Leland Road, and would not therefore be applicable to the 2018 proposed project. Accordingly, the discussion of those two impacts is not carried forward into the 2018 proposed project.

### a) Summary of 2004 FEIR (fire protection)

The Vista Del Mar development was determined to increase demand for fire protection and emergency medical services provided by the Contra Costa County Fire Protection District (CCCYPD).

The 2004 FEIR determined that the Vista Del Mar development had the potential to conflict with City of Pittsburg and CCCFPD standards for road design for residential estate lots in the southern portion of the site, leading to the potential for impairment in meeting response times and evacuation goals, policies, and standards (2004 FEIR Impact 8-6). Furthermore, the development in the southern portion of the site would introduce urban uses adjacent to wildland areas where fire risks are high (2004 FEIR Impact 8-7). The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-6 and 8-7.

To meet the potential project-generated and cumulative demand for fire protection and fire response time goals, Fire Service Fees were required to be earmarked to help construct a new fire station in the project vicinity on a square and level one-acre parcel that meets the CCCFPD's location and site criteria. However, until CCCFPD facilities expansion needs could be identified in terms of size, staffing, equipment, and location, the assessment of associated environmental impacts would be highly speculative. The 2004 FEIR concluded that the project-related and cumulative effect would therefore not represent a significant "environmental" impact under CEQA and thus impacts would be less than significant.

### **Proposed Project Analysis and Conclusion**

The project site would be served by the CCCFPD. The nearest fire station is located at 800 West Leland Road, approximately 1.25 miles east of the project site. According to the General Plan, the response time goal is five minutes, and generally this goal can be reached for a location within 1.5 miles of a fire station.<sup>4</sup> The demand for fire service protection services associated with the 2018 proposed project would be less than what was evaluated in the 2004 FEIR, given the overall reduction in the number of residential units, lower commercial square footage, and the absence of further development south of West Leland Road. The proposed project would be subject to applicable Fire Service Fees, and the City of Pittsburg's Community Facilities District (CFD) 2017-1 for Fire Protection Services, to continue fund raising for a new station to enhance fire protection services for area residents.

Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR (police protection)**

As discussed in the 2004 FEIR, the Vista Del Mar development would increase demand for police services in the project site vicinity. To be consistent with General Plan's performance standard of 1.8 sworn officers per 1,000 people, approximately six additional sworn officers and associated support facilities would be needed in response to the estimated approximately 3,201 new residents. However, this increase in staffing did not represent a significant environmental impact under CEQA because this additional staff and support facilities could be

<sup>4</sup> City of Pittsburg. 2001. General Plan Pittsburg: A Vision for the 21<sup>st</sup> Century. November.



accommodated within existing facilities, and therefore no new or expanded law enforcement facilities would be necessary. Accordingly, the 2004 FEIR concluded that impacts would be less than significant.

The 2004 FEIR also evaluated whether project-related traffic would create congestion on West Leland Road, possibly delaying emergency response and limiting the Police Department's ability to evacuate the development area safely during an emergency or major disaster (Impact 8-5). The City concluded that this potential impact would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-5, which requires implementation of all traffic related mitigation measures (2004 FEIR, Chapter 7), as well as review by the police department of proposed emergency access provisions prior to tentative map approval.

### **Proposed Project Analysis and Conclusion**

The proposed project's impact on police services has already been analyzed in the 2004 FEIR; impacts would be less than what was evaluated in the 2004 FEIR given that the proposed project contemplates less development with an overall reduction of residential units and commercial square footage. In any event, consistent with the analysis in the 2004 FEIR, any potential impacts associated with the proposed project would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-5, as noted above. Mitigation Measure 8-5 requires implementation of all traffic related mitigation measures (2004 FEIR, Chapter 7), as well as review by the police department of proposed emergency access provisions prior to tentative map approval. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **c) Summary of 2004 FEIR (schools)**

The Vista Del Mar development area is served by the Mt. Diablo Unified School District (MDUSD). The 2001 General Plan EIR states, "new residential development in the Planning Area may generate additional student enrollment that would need to be accommodated by Mount Diablo Unified School." This impact is mitigated by the payment of school impact fees. State law limits the ability of a local jurisdiction to impose mitigation obligations in connection with school facilities impacts; specifically, to mitigate such impacts, the developer would be required to pay applicable school impact fees. Based on the required payment of school impact fees, the City concluded that impacts to school facilities were less than significant.

### **Proposed Project Analysis and Conclusion**

As noted in the 2004 FEIR, the project site is served by UMDUSD. Consistent with the analysis in the 2004 FEIR, the proposed project would be subject to applicable SB 50 school impact fees, which state law has determined represents full mitigation for potential impacts related to increased student enrollment. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR (parks)**

The 2004 FEIR notes that the project is generally consistent with the land use designations of the 2001 General Plan and therefore the General Plan EIR included the build out of the Alves Ranch project and associated effects on parks. The 2001 General Plan EIR stated, “future development may create a shortage of neighborhood park facilities accessible to all residents.” The 2004 FEIR determined that creation of park dedication and/or payment of a park in-lieu fee as discussed in Mitigation Measure 8-8 would fully mitigate any potential effects in this regard.

**Proposed Project Analysis and Conclusion**

The proposed project would increase demand for park and recreation in the project vicinity (2004 FEIR Impact 8-8), as previously evaluated in the 2004 FEIR. In addition, future Alves Ranch residents and employees, together with residents and employees of other anticipated development in the project vicinity, would contribute to a cumulative increase in demand for recreation facilities in the project site vicinity (2004 FEIR Impact 8-9). Accordingly, the proposed project would be expected to generate increased use of existing neighborhood parks, regional parks, and other City recreational facilities, such that substantial physical deterioration of these facilities could occur or be accelerated. However, this impact was previously evaluated in the 2004 FEIR; furthermore, the proposed project’s impacts in this regard would be lower than previously determined given the overall reduction in residential unit count and commercial square footage. The proposed project includes a total of approximately 0.9 acre for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space. Also, an approximately 12-foot-wide Class I trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk to the west.

Furthermore, any potential impacts would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-8, which requires the payment of fees pursuant to Municipal Code section 17.32. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR (other facilities)**

The 2004 FEIR did not specifically evaluate whether development would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, triggering the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

While the initial study called out the need for further review, it focused on water, sewer, and solid waste, and did not identify other facilities such as libraries in the analysis.

## Proposed Project Analysis and Conclusion

The proposed project would generate demand for public facilities, although because of the reduced unit count it would generate proportionately less demand than the 2004 Vista Del Mar development. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Public services mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 8-5**      **Implement mitigation measures identified in Chapter 7, “Traffic and Circulation,” of the 2004 FEIR to reduce the impacts on project-related traffic on West Leland Road and other local roads. In addition, require Police Department to review and approval of project-proposed emergency access provisions prior to Tentative Subdivision Map approval. Implementation of these measures would reduce project impacts on emergency response and evacuation to a less-than-significant level.**
- MM 8-8**      **To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City’s Municipal Code. Compliance with these requirements, which allow for either parkland dedication or payment of an in-lieu fee, would reduce the project’s impact on existing City park and recreation facilities to a less-than-significant level.**

## Conclusion

The public services conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                       | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XIV. Recreation</b>                                                                                                                                                                                         |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                                      |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-8                           |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Recreation impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified no potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impact 8-8 and related recreation impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Park Development Division maintains acquisition of new parks and maintains recreational facilities and community centers in the City. Vista Del Mar project residents and employees would increase the demand for park and recreation services in project vicinity. Although the development consisted of 11.33-acre school/park site and individual tot lot, the 2004 FEIR concluded that development did not

include adequate public parks based on the estimated population increase of 2,651 and the city's parkland ratio of 5 acres per 1,000 residents, which indicates a need for 13.26 acres of parkland. Accordingly, the Vista Del Mar development could generate increased use of existing parks and City recreational facilities, such that substantial deterioration of facilities would occur or be accelerated (Impact 8-8). The cumulative increase in parks and recreation service demand could be expected to generate increased use of existing parks and facilities as well (Impact 8-9). The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-8, which requires compliance with Chapter 17.32 of the Municipal Code, including the provision of additional parklands or payment of an in-lieu fee.

### **Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the project previously analyzed in the 2004 FEIR and contemplates the same uses. Furthermore, the proposed project contemplates less development in terms of overall residential unit count and commercial square footage, and therefore impacts would be lower than previously evaluated in the 2004 FEIR. In addition, the proposed project would provide several open space areas, shown as a series of green areas the site plan; a total of approximately 0.9 acres for pedestrian circulation and/or active recreation; and a total of approximately 1.28 acres of landscaped and irrigated open space are contemplated, which would be available to project residents and employees for recreational activities. The open space areas would be owned and maintained by the homeowners associations of the adjoining neighborhoods.

Mitigation Measure 8-8 would still apply to the project, ensuring compliance with the Municipal Code as it relates to the provision of parkland acreage or payment of an in-lieu fee. For the above reasons, similar to the 2004 FEIR, the impacts would be less than significant. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would include recreational facilities or require the expansion of recreational facilities, and concluded that, because the development would be required to comply with Municipal Code chapter 17.32, requiring the provision of sufficient parkland acreage or payment of an in-lieu fee, further expansion of facilities would not be triggered. For this reason, the City concluded that the development impact would be less than significant.

### **Proposed Project Analysis and Conclusion**

The proposed project is on the same site as the project previously analyzed in the 2004 FEIR and contemplates the same uses, but at a reduced density. Therefore, impacts associated with the 2018 proposed project would be reduced from what was evaluated and disclosed in the

2004 FEIR. The project does include the construction of approximately 0.9 acres for pedestrian circulation and/or active recreation and a total of approximately 1.28 acres of landscaped and irrigated open space. The construction of these facilities would be within the footprint of the proposed residential and commercial development, and would not therefore require the construction or expansion of facilities that could have an adverse effect on the environment. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Recreation mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 8-8**      **To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code. Compliance with these requirements, which allow for either parkland dedication or payment of an in-lieu fee, would reduce the project's impact on existing City park and recreation facilities to a less-than-significant-level.**

## Conclusion

The recreation conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                                                                                                                                                                                                                                                      | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------|
| <b>XV. Transportation/Traffic</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                                                                         |                                                                     |                                                         |                                   |
| <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |                                                                         |                                                                     |                                                         |                                   |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7 |
| b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways?                                                                                                                                                            | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7 |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                                                                                                                                                               | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                               |

| Environmental Issue Area                                                                                                                                                               | Conclusion in 2004 FEIR                     | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                 | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| e) Result in inadequate emergency access?                                                                                                                                              | No impact                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | Significant and unavoidable with mitigation | No                                                                      | No                                                                  | No                                                      | 7-8                           |

## Discussion

Transportation/traffic impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. 2004 FEIR Impacts 7-1 through 7-8 and related transportation/traffic impact discussions collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development could potentially conflict with applicable measures of effectiveness for the performance of the circulation system. Fehr and Peers conducted a traffic impact study for the development that contemplated four traffic scenarios. Scenarios included baseline, baseline plus project, cumulative, and cumulative plus project conditions. The 2004 FEIR determined that significant impacts would occur under these scenarios to several intersections, and that 2004 FEIR Mitigation Measures 7-1 to 7-7 would reduce these impacts. However, the mitigation would not fully reduce impacts, as the City concluded that impacts would remain significant and unavoidable regarding local applicable measures of performance.



## **Proposed Project Analysis and Conclusion**

For purposes of a conservative analysis, a trip generation assessment was performed by Fehr and Peers on June 6, 2018 (Appendix G) to evaluate the proposed project's transportation impacts compared to the previous evaluation in the 2004 FEIR. According to the trip generation assessment, the proposed project would result in fewer peak hour vehicle trips compared to the 2004 FEIR project, although average daily trips would increase as a result of the increased retail/grocery component compared to the business commercial uses evaluated in the 2004 FEIR. Accordingly, 2004 FEIR Mitigation Measures 7-1 to 7-7 would still be imposed on the proposed project, funding a range of transportation improvements in the project vicinity.

Similar to the analysis and conclusions presented in the 2004 FEIR, the implementation of some of the transportation improvements must be completed by other jurisdictions; because implementation is out of the control of the City, the impacts are considered significant and unavoidable until such time as the improvements are constructed and operational. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **b) Summary of the 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially conflict with an applicable congestion management program, including but not limited to level of service (LOS) standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways. As described above, Fehr and Peers conducted a traffic impact study in 2004 that contemplated traffic scenarios under baseline, baseline plus project, cumulative, and cumulative plus project traffic conditions. Under these scenarios, the 2004 FEIR determined that significant traffic impacts would occur at several study intersections. Implementation of 2004 FEIR Mitigation Measures 7-1 through 7-7 would reduce these impacts to the extent feasible; however, the City concluded that significant and unavoidable impacts would still occur because implementation must be completed by other jurisdictions outside the control of the City.

## **Proposed Project Analysis and Conclusion**

As discussed previously, Fehr and Peers conducted an updated trip generation assessment (Appendix G) for the proposed project. According to this assessment, the proposed project would result in fewer peak hour vehicle trips compared to the 2004 FEIR, but slightly more average daily trips as a result of the increased retail/grocery component compared to the business commercial uses evaluated in the 2004 FEIR. Although the proposed project would have fewer peak hour trips and thus not worsen the effect as described in the 2004 FEIR, the impacts under the applicable LOS standards would remain the same. Accordingly, the proposed project would be required to implement Mitigation Measures 7-1 through 7-7 to reduce impacts to the extent feasible. Therefore, the proposed project would not introduce

new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The initial study prepared as part of the 2004 FEIR considered whether the Vista Del Mar development could potentially change air traffic patterns resulting in substantial safety risks. The initial study determined that the project would have no impact related to air traffic patterns; accordingly, no further analysis was required in the 2004 FEIR.

**Proposed Project Analysis and Conclusion**

Similar to the 2004 FEIR, the proposed project would not have any impacts related to air traffic patterns because the location remains the same and the distance to the nearest airport has not changed. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**d) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially increase hazards due to a design feature. The 2004 FEIR notes that the project site plan did not provide detailed circulation information for the area north of West Leland Road, and therefore on-site circulation could not be effectively analyzed. Circulation patterns and recommendations would be provided when detailed plans are submitted. The 2004 FEIR also recommends that direct pedestrian access be provided from the multi-family residential and commercial portions of the project to the BART station.

**Proposed Project Analysis and Conclusion**

Fehr & Peers conducted a review of on-site circulation in 2018, based on the detailed site plan provided for the 2018 proposed project. The results of this analysis informed the project description and application materials submitted by the applicant to ensure adequate circulation and provision of enhanced bicycle and pedestrian facilities to encourage and support the use of BART and bus service.

As noted in the project description, the project includes pedestrian enhancements such as a new sidewalk along the north side of West Leland Road to close an existing 1,100-foot sidewalk gap. The project also proposes enhanced crosswalks and bike racks in the commercial portion of the site to encourage and support alternative transportation modes. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered potential impacts to project site access and emergency vehicle access. Access relates to levels of service operation of intersections, roadway segments and on-site circulation, and is therefore tied to the implementation of transportation improvements required by Mitigation Measures 7-1 through 7-7. The 2004 FEIR concluded that although the implementation of the required mitigation would ensure adequate circulation and access to the site, the construction of some of the improvements are outside the control of the City and cannot therefore be guaranteed. Accordingly, the 2004 FEIR concluded that related impacts would remain significant and unavoidable until such time as the improvements are constructed and operational.

**Proposed Project Analysis and Conclusion**

Similar to the conclusion of the 2004 FEIR, implementation of Mitigation Measures 7-1 through 7-7 cannot be guaranteed and the resulting impact would remain significant and unavoidable until such time as the improvements are constructed and operational.

Regarding on-site access and circulation, as discussed in the project description, access to the site is proposed from three locations on West Leland Road. The main entrance would be at Alves Ranch Road, which would be a fully signalized intersection. A full access un-signalized intersection is also proposed west of Alves Ranch. This intersection would be offset from Tomales Bay Drive. A third EVA-only access is proposed on the eastern portion of the site approximately 500 feet east of Alves Ranch Road. The Fehr & Peers analysis and review by the City traffic engineer conclude that the proposed access would be adequate to serve the proposed site development and would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR recommended that commercial uses on the project site have direct access to West Leland Road and direct pedestrian access be provided from the multi-family residential and commercial areas to the Pittsburgh/Bay Point BART station. In addition, the 2004 FEIR noted that the Vista Del Mar development required pedestrian and bicycle routes along public streets and within the proposed linear park system. The 2004 FEIR identified impacts to the nearby Pittsburgh/Bay Point BART parking lot, which was experiencing capacity issues at the time. The 2004 FEIR imposed Mitigation Measure 7-8, which requires provision of bus turnouts and transit amenities along the project frontage; however, the 2004 FEIR noted that these improvements would not completely mitigate the identified impact, and as a result the impact would remain significant and unavoidable.

## Proposed Project Analysis and Conclusion

The proposed project would result in fewer housing units and fewer residents compared to the 2004 FEIR. As a result, the proposed project would create less demand for pedestrian, bicycle, and transit services. Similar to the development evaluated in the 2004 FEIR, the proposed project is within walking distance of the Pittsburg/Bay Point BART station, and thus it is likely that transit use would increase given the close proximity to BART, which is consistent with applicable General Plan policies.

As noted in the project description, the project includes pedestrian enhancements such as a new sidewalk along the north side of West Leland Road to close an existing 1,100-foot sidewalk gap, which would directly support pedestrian connection to the BART station. The project also proposes enhanced crosswalks and bike racks in the commercial portion of the site to encourage and support alternative transportation modes. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Transportation/traffic mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

**MM 7-1      The project applicants shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/SR 4 Eastbound ramps intersection, which include the following:**

- **Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn at the eastbound off-ramp; and**
- **Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes for a total of three approach left-turn lanes on the off-ramp.**

**The additional eastbound lane may require acquisition of right of way and the design would require approval from Caltrans. These improvements to be funded by the existing City and Easy County traffic mitigation fee programs. These improvement may be added to the City's Traffic Mitigation Fee Program so that the necessary funds will be made available. The project applicants pay their fair share contribution to these improvements.**

**Implementation of these improvements would reduce this impact to a less than significant level.**

**MM 7-2** In order to achieve an acceptable LOS at this intersection under future General Plan based cumulative conditions, the following improvement would be necessary:

- Create a westbound shared through/right-turn lane on West Leland Road;
- Create a second eastbound Left-turn lane on West Leland Road;
- Create a second eastbound through lane on West Leland Road; and
- Create an exclusive eastbound right-turn lane on West Leland Road

However, the creation of such additional capacity on the eastbound approach to this intersection would require substantial acquisition of additional right-of-way on land that has already been developed, which is not considered to be feasible given current constraints.

Alternatively, the morning (AM) peak hour operation at this intersection could be improved by adding a second eastbound left-turn lane on West Leland Road, which might be physically feasible. This measure shall be required if feasible. However, this improvement, the intersection would still operate at LOS F during both the AM and PM peak hour; so this measure would not reduce this impact to a less than significant level. Therefore, this cumulative impact is considered significant and unavoidable. The project applicant shall pay their fair share contribution towards any of these improvements deemed feasible by the City.

**MM 7-3** Project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord. These improvements include:

- Construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;
- Construction of two exclusive left-turn lanes on the southbound approach; and
- Construction of a third through lane on both the eastbound and westbound approaches.

This fee shall be paid prior to recordation of a project final map, in an amount determined by the City Council in cooperation with the affected jurisdiction.

Implementation of this measure would reduce this cumulative impact to a less than significant level; however, this impact will remain a significant unavoidable cumulative impact until the improvements are installed by responsible jurisdiction that is to receive this fair share fees.

**MM 7-4** The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:

- Convert the northbound shared through/right turn lane to an exclusive right turn lane; and
- Convert one of the northbound left-turn lanes to a northbound through lane.

Implementation of these improvements would involve changing the lane configuration at the intersection. Additional right of way acquisition would not be required. These improvements are not included in the current list of improvements to be funded by the existing City or East County traffic mitigation fee programs. This improvement may be added to the Traffic Mitigation Fee Programs so that the necessary funds will be made available. The project applicants shall pay their fair-share contribution to this improvement.

Implementation of these measures would reduce this impact to a less than significant level.

**MM 7-5** The project applicants shall contribute their fair-share to needed improvements at the Willow Pass Road/Avila Road intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lanes and one through lane on the northbound Willow Pass Road approach. The City shall work with other affected jurisdictions to develop an interjurisdictional funding mechanism for these improvements. These improvements may be included in the Pittsburg Traffic Mitigation Fee Program so that the necessary funds will be available at the time the improvements are needed. Otherwise, the project applicants shall be responsible for these improvements before development proceeds. These identified improvements would reduce this impact to a less than significant level.

**MM 7-6** The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include:

- Installation of a traffic signal
- Provision of a left-turn lane on the southbound Bailey Road approach; and
- Widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.

Implementation of this measure would reduce this cumulative impact to a less than significant level; however, this impact will remain a significant unavoidable cumulative impact until the improvements are installed by responsible jurisdiction that are to receive these fair share fees.

- MM 7-7** As described above, the project applicants shall contribute their fair share to all applicable development impact fee programs including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including SR 4. However, the segment of SR 4 Between Willow Pass Road (Pittsburg) and Willow Pass Road (Concord) was improved several years ago, and no further improvements are included in the Strategic Plan of the Eat Contra Costa Regional Fee and Finance Authority. In the absence of addition capacity-enhancing freeway improvement projects, this cumulative impact is considered significant unavoidable.
- MM 7-8** The project shall construct bus turnouts and related transit amenities along the project frontage on West Leland Road and on internal roadways as needed. The placement and design of these amenities shall be determined in consultation with the City and Tri-Delta Transit. The purpose of these amenities would be to encourage transit use to the BART station. It is unlikely, however, that such improvement would entirely mitigate the identified cumulative impacts on BART parking. Therefore, in the absence of additional parking, this project impact is considered significant unavoidable.

## Conclusion

The transportation/traffic conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

| Environmental Issue Area                                                                                                                                                                               | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| <b>XVI. Utilities and Service Systems</b>                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                               |
| <i>Would the project:</i>                                                                                                                                                                              |                                       |                                                                         |                                                                     |                                                         |                               |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                    | N/A                                   | No                                                                      | No                                                                  | No                                                      | N/A                           |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-3                           |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?           | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 9-1 and 9-2                   |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                 | Significant and unavoidable           | No                                                                      | No                                                                  | No                                                      | 8-1 and 8-2                   |



| Environmental Issue Area                                                                                                                                                                                                          | Conclusion in 2004 FEIR               | Do the Proposed Changes Involve New or More Significant Severe Impacts? | New Circumstances Involving New or More Severe Significant Impacts? | New Information Requiring New Analysis or Verification? | 2004 FEIR Mitigation Measures |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | Less than significant with mitigation | No                                                                      | No                                                                  | No                                                      | 8-3                           |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |
| g) Comply with federal, State, and local statutes regulations related to solid waste?                                                                                                                                             | Less than significant                 | No                                                                      | No                                                                  | No                                                      | N/A                           |

## Discussion

Utilities and service systems impacts associated with the proposed project would be consistent with those identified in the 2004 FEIR analysis. The 2004 FEIR identified potential impacts utilizing the above environmental issue areas from Appendix G of the *2004 State CEQA Guidelines* as thresholds of significance. Utilities and service systems impact discussions in Chapters 8 and 9 of the 2004 EIR collectively address the above environmental issue areas as described below.

### a) Summary of 2004 FEIR

The initial study prepared as part of the 2004 FEIR found that the project would have no impact related to wastewater treatment requirements, noting that “all project-related development would be subject to applicable wastewater treatment requirements, and would not cause exceedances of RWQCB treatment requirements.” No further analysis is required.

**Proposed Project Analysis and Conclusion**

As noted above, the initial study prepared as part of the 2004 FEIR found that the project would have no impact related to wastewater treatment requirements, noting that “all project-related development would be subject to applicable wastewater treatment requirements, and would not cause exceedances of RWQCB treatment requirements.” No further analysis is required.

**b) Summary of 2004 FEIR**

The 2004 FEIR discussed the capacity of the Delta Diablo Sanitation District (DDSD) to accommodate estimate wastewater flows from the project. The 2004 FEIR noted that although DDSD had sufficient capacity at that time, the extended timeline for build out of the Vista Del Mar project could result in less than sufficient capacity being available for later phases. Mitigation Measure 8-3 was included to require payment of appropriate fees as well as submittal of a sewage treatment adequacy evaluation to ensure that sufficient capacity would be available before building permits are issued for future phases. Implementation of Mitigation Measure 8-3 would ensure that impacts would be reduced to less than significant.

**Proposed Project Analysis and Conclusion**

Sanitary sewer service in the City of Pittsburg is provided by the City of Pittsburg and the Delta Diablo Sanitation District (DDSD). The DDSD administers the provisions of the wastewater discharge permit issued for its operations, subject to the requirements and limitations of the NPDES program enforced by the RWQCB.

The proposed project contemplates less development but in a manner consistent with the 2004 FEIR. Thus, demands placed on the wastewater collection and treatment system would be consistent with, albeit less than, utility demands generated by the 2004 FEIR. As described in the 2004 FEIR, the project would require connection to sewer lines, although the connection in 2018 would be to existing lines in West Leland Road, as the connection to lines in Willow Pass Road contemplated in the 2004 FEIR has already been constructed.

The DDSD treatment facility continues to have sufficient capacity to accommodate the proposed project. Furthermore, the proposed project would be required to implement NPDES requirements as appropriate, including the use of best management practices applicable to businesses that operate throughout the City. Therefore, the proposed project would not exceed wastewater treatment requirements and the impact would be less than significant, consistent with the analysis in the 2004 FEIR. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**c) Summary of 2004 FEIR**

The 2004 FEIR found that construction of the Vista Del Mar development would create new impervious surfaces and increase the rate of stormwater runoff. This would be a potentially

significant impact because peak flow rates could exceed the existing planned capacity of downstream drainage systems. In addition, the CCCFCWCD determined the existing culvert and channel section were undersized to accommodate the Vista Del Mar development. These impacts could be potentially significant. With the implementation of 2004 FEIR Mitigation Measures 9-1 and 9-2, which required the construction of new stormwater drainage facility and increased capacity of downstream drainage facilities, the potential impacts associated with the development would be reduced to less than significant.

### **Proposed Project Analysis and Conclusion**

As required by the 2004 FEIR, a stormwater detention facility was built in the northern portion of the project site as part of the Vista Del Mar development. This detention facility was built in order to mitigate post development 10-year peak flows from the Vista Del Mar, San Marco, and Alves Ranch developments. According to the Stormwater Calculations memorandum, analysis indicated that the volume in the water quality basin is slightly less than was originally calculated in 2008.

As described in the project description, to accommodate the currently estimated volume of stormwater runoff, the applicant proposes to increase the capacity of the stormwater detention basin by raising the elevation of the existing outfall by 2 feet. This proposed improvement would ensure that the project remains in compliance with Mitigation Measure 9-1. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

### **d) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would have sufficient water supplies available to serve the development from existing entitlements and resources, or if new or expanded entitlements are needed. The 2004 FEIR noted that on-site groundwater wells provided water for the existing residences, office building, and construction yard operation. The Vista Del Mar development area is located within the Contra Costa Water District (CCWD) service area boundaries, and within the boundaries of the Los Vaqueros Project (LVP) planning area, and would be served by the City through a wholesale contract with CCWD. The Vista Del Mar 2004 FEIR estimated that the development would generate approximately 624,000 gallons of domestic water demand. The Water Supply Assessment indicated that the City may not be able to meet projected demands in the latter years of a multi-year drought (2004 FEIR Impact 8-1). The City concluded that this potential impact associated with the development would remain significant and unavoidable until such time as achievable water supplies are identified.

Following certification of the 2004 FEIR, and in accordance with Mitigation Measure 8-1, the applicant provided a subsequent water analysis and demonstrated to the satisfaction of the city that sufficient water would be available for the development as proposed in 2004.

**Proposed Project Analysis and Conclusion**

According to the Alves Ranch Development Future Demand Memorandum (Appendix H), the 2018 project water demand would be approximately 19 percent less than what was shown in the City of Pittsburg Water System Master Plan and discussed in the 2004 FEIR, because of the reduction in overall residential unit count and commercial square footage. As the applicant has already established sufficient water for the higher demand estimates assumed in the 2004 FEIR, the 2018 proposed project would therefore have sufficient water supplies to meet its estimated demand. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**e) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development could potentially result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

The DDSD estimates the sewage generated by the development would equate to 1,211 equivalent residential units (ERUs), sewage generation level below DDSD's 1996 buildout anticipated level of 1,218 ERUs. By the time of buildout, DDSD treatment facilities may not have adequate capacity due to other cumulative development demands, as identified in 2004 FEIR Impact 8-3. Sewage treatment demand associated with the Vista Del Mar development, combined with demand from development pending, approved, or under construction in the project vicinity and elsewhere in Pittsburg, may exceed the available treatment plant capacity. The City concluded that this potential impact associated with the development would be reduced to less than significant with implementation of 2004 FEIR Mitigation Measure 8-4.

**Proposed Project Analysis and Conclusion**

The proposed project contemplates less development but in a manner consistent with the 2004 FEIR. Because of the reduced unit count, the 2018 proposed project would demand less wastewater treatment than what was estimated in the 2004 FEIR and the impact would be less than significant. Mitigation Measure 8-3 would still be imposed, which requires payment of applicable DDSD service fees. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

**f) Summary of 2004 FEIR**

The 2004 FEIR considered whether the Vista Del Mar development would be served by a landfill with sufficient permitted capacity. The 2004 FEIR determined that new development could generate demand for solid waste services and that the Potrero Hills landfill had sufficient capacity to serve the solid waste demands of the project. The City concluded that compliance

with General Plan policies and City ordinances applicable to recycling would ensure impacts are less than significant.

### Proposed Project Analysis and Conclusion

The proposed project would develop 217 fewer residential units and less overall commercial square footage compared to the development analyzed in the 2004 FEIR, resulting in fewer impacts than previously evaluated. The proposed project would be served by a landfill that continues to have sufficient capacity and the impact would be less than significant. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

#### g) Summary of 2004 FEIR

The 2004 FEIR considered whether the Vista Del Mar development would comply with all Federal, State, and local policies related to solid waste. The 2004 FEIR determined that new development could generate demand for solid waste services, and the City concluded that compliance with General Plan policies and City ordinances applicable to recycling would ensure impacts are less than significant.

### Proposed Project Analysis and Conclusion

Similar to the 2004 FEIR project, the proposed project would comply with all applicable solid waste policies and regulation resulting in less than significant impacts. Therefore, the proposed project would not introduce new significant environmental impacts or create more severe significant environmental impacts than those analyzed in the 2004 FEIR. No additional analysis is required.

## Mitigation Measures

Utilities and service systems mitigation measures from the 2004 FEIR applicable to the 2018 proposed project are listed below. Portions of mitigation measures not addressed by the 2018 proposed project and which remain outstanding appear in **bold type**:

- MM 8-1** As required by State SB 221, prior to City approval of a final map for the proposed project, the City of Pittsburgh Community Development Department shall undertake a subsequent water supply analysis, which shall describe the citywide water supply situation at that future time (including valid water rights, infrastructure financing, permits, and approvals), including the status of (i.e., City progress on) current City studies and plans for expanding its reclaimed water program and conservation efforts and finding opportunities for future short-term water purchases. As required by SB 221, no final map shall be approved for the project until the City concludes, based on a written verification prepared in compliance with SB 221 and on the availability of other water supplies, as demonstrated by substantial evidence in the record, that sufficient water will be available to serve the proposed project needs, in

addition to existing and planned future uses, during normal, single dry, and multiple dry years within a 20-year projection.

**The project applicant shall be required to comply with all applicable current and future City of Pittsburg water demand performance standards, including standards included in the City of Pittsburg Urban Water Management Plan, the City's reclaimed water project, and the City's water conservation program.**

Minus substantial evidence that these measures would mitigate this impact—i.e., would lead to the identification and realization of adequate additional water supplies—the effectiveness of this mitigation measure is unknown at this time. Therefore, until achievable water supplies are identified, this impact is considered to be significant unavoidable impact.

- MM 8-3**      **As a condition of Tentative Subdivision Map approval, the applicant shall: (1) comply with applicable per-unit conveyance system fees levied by DDSD and (2) demonstrate to the satisfaction of the DDSD and the City Engineer that DDSD sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a sewage treatment adequacy evaluation in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1218-ERU total anticipated by the DDSD shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure. Implementation of this measure would reduce the project's potential impact on sewage treatment service to a less-than-significant level.**

## Conclusion

The utilities and service systems conclusions in the 2004 FEIR remain unchanged in light of the revisions contemplated in the 2018 proposed project.

## Appendix A: Biological Resources Memorandum

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## MEMORANDUM

**DATE:** June 27, 2018

**TO:** Mandy Leung and Scott Hilk

**FROM:** Ross A. Dobberteen, Ph.D.

**SUBJECT:** Review of Current Biological Conditions in the Alves Ranch Project Area with Respect to 2004 DEIR Mitigation Measures, Vista Del Mar in Pittsburg, Contra Costa County, California

Per your request, LSA, Inc. (LSA) presents this memo regarding our review of current site conditions at the Alves Ranch Project Site south of West Leland Road near the Vista Del Mar residential development in Pittsburg, California. The purpose of our assessment was to determine if any new potential biological features were present on the site that were not originally addressed in the 2004 Draft Environmental Impact Report (DEIR) and associated mitigation measures. This memo is based on our on-going discussions about the proposed Alves Ranch Project, as well as LSA's prior work on the property on a continuous basis since 2002.

### Methods:

Prior to conducting the site visit, all of the project files were reviewed related to the Vista Del Mar development project, which included lands south of West Leland Road where the proposed Alves Ranch Project will be built. Specifically, permits were obtained to grade the Alves Ranch Project area and construct a water quality detention basin in 2004-2005. The California Natural Diversity Database (CNDDDB) was also reviewed for records of any special-status species occurrences in the project vicinity since LSA's original biological assessment in 2002. Finally, aerial imagery from Google Earth was examined to look for any signs of ponding on the site since the project area was graded.

On June 12, 2018, I conducted a site visit that involved walking transects (approximately 100 feet apart) across the level portion of the project area to search for any new biological resources, such as wetlands or habitats for special-status species. I also walked down to the bottom of the water quality detention basin via maintenance roads to inspect the conditions and outfall structures.

## Results:

Presented below is a summary of my observations during the site visit:

- Other than the constructed water quality detention basin adjacent to Highway 4, a majority of the site was level as a result of the grading activities in 2004-2005.
- The property has been maintained since the grading activities in 2004-2005. The level portions of the site had been recently disced and appeared to have been planted with wild oats, which is the dominate vegetation type on most of the site. There are a few coyote brush shrubs scattered throughout the site.
- The level portions of the site had several constructed drainage ditches that went to drop inlets as part of the water quality detention basin system that was constructed in 2004-2005; the ditches were dry and were dominated by upland vegetation.
- Based on the Corps of Engineers approved wetland delineation from 2001, the Alves Ranch Project area had a single ephemeral drainage approximately 200 feet long in the center of the site. The feature, which was filled in 2004-2005, was not observed during the course of the 2018 site visit. All of the permit conditions associated with the authorization to fill the ephemeral drainage have been satisfied.
- The bottom of the water quality detention basin is dominated by cattails (*Typha* sp.) and non-native common reed (*Phragmites australis*). At the time of the site visit, the bottom of the basin was dry and no standing water was observed.
- The water quality detention basin has been maintained since it was constructed in 2004-2005, consisting of periodic vegetation control and debris removal from the trash racks. As recently as 2012, additional modifications were made to the water control structures and the basin was also re-graded.

## Conclusions:

In summary, no new biological resources are present on the proposed Alves Ranch Project site based on my site visit, and nothing about the proposed Project would trigger any new significant impacts or increase the severity of significant impacts previously identified in the 2004 EIR. Therefore, the applicable biological resource mitigation measures in the DEIR, including, without limitation, a pre-construction survey to search for active native bird nests, should be imposed on the construction of the proposed Alves Ranch Project, which would ensure that all identified biological resource impacts are adequately mitigated.

Please do not hesitate to contact me if you have questions and/or require further information regarding this assessment.

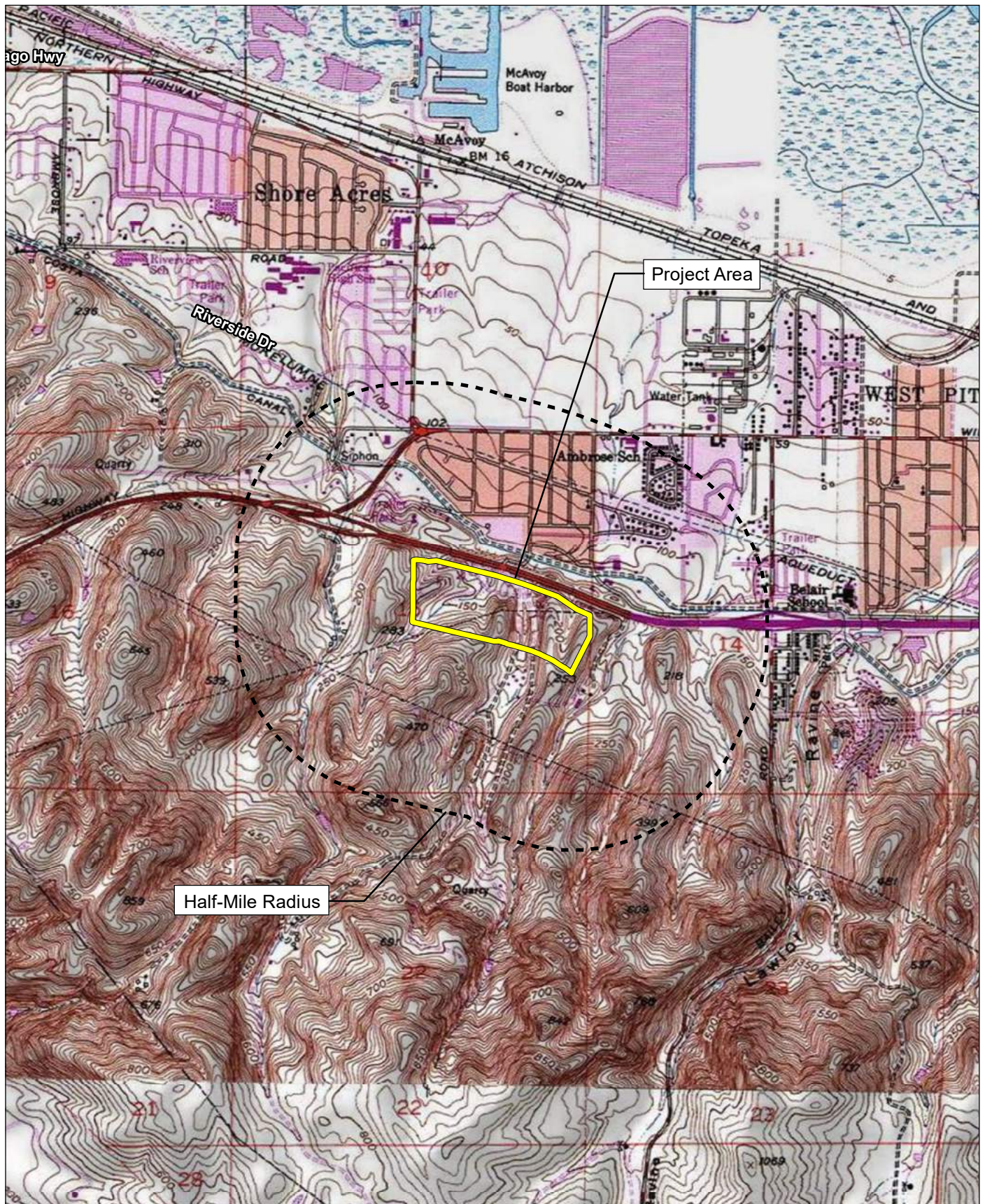
## **Appendix B: Cultural Resources Supporting Information**

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## **B.1 - CHRIS Results**

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Source: USGS Honker Bay 7.5' Quadrangle / T2N,R1W,sec15

**FIRSTCARBON**  
SOLUTIONS™



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Record Search Map



## Resource List

| Primary No. | Trinomial      | Other IDs                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Type                                | Age      | Attribute codes                    | Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Reports                                                                                                                                                                                                                                                                                |
|-------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P-07-000520 | CA-CCO-000713H | Resource Name - Alvernaz Ranch Complex (Cellar Pit and Barn Foundation)                                                                                                                                                                                                                                                                                                                                                                                                          | Building, Site, Element of district | Historic | AH02; AH04                         | 1997 (Ric Windmiller, [none])                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | S-019274, S-019324                                                                                                                                                                                                                                                                     |
| P-07-002648 |                | Caltrans - Bridge No. 28C0201;<br>Caltrans - Bridge No. 28C0206;<br>Caltrans - Bridge No. 28C0376;<br>Caltrans - Bridge No. 28C0078;<br>Caltrans - Bridge No. 28C0132;<br>Caltrans - Bridge No. 28C0286;<br>Caltrans - Bridge No. 28C0347;<br>Caltrans - Bridge No. 28C0384;<br>Caltrans - Bridge No. 28C0396;<br>Other - Somersville Road Bridge;<br>Other - Canal Road Bridge;<br>Other - Cypress Road Bridge;<br>Resource Name - Contra Costa Canal Bridges                   | Structure                           | Historic | HP19                               | 2004 (Neal Kaptain, LSA Associates, Inc.);<br>2005 (Chris McMorris, Kate McLoughlin, JRP Historical Consulting);<br>2014 (Jeremy Adams, ECORP)                                                                                                                                                                                                                                                                                                                                                                                                                    | S-030653, S-043685, S-045838                                                                                                                                                                                                                                                           |
| P-07-002695 |                | Resource Name - Contra Costa Canal;<br>Other - Map Reference #26;<br>Other - East Contra Costa Irrigation District Main Canal Complex;<br>Other - A/HC-161;<br>Other - SW-57;<br>Other - Map Ref. No. 5 (2008 Site Record);<br>Other - BV-106, BV-106(n), BV-106(s);<br>OHP PRN - BUR 060505A;<br>OHP Property Number - 154520;<br>OHP PRN - FHWA050131A;<br>OHP PRN - BUR910227A;<br>OHP Z-number - CCO-Z00002;<br>OHP Property Number - 154520;<br>National Register - 07-0055 | Structure                           | Historic | HP20                               | 1993 ([none], JRP Historical Consulting Services);<br>1995 (Hatoff, Voss, Waechter, Wee, Bente, Woodward-Clyde Consultants);<br>2003 (Rand Herbert, JRP Historical Consulting Services);<br>2005 (Rand Herbert, Kate McLoughlin, JRP Historical Consulting Services);<br>2007 (Suzanne Baker, Archaeological/Historical Consultants);<br>2008 (Karen McNeill and Matthew Davis, Carey & Co.);<br>2008 (Cassidy DeBaker, Kruger Frank, Garcia & Associates);<br>2010 (R. Windmiller, Consulting Archaeologist);<br>2016 (Rand Herbert, JRP Historical Consultants) | S-017993, S-018440, S-022812, S-030592, S-030653, S-031372, S-031700, S-031872, S-034865, S-035244, S-037022, S-037023, S-037578, S-038082, S-038392, S-039289, S-040646, S-043685, S-043830, S-043849, S-043866, S-045838, S-046155, S-046889, S-047775, S-047893, S-049670, S-049678 |
| P-07-002751 |                | Resource Name - Alves Ranch, Pittsburg CA                                                                                                                                                                                                                                                                                                                                                                                                                                        | Building, Structure                 | Historic | HP02; HP04; HP06; HP33             | 2006 ([none], Holman & Associates)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | S-031600                                                                                                                                                                                                                                                                               |
| P-07-004747 |                | Resource Name - Alvernaz Ranch Complex (District)                                                                                                                                                                                                                                                                                                                                                                                                                                | Building, District                  | Historic | AH02; AH04; HP02; HP04; HP19; HP33 | 1997 (Donald S. Napoli, [none])                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | S-019274, S-019324                                                                                                                                                                                                                                                                     |



## Resource List

| Primary No. | Trinomial | Other IDs                                  | Type                           | Age      | Attribute codes | Recorded by                     | Reports            |
|-------------|-----------|--------------------------------------------|--------------------------------|----------|-----------------|---------------------------------|--------------------|
| P-07-004748 |           | Resource Name - Alvernaz Ranch Feed Shed   | Building, Element of district  | Historic | HP04            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004749 |           | Resource Name - Alvernaz Ranch Foot Bridge | Structure, Element of district | Historic | HP19            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004750 |           | Resource Name - Alvernaz Ranch House No. 2 | Building, Element of district  | Historic | HP02            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |
| P-07-004751 |           | Resource Name - Alvernaz Ranch House No. 1 | Building, Element of district  | Historic | HP02            | 1997 (Donald S. Napoli, [none]) | S-019274, S-019324 |

## Report List

| Report No. | Other IDs                          | Year | Author(s)            | Title                                                                                                                                                                                                                                | Affiliation                                                                             | Resources                                                                                                    |
|------------|------------------------------------|------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| S-000595   |                                    | 1974 | R.F. King            | A Report on the Status of Generally Available Data Regarding Archaeological, Ethnographic, and Historical Resources Within a Five Mile Wide Corridor Through Portions of Colusa, Yolo, Solano, and Contra Costa Counties, California |                                                                                         | 07-000091, 48-000009, 48-000010, 48-000011, 48-000012, 48-000013, 48-000018, 48-000020, 57-000130, 57-000131 |
| S-000848   | Agency Nbr - Contract AA550-CT6-52 | 1977 | David A. Fredrickson | A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources                                                  | The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers |                                                                                                              |
| S-001978   |                                    | 1960 | Anthony V. Aiello    | The Islands of Contra Costa                                                                                                                                                                                                          |                                                                                         |                                                                                                              |

## Report List

| Report No. | Other IDs | Year | Author(s)                                                          | Title                                                                                                                                                                                  | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------|-----------|------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-002458   |           | 1981 | Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart | Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda | Anthropological Studies Center, Sonoma State University | 01-000080, 01-000084, 01-000086, 01-000104, 01-000119, 01-000124, 01-000125, 01-000126, 01-000127, 01-000137, 01-000139, 01-002053, 01-002104, 07-000047, 07-000079, 07-000080, 07-000081, 07-000082, 07-000083, 07-000092, 07-000093, 07-000105, 07-000131, 07-000146, 07-000147, 07-000148, 07-000149, 07-000150, 07-000151, 07-000168, 07-000173, 07-000175, 07-000177, 07-000185, 07-000186, 07-000190, 07-000323, 07-000440, 07-000447, 07-000448, 07-000449, 07-000462, 07-000470, 07-000474, 07-000476, 07-000481, 07-000674, 07-000710, 07-000724, 07-004621, 08-000015, 08-000018, 08-000021, 08-000090, 12-000125, 12-000175, 12-000186, 12-000194, 12-000199, 12-000202, 12-000207, 12-000209, 12-000210, 12-000211, 12-000263, 12-000264, 12-000266, 12-000336, 12-000442, 12-000445, 12-000458, 12-000824, 17-000006, 17-000026, 17-000035, 17-000072, 17-000114, 17-000177, 17-000286, 17-000287, 17-000289, 17-000290, 17-000307, 17-000320, 17-000392, 17-000407, 17-000437, 17-000446, 17-000470, 17-000531, 17-000535, 17-000546, 17-000550, 17-000551, 17-000554, 17-000572, 17-000610, 17-000639, 17-000640, 17-000673, 17-000787, 17-000812, 21-000017, 21-000034, 21-000039, 21-000051, 21-000053, 21-000057, 21-000058, 21-000106, 21-000143, 21-000163, 21-000177, 21-000217, 21-000221, 21-000235, 21-000242, 21-000245, 21-000252, 21-000262, 21-000283, 21-000290, 21-000291, 21-000295, 21-000332, 21-000335, 21-000342, 21-000346, 21-000347, 21-000368, 21-000369, 21-000370, 21-000651, 21-000653, 21-002539, 23-000143, 23-000450, 23-000475, |

## Report List

| Report No. | Other IDs | Year | Author(s)        | Title                                                                                                                             | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------|-----------|------|------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |           |      |                  |                                                                                                                                   |                                                         | 23-000478, 23-000492, 23-000534,<br>23-000535, 23-000536, 23-000537,<br>23-000539, 23-000590, 23-000786,<br>23-000789, 23-000790, 23-000791,<br>23-000792, 23-000793, 23-000796,<br>23-000835, 23-001034, 23-001060,<br>23-001063, 23-001520, 23-002898,<br>23-002915, 23-002936, 23-002945,<br>28-000015, 28-000027, 28-000028,<br>28-000029, 28-000032, 28-000045,<br>28-000061, 28-000063, 28-000066,<br>28-000077, 28-000088, 28-000092,<br>28-000093, 28-000097, 28-000123,<br>28-000125, 28-000150, 28-000199,<br>28-000209, 28-000218, 28-000222,<br>28-000310, 28-000311, 28-000329,<br>28-000330, 28-000362, 28-000418,<br>28-000419, 28-000420, 28-000421,<br>28-000422, 28-000428, 28-000828,<br>28-000912, 49-000073, 49-000079,<br>49-000112, 49-000135, 49-000194,<br>49-000228, 49-000264, 49-000265,<br>49-000271, 49-000291, 49-000292,<br>49-000295, 49-000318, 49-000329,<br>49-000330, 49-000340, 49-000342,<br>49-000360, 49-000362, 49-000363,<br>49-000369, 49-000371, 49-000423,<br>49-000424, 49-000434, 49-000483,<br>49-000512, 49-000521, 49-000548,<br>49-000620, 49-000653, 49-000671,<br>49-000682, 49-000683, 49-000730,<br>49-000731, 49-000732, 49-000733,<br>49-000846, 49-000860, 49-000887,<br>49-000913, 49-000914, 49-000915,<br>49-000916, 49-000917, 49-000959,<br>49-000970, 49-000976, 49-000978,<br>49-000981, 49-000982, 49-000983,<br>49-000990, 49-000992, 49-001081,<br>49-001082, 49-001083, 49-001084,<br>49-001085, 49-001086, 49-001087,<br>49-001109, 49-001121 |
| S-002458a  |           | 1982 | Suzanne Ramiller | Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Report List

| Report No. | Other IDs | Year | Author(s)           | Title                                                                                                                      | Affiliation                                             | Resources                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|-----------|------|---------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-002458b  |           | 1982 | Roger H. Werner     | Archaeological Overview of Mendocino and Lake Counties                                                                     | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458c  |           | 1982 | Suzanne Stewart     | Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Napa and Sonoma Counties | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458d  |           | 1982 | Suzanne B. Stewart  | Archaeological Overview of Alameda, Contra Costa, and Marin Counties                                                       | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-002458e  |           | 1982 | Neil Ramiller       | Environmental Overview of The Northwest Region                                                                             | Anthropological Studies Center, Sonoma State University |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-009462   |           | 1977 | Teresa Ann Miller   | Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties                             | San Francisco State University                          | 07-000323, 21-000087, 21-000376, 21-000378, 21-000379, 21-000380, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000546, 23-000434, 23-000789, 23-000790, 49-000629, 49-000785, 49-000787                       |
| S-009583   |           | 1978 | David W. Mayfield   | Ecology of the Pre-Spanish San Francisco Bay Area                                                                          | San Francisco State University                          |                                                                                                                                                                                                                                                                                                                                                                                                            |
| S-009795   |           | 1986 | Thomas Lynn Jackson | Late Prehistoric Obsidian Exchange in Central California                                                                   | Stanford University                                     | 06-000025, 07-000047, 07-000080, 07-000188, 07-000440, 17-000320, 17-000601, 21-000163, 21-000218, 21-000235, 21-000242, 21-000283, 21-000290, 21-000368, 21-000423, 21-000628, 23-001589, 23-001659, 23-003068, 23-003119, 28-000015, 28-000068, 28-000199, 28-000205, 28-000828, 49-000135, 49-000360, 49-000423, 49-000424, 49-000518, 49-000521, 49-000533, 49-000536, 49-000558, 49-000801, 57-000114 |

## Report List

| Report No. | Other IDs | Year | Author(s)                                                                                                                                                                                               | Title                                                                                                                  | Affiliation                                           | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------|-----------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-015529   |           | 1993 | Robert L. Gearhart II,<br>Clell L. Bond, Steven D.<br>Hoyt, James H. Cleland,<br>James Anderson,<br>Pandora Snethcamp,<br>Gary Wesson, Jack<br>Neville, Kim Marcus,<br>Andrew York, and Jerry<br>Wilson | California, Oregon, and Washington:<br>Archaeological Resource Study                                                   | Espey, Huston &<br>Associates, Inc.; Dames &<br>Moore | 01-000033, 01-000034, 01-000084,<br>01-000086, 01-000104, 07-000133,<br>07-000173, 07-000175, 07-000177,<br>17-000072, 17-000392, 21-000048,<br>21-001915, 23-001704, 27-000100,<br>27-000236, 27-000335, 27-000356,<br>27-000386, 27-000485, 38-000028,<br>38-000072, 38-000085, 38-000098,<br>41-000080, 41-000265, 44-000179                                                                                                                                                                                                   |
| S-016660   |           | 1992 | Jeffrey B. Fentress                                                                                                                                                                                     | Prehistoric Rock Art of Alameda and Contra<br>Costa Counties, California                                               | California State University,<br>Hayward               | 01-000035, 01-000039, 01-000071,<br>01-000080, 01-000128, 01-000137,<br>01-000138, 01-000144, 01-000195,<br>01-000198, 01-000199, 01-002112,<br>07-000029, 07-000094, 07-000189,<br>07-000193, 07-000212, 07-000216,<br>07-000219, 07-000230, 07-000242,<br>07-000255, 07-000260, 07-000271,<br>07-000301, 07-000302, 07-000323,<br>07-000344, 07-000345, 07-000346,<br>07-000347, 07-000348, 07-000356,<br>07-000362, 07-000374, 07-000725,<br>07-000726, 07-000727, 07-000730,<br>07-000734, 07-000736, 07-000738,<br>07-000739 |
| S-017835   |           | 1975 | Judy Myers Suchey                                                                                                                                                                                       | Biological Distance of Prehistoric Central<br>California Populations Derived from Non-<br>Metric Traits of the Cranium | University of California,<br>Riverside                | 01-000086, 01-000104, 01-000105,<br>06-000025, 07-000080, 07-000081,<br>07-000083, 07-000087, 21-000017,<br>21-000193, 21-000242, 21-000252,<br>48-000010, 57-000145                                                                                                                                                                                                                                                                                                                                                              |
| S-018217   |           | 1996 | Glenn Gmoser                                                                                                                                                                                            | Cultural Resource Evaluations for the<br>Caltrans District 04 Phase 2 Seismic Retrofit<br>Program, Status Report       | California Department of<br>Transportation            | 01-000014, 01-000023, 01-000227,<br>07-000108, 07-000119, 38-000002,<br>38-000004, 41-000273, 43-000106,<br>43-000297, 43-000624, 43-001078,<br>44-000010, 44-000201, 44-000300,<br>49-000195                                                                                                                                                                                                                                                                                                                                     |

## Report List

| Report No. | Other IDs                                           | Year | Author(s)                                             | Title                                                                                                                                                                                                                | Affiliation                                                              | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|-----------------------------------------------------|------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-020395   |                                                     | 1998 | Donna L. Gillette                                     | PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?                                                                                                                             | California State University, Hayward                                     | 07-000094, 07-000323, 12-000050, 17-000071, 17-001315, 21-000087, 21-000376, 21-000378, 21-000379, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000419, 21-000433, 21-000546, 21-000620, 21-000621, 21-000624, 21-000661, 23-000434, 23-000809, 23-000810, 23-001698, 23-001725, 23-001792, 23-001798, 23-001799, 23-001803, 23-001804, 23-001930, 23-001942, 23-001950, 23-001963, 35-000013, 43-000067, 43-000080, 43-000287, 43-000289, 43-000504, 49-000046, 49-000240, 49-000533, 49-000550, 49-000629, 49-000785, 49-000787, 49-000868, 49-000960, 49-000975, 49-001004, 49-001087, 49-001239, 49-002121 |
| S-022812   |                                                     | 1997 | Colin I. Busby                                        | Contra Costa County Water Multipurpose Pipeline Project, Environmental Documentation Study, Cultural Resources Review (letter report)                                                                                | Basin Research Associates                                                | 07-000402, 07-000403, 07-000813, 07-002695                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| S-030204   |                                                     | 2003 | Donna L. Gillette                                     | The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.                                                                                                              | University of California, Berkeley                                       | 01-002148, 21-000384, 23-000810                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| S-032596   | Caltrans - EA No. 447600; Other - Contract #04A2098 | 2006 | Randall Milliken, Jerome King, and Patricia Mikkelsen | The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways | Consulting in the Past; Far Western Anthropological Research Group, Inc. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| S-033545   |                                                     | 1994 |                                                       | Draft Comprehensive Management and Use Plan and Environmental Impact Statement, Juan Bautista de Anza National Historic Trail, Arizona and California                                                                | National Park Service                                                    | 38-002967, 41-002192, 43-002628                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Report List

| Report No. | Other IDs                                                               | Year | Author(s)                        | Title                                                                              | Affiliation                                            | Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|-------------------------------------------------------------------------|------|----------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-033600   | Agency Nbr -<br>Contract No.<br>04A2098;<br>Caltrans - EA No.<br>447600 | 2007 | Jack Meyer and Jeff<br>Rosenthal | Geoarchaeological Overview of the Nine Bay<br>Area Counties in Caltrans District 4 | Far Western<br>Anthropological Research<br>Group, Inc. | 01-000001, 01-000002, 01-000014,<br>01-000063, 01-000064, 01-000067,<br>01-000080, 01-000124, 01-000139,<br>01-000140, 01-001795, 01-002110,<br>01-002160, 01-002162, 01-002245,<br>07-000019, 07-000024, 07-000037,<br>07-000047, 07-000075, 07-000079,<br>07-000088, 07-000089, 07-000108,<br>07-000182, 07-000185, 07-000186,<br>07-000217, 07-000239, 07-000401,<br>07-000721, 21-000010, 21-000048,<br>21-002615, 28-000009, 28-000028,<br>28-000301, 28-000967, 38-000006,<br>38-000028, 38-000101, 38-000102,<br>38-000119, 41-000080, 41-000284,<br>43-000016, 43-000189, 43-000296,<br>43-000308, 43-000310, 43-000423,<br>43-000424, 43-000448, 43-000451,<br>43-000485, 43-000561, 43-000604,<br>43-000608, 43-000614, 43-000623,<br>43-001015, 43-001058, 43-001080,<br>43-001163, 43-001194, 43-001576,<br>48-000007, 48-000157 |



## **B.2 - NAHC Results**

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## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



June 25, 2018

Dana DePietro  
FCS Intl

Sent by Email: [ddepietro@fcs-int.com](mailto:ddepietro@fcs-int.com)  
Number of Pages: 2

RE: Alves Ranch Development, Honker Bay, Contra Costa County

Dear Mr. DePietro:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. **Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.**

I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. **By contacting all those on the list, your organization will be better able to respond to claims of failure to consult.** If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [sharaya.souza@nahc.ca.gov](mailto:sharaya.souza@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharaya Souza".

Sharaya Souza  
Staff Services Analyst  
(916) 573-0168

**Native American Heritage Commission  
Native American Consultation List  
6/25/2018**

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(650) 332-1526 Fax

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Raymond Hitchcock, Chairperson  
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(916) 683-6000 Office  
(916) 683-6015 Fax

Miwok

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(831) 637-4238

Ohlone/Costanoan

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(510) 581-5194

Ohlone / Costanoan

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(209) 887-3415

Ohlone/Costanoan  
Northern Valley Yokuts  
Bay Miwok

The Ohlone Indian Tribe  
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(510) 687-9393 Fax

Ohlone/Costanoan  
Bay Miwok  
Plains Miwok  
Patwin

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 6097.94 of the Public Resource Code, or Section 6097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:  
Alves Ranch Development, Honker Bay, Contra Costa County.

## **B.3 - Paleontological Results**

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## Kenneth L. Finger, Ph.D. Consulting Paleontologist

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510.305.1080

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June 11, 2018

Dana DePietro  
FirstCarbon Solutions  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

**Re: Paleontological Records Search: Alves Ranch Project (3746.0002), Contra Costa County, California**

Dear Dr. DePietro:

As per the request of Spencer Pignotti, I have performed a records search on the University of California Museum of Paleontology (UCMP) database for the Alves Ranch project in Contra Costa County. The project site is southeast of Shore Acres, east of San Marco Boulevard and west of Bailey Road, between California Delta Highway and West Leland Road. Its PRS location is Sec. 15, T2N, R1W, Honker Bay quadrangle (USGS 7.5-series topographic map). On Google Earth imagery, it appears that this is relatively flat, sparsely vegetated terrain that has been disturbed by previous agricultural use.

### Geologic Units

According to the part of the geologic map by Dibblee (1980) shown here, the Alves Ranch project site (red outline at center) and surrounding half-mile area (dashed black outline) are located mostly on nonmarine sedimentary and volcanic rocks of Pliocene age, locally referred to as the Tehama Formation. Pleistocene alluvium is north-adjacent to the site and both units are bisected by Holocene alluvium (Qa). Holocene deposits are too young to contain fossils, whereas the Pleistocene and Pliocene units have the potential of yielding significant paleontological resources.



### Key to mapped units

- Qa** Surficial alluvium (Holocene)
- Qoa** Older alluvium (Pleistocene)
- Tps** Nonmarine sedimentary and volcanic rocks: weakly indurated clay, sand and pebble gravel; locally called the Tehama Formation (Pliocene) clay shale and siltstone, massive to vaguely bedded (middle to late Miocene)
- Tlt** Lawler Tuff: pumiceous tuff breccia (Pliocene)

### **Records Search**

The paleontological record search for the Alves Ranch project was performed on the University of California Museum of Paleontology (UCMP) database. The results are 9928 vertebrates from 64 Pleistocene and 1267 vertebrates from 12 Pliocene localities in Contra Costa County. The nearest vertebrate locality is V90070 (Lawler Ravine), in the Pliocene Wolfskill Formation (Blancan NALMS), just east of the half-mile search area at the southwest corner of the intersection of Leland and Bailey roads; no specimens are recorded for it in the database.

### **Remarks and Recommendations**

The Alves Ranch project site will impact Pliocene nonmarine deposits similar to those in Contra Costa County that have yielded a very rich vertebrate paleofauna. A pre-construction paleontological walkover survey of the site would be unwarranted because its surface is disturbed. However, I recommend paleontological monitoring of all project-related excavations of previously undisturbed deposits because the Pliocene deposits that dominate the site are highly sensitive for significant paleontological resources. Should any vertebrate remains (e.g., bones, teeth) be encountered, all construction-related activities should be diverted from the find until a professional paleontologist has properly recorded and evaluated it, and, if deemed appropriate, salvaged it in a timely manner. Recovered fossils should be deposited in an appropriate repository, such as the UCMP, where they will be properly curated and made available for scientific research and education.

Sincerely,



### **Reference Cited**

Dibblee, T.W., Jr., 1980. Preliminary geologic map of the Honker Bay quadrangle, Solano and Contra Costa Counties, California. Open-File Report 80-2009, scale 1:24,000.



## **B.4 - Pedestrian Survey Photos**

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Photograph 1: View of project area from the southwest corner; facing northeast.



Photograph 2: View of project area from the northwest corner; facing southeast.





Photograph 3: View of project area from the northeast corner; facing southwest.



Photograph 4: View of project area from the southeast corner; facing northwest.





Photograph 5: View of graded drainage basin and road in the north of the project area; facing east.



Photograph 6: Detail of representative soil matrix and soil visibility within the project area.

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## Appendix C: Geological Investigation Memorandum

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June 1, 2018

Ms. Mandy Leung  
William Lyon Homes, Inc.  
4000 Executive Parkway, Suite 250  
San Ramon, CA 94583

Re: Geological and Geotechnical Information for EIR  
Alves Ranch, Pittsburg, California  
*SFB Project No.: 241-25*

Ms. Leung:

In accordance with your request, Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) is providing the following information that can be used to supplement the EIR for the Alves Ranch project in Pittsburg, California.

## **1.0 Project Description**

Based on the information provided by Mr. Scott Hilk of William Lyon Homes, it is our understanding that the project will consist of developing approximately 26 acres into four residential neighborhoods consisting of duet and single-family structures, a recreation area, and associated infrastructure such as underground utilities, asphalt concrete roadways, parks, and storm water remediation facilities. In addition, a commercial development encompassing approximately 12 acres in area is planned. The site was previously mass graded as a part of the larger Vista Del Mar residential development to the south under the guidance of Berlogar Geotechnical Consultants (BGC); the mass grading occurred between the summer of 2005 and the summer of 2006. Additional grading will be performed, including grading for the proposed commercial area, in order to achieve planned grades.

## **2.0 Surface Description**

The site is bounded by West Leland Road on the south, Highway 4 on the north, a residential development and eastern facing slope on the west, and vacant land including a westerly facing slope on the east. The site has been previously mass graded relatively level except for ascending slopes on the east and west sides of the site, and descending slopes (along with a large detention basin) on the north side of the site. Concrete lined surface water collection ditches are located along the toe

of the slopes as well as on the detention basin slopes. The site is covered with a thick growth of grasses and weeds.

### 3.0 Previous Mass Grading and Subsurface Conditions

According to BGC, mass grading occurred at the site between the summer of 2005 and the summer of 2006 under the continuous guidance of BGC. BGC states that the site was essentially graded flat, with cut and fill slopes located along the northern, western, and eastern sides of the site; unsuitable underlying materials, such as loose native soils and undocumented fills, were removed prior to placing compacted, engineered fill. BGC summarized the results of the mass grading work in their August 14, 2008 report<sup>1</sup>.

BGC describes in their February 2008 report<sup>2</sup> that remedial grading was performed in areas underlain by existing fill and included removal of soft sediments along the centerline of drainage courses, removal of expansive soils along cut/fill transitions, and excavation of keyways for buttress fill slopes for the detention basin. BGC further states that (1) the ground surface below the engineered fill at the site was properly prepared with engineering control including scarification and moisture conditioning, (2) subdrains were installed along the back edge of keyways and excavation backcuts as well as along the centerline of previous drainages, and (3) subdrains were generally stopped at a depth of at least 10 feet below the existing sheet grade.

As a result of the previous mass grading, BGC in their February 2008 provides the following information:

**Engineered Fill:** Engineered fill has been extensively placed at the site. The engineered fill was largely derived from cuts performed in the Tulare bedrock formation and consists of layers of silty to sandy clays with variable amounts of gravel. The fill was placed under the observation of BGC with engineering control and testing. The engineered fill is suitable for proposed construction. Laboratory testing of bulk samples indicate that fill has Plasticity Indices between 18 and 23 and the fill is considered moderately expansive.

**Alluvium:** Alluvium underlies the engineered fill in two locations, a former north trending drainage course in the central portion of the site (underlying the detention basin) and a northeast trending band along the former drainage course. The soft sediments along the centerline of these areas were removed down to competent materials during the remedial grading of the site.

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<sup>1</sup> BGC, 2008, report titled *Soil Engineering Services During Mass Grading, Vista Del Mar – Subdivision, Pittsburg, California*, dated August 14, 2008.

<sup>2</sup> BGC, 2008, report titled *Preliminary Geotechnical Investigation, Alves Ranch, West Leland Road, Pittsburg, California*, dated February 25, 2008.

**Bedrock:** Bedrock units at the site are composed of non-marine sedimentary deposits of the Pliocene age Tulare formation. The Tulare formation at the site consists of friable to weak beds of sandy to silty claystone, sandy siltstone, sandstone, and conglomerate. After the mass grading was completed, the bedrock is exposed at the surface of the site in a few areas. Bedrock structure at the site was mapped during the previous grading and was found generally dipping between 5 and 25 degrees to the north and northeast (*we noted that on Plate 3 of the February 2008 BGC report in the northeast portion of the site, BGC shows bedrock bedding dipping 9 to 14 degrees south and southwest*). Claystone beds within the Tulare formation are considered highly expansive.

**Groundwater:** Groundwater at the site has been partially controlled by the addition of a subdrain system constructed below the engineered fill. Groundwater was not encountered during the remedial over-excavations performed during the previous mass grading in 2005-2006 with the exception of minor areas of seepage near the existing detention basin; subdrains were installed to intercept the seepage.

**Exploratory Well:** An exploratory well was drilled at the site during the 1960's in the southeast portion of the site. During mass grading, a column of clean grout was encountered in the area of the abandoned well. The abandoned well casing was surveyed in the field during mass grading and was cut down to an elevation of 171.6 feet (about 16-1/2 feet below the sheet grade at that time).

According to BGC and as presented in their August 14, 2008 report, the fill materials placed at the site were compacted to the following specifications.

| Location                                    | Clayey Soils and Tps Bedrock Unit                                                                       | Sandy Soils and Bedrock Units Other Than Tps                                                      |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Within 15 feet of finished grade            | Between 85 and 90 percent relative compaction at not less than 5 percent above optimum moisture content | At least 90 percent relative compaction at not less than 3 percent above optimum moisture content |
| Between 15 and 30 feet below finished grade | At least 90 percent relative compaction at not less than 5 percent above optimum moisture content       | At least 90 percent relative compaction at not less than 3 percent above optimum moisture content |
| Greater than 30 feet below finished grade   | At least 95 percent relative compaction at not less than 3 percent above optimum moisture content       |                                                                                                   |

BGC also performed geotechnical observations and testing during the construction of the north embankment of the existing detention basin. According to BGC, the areas to be graded were cleared of old fill materials, the subgrade was scarified and re-compacted, and new fill was placed and compacted to an average relative compaction of at least 95 percent with no compaction tests

less than 93 percent. The results of BGC's observation and testing work for the detention basin's north slope are summarized in their 2007 report<sup>3</sup>.

#### 4.0 Geology, Faulting, and Seismicity

Graymer, et al<sup>4</sup>, has mapped the bedrock underlying the site as being part of the Tulare Formation, poorly consolidated non-marine sedimentary rock of Pliocene age, consisting of gray to maroon siltstone, sandstone, and conglomerate, and contains tuff layers.

The project site is located in the San Francisco Bay Area that is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area and are believed to be associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction. The site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the State of California<sup>5</sup>.

Earthquake intensities will vary throughout the San Francisco Bay Area, depending upon numerous factors including the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site. The U.S. Geological Survey (2016)<sup>6</sup> indicated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay region between 2014 and 2043. Therefore, the site will probably be subjected to at least one moderate to severe earthquake that will cause strong ground shaking.

According to the U.S. Geological Survey's Unified Hazard Tool and applying the Dynamic: Conterminous U.S. 2008 (v3.3.1) model (accessed 6/1/2018), the resulting deaggregation calculations indicate that the site has a 10% probability of exceeding a peak ground acceleration of about 0.47g in 50 years (design basis ground motion based on very dense soil – soft rock site condition; mean return time of 475 years). The actual ground surface acceleration might vary depending upon the local seismic characteristics of the underlying bedrock and the overlying unconsolidated soils.

#### 5.0 Liquefaction

Soil liquefaction is a phenomenon primarily associated with saturated, cohesionless, soil layers located close to the ground surface. These soils lose strength during cyclic loading, such as

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<sup>3</sup> BGC, 2007, report titled *Soils Engineering Services During Construction, North Embankment of Detention Basin, Vista Del Mar, West Leland Road, Pittsburg, California*, dated March 5, 2007.

<sup>4</sup> Graymer, et al, 1994, *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California*, U.S. Geological Survey OFR 94-622.

<sup>5</sup> Hart and Bryant, *Fault-Rupture Hazard Zones in California*, CDMG Special Publication 42, Interim Revision 2007.

<sup>6</sup> Aagaard, Blair, Boatwright, Garcia, Harris, Michael, Schwartz, and DiLeo, *Earthquake Outlook for the San Francisco Bay Region 2014–2043*, USGS Fact Sheet 2016–3020, Revised August 2016 (ver. 1.1).

imposed by earthquakes. During the loss of strength, the soil acquires mobility sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated, fine-grained sands that lie close to the ground surface. According to ABAG and the U.S. Geological Survey, the site is located in an area that has been characterized as having very low liquefaction susceptibility<sup>7,8</sup>. As of the date of this report, the liquefaction potential of the site has not been evaluated by the State of California<sup>9</sup>.

Based on our review of available literature and the results of exploratory borings at the site, it is our opinion that the potential for ground surface damage caused by liquefaction at the site is low.

## **6.0 Landsliding**

According to U.S. Geological Survey Open-File Report 97-745 (landslide folio of the San Francisco Bay Area), the development site area is not mapped as having previously identified landslides or earthflows nor is it located within an area having debris flow source potential. According to the Association of Bay Area Governments Resilience Program website (accessed 6/1/2018), portions of the site have been mapped as having “few” landslides prior to the mass grading that was performed in 2005-2006.

Since the previous mass grading performed at the site removed weak soils and old fills, and grades were raised to create a relatively level site, it is our opinion that the potential for landslides developing at the site are low.

Sincerely,

**Stevens, Ferrone & Bailey Engineering Company, Inc.**



Kenneth C. Ferrone, PE, GE, CEG  
*Principal Civil/Geotechnical Engineer*  
*Principal Geologist/Engineering Geologist*



<sup>7</sup>Witter, Knudsen, Sowers, Wentworth, Koehler, and Randolph, 2006, *Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California*, USGS Open File Report 2006-1037.

<sup>8</sup>Knudsen, Sowers, Witter, Wentworth, and Helly, 2000, *Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, California*, USGS Open File Report 00-444.

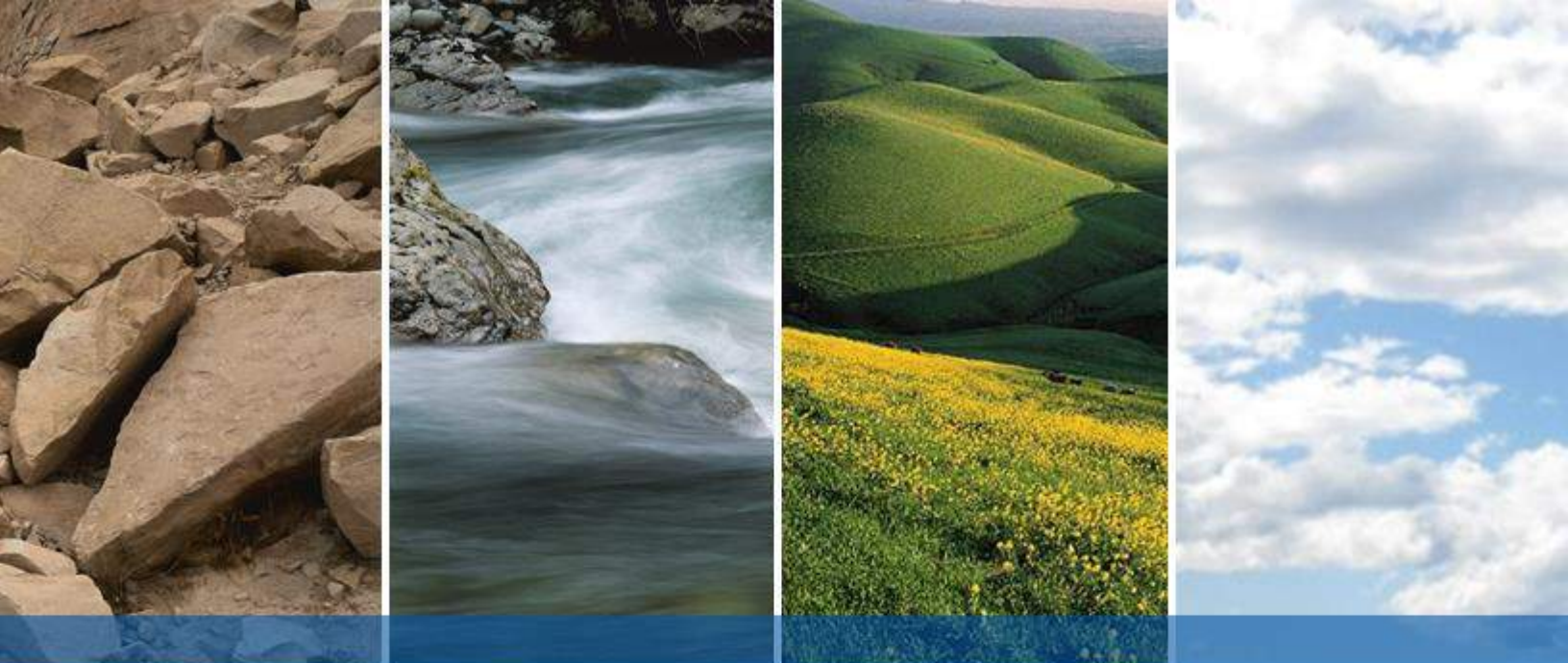
<sup>9</sup>Seismic Hazards Mapping Act, 1990.

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## **Appendix D: Phase I ESA Memorandum**

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**ALVES RANCH**  
PITTSBURG, CALIFORNIA

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**SUBMITTED TO**  
Mr. Scott Roylance  
William Lyon Homes, Inc.  
Northern California Division  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

**PREPARED BY**  
ENGEO Incorporated

December 13, 2017

**PROJECT NO.**  
3328.105.504

Project No.  
**3328.105.504**

December 13, 2017

Mr. Scott Roylance  
William Lyon Homes, Inc.  
Northern California Division  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

Subject: Alves Ranch  
Alves Ranch Road and West Leland Road  
Pittsburg, California

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Roylance:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Pittsburg, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and the American Standard Testing Method (ASTM) Practice E1527-13. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM E1527-13.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Stephen Fallon, PE

Jeffrey Adams, PhD, PE

sf/jaa/dt

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DRAFT

## EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property located at Alves Ranch Road and West Leland Road in Pittsburg, California (Property). The Property is approximately 47.42 acres in area and is identified by Assessor's Parcel Number (APN) 097-700-002-5.

The Property is currently a vacant "sheet-graded" pad located south of the California Delta Highway (State Highway 4). Review of historical records indicates that the Property has remained undeveloped land since at least 1937. One aerial photograph showed that a single residential structure was located on the Property from 2006 to no later than 2008. An unpaved road bisecting the Property north to south is visible in aerial photographs dating back to 1937.

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources; a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials; and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

Based on the review of regulatory databases and site reconnaissance, we have identified a controlled REC (CREC):

- Petroleum hydrocarbon impacted soils were removed from an area south of the Property and encapsulated below the road section at the intersection of West Leland Road and Alves Ranch Road. Although encapsulated adjacent to the Property, given the depth of encapsulation (greater than 30 feet below ground surface), the presence of this material is not considered to pose an environmental concern for residential development of the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property.

ENGEO recommends no further environmental studies at this time.

## 1.0 INTRODUCTION

### 1.1 SITE LOCATION AND DESCRIPTION

ENGEO conducted a phase I environmental site assessment for the Property located at Alves Ranch Road in Pittsburg, California (Figure 1). The approximately 47.42-acre Property is identified as APN 097-700-002-5 (Figure 3) and is currently occupied by undeveloped land.

### 1.2 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

The Property is currently a vacant “sheet-graded” pad located south of the California Delta Highway (State Highway 4). The Property has a mounded slope extending north to south near the intersection of Woodhill Drive and West Leland Road.

The surrounding sites include mainly residential developments. The Pittsburg/Bay Point BART station is located to the east of the Property.

### 1.3 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, the Property ranges in elevation from approximately 150 feet above mean sea level (msl) to approximately 223 feet above msl. Review of the Vine Hill & Honker Bay quadrangles Geologic Map found that the Property is underlain by alluvial pebble gravel, sand, and clay of valley areas and pebble conglomerate, sandstone, and claystone (Dibblee et al., 2006).

Geoscheck – Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated no Federal United States Geological Survey (USGS) wells located within 1 mile of the Property. Groundwater in the vicinity of Property was historically observed between 27.7 feet and 72.9 feet below the ground surface, however, the topography of the region is highly variable. The Physical Setting Source Summary did not provide hydrogeologic information for use as an indicator of groundwater flow direction in the immediate area. However, information gathered from nearby sites to the north indicates the groundwater flow direction was observed to the northeast to northwest and the depth to groundwater is approximately 4 feet.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Property. The website did not identify any wells within 1 mile of the Property.

We reviewed EnviroStor, a website maintained by the State of California Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California Water Resources Control Board, for nearby facilities with records that include depth to groundwater measurements. The following information was obtained regarding local groundwater conditions.

**TABLE 1.3-1: Local Groundwater Conditions**

| PROXIMITY TO PROPERTY | REPORTED DEPTH TO GROUNDWATER | REPORTED GROUNDWATER FLOW DIRECTION |
|-----------------------|-------------------------------|-------------------------------------|
| 2,800 ft              | 20.88 (max)                   | E                                   |
| 2,900                 | 73.45 (max)                   | N                                   |
| 4,100                 | 59.14 (max)                   | NW                                  |



The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation and other factors. Resources identified during the investigation showed that the groundwater gradient flows to the north toward Suisun Bay.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website and map database to determine if any historic oil and/or gas wells were located within the Property. One well was mapped within the Property. The onsite well (API#01300200) is listed as a dry hole, plugged well (plugged 9/12/1964), previously operated by Trico Industries, Inc. Three other wells were mapped within 1 mile of the Property. Two of them are listed as plugged and the other one is listed as a dry hole, plugged well.

#### **1.4 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT**

This assessment was performed at the request of William Lyon Homes, Inc. for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E1527-13, an REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

#### **1.5 DETAILED SCOPE OF SERVICES**

The scope of services performed included the following:

- A review of previous environmental reports.
- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

#### **1.6 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE**

No significant assumptions or deviations were identified during this assessment.

## **1.7 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

## **1.8 SPECIAL TERMS AND CONDITIONS**

ENGEO has prepared this report for the exclusive use of our client, William Lyon Homes, Inc. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, that occurred subsequent to the reconnaissance conducted by ENGEO personnel.



## 2.0 RECORDS REVIEW

### 2.1 PROPERTY RECORDS

#### 2.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

A Preliminary Title Report for the Property, prepared by First American Title Company and dated September 28, 2017, was provided for our review. The Property title is vested in ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix D.

### 2.2 PREVIOUS ENVIRONMENTAL REPORTS

ENGEO, Phase I Environmental Site Assessment, Alves Property, West Leland Road, Pittsburg, California, March 9, 2001. Project #3328.1.051.01

ENGEO completed a Phase I ESA that included a portion of the Property on March 9, 2001. The ESA determined that some hazardous compounds were being stored in containers on portions of the 320-acre site. These chemicals were being stored was located south of the subject Property. Environmental sampling of these areas was recommended.

ENGEO, Phase II Environmental Site Assessment, Alves Ranch, West Leland Road, Pittsburg, California, June 13, 2003. Project #3328.1.056.01

ENGEO completed a phase II ESA in June 2003 for a site south of the Property. This investigation was initiated based off the recommendations from the phase I ESA completed in March 2001. The site was located just south of West Leland Road, with the subject Property being located north. Soils at the site were found to have petroleum contamination, and it was recommended for soil to be excavated and encapsulated in the West Leland Road right-of-way. Lead and asbestos-containing materials were identified as well during a survey.

ENGEO, Environmental Services Associated with Former Underground Storage Tanks, Vista Del Mar, Pittsburg, California, December 27, 2005. Project #3328.1.060.01

ENGEO observed excavation activities in the vicinity of former USTs, previously removed in 1994. Documentation including applications, inspections, and removal permits for the three USTs were received and reviewed by ENGEO personnel (see Section 2.5 of this report). ENGEO also completed confirmation sampling of the excavation area to ensure all impacted materials were removed.

The report states that the approximately 2,800 cubic yards of hydrocarbon-impacted soils were placed in a street section of West Leland Road extension, with approval from the Contra Costa County Department of Environmental Health. The soil cross section shows that the material was

buried at a depth of a least 33 feet below the current grade. Given the depth of encapsulation and based on a review of the June 2003 phase II ESA, soil concentrations within the excavated material would not be expected to pose a risk to human health or environmental health. Therefore, the encapsulated soils do not pose a health risk to the planned development at the subject Property.

ENGEO, Debris-Fill Assessment, Alves Ranch, Pittsburg, California, December 8, 2003. Project #3328.1.058.01

ENGEO completed a debris-fill assessment in December of 2003. The scope of work included the excavation of 18 test pits, soil screening and logging, recovery of soil samples, and laboratory analyses. Approximately 8,600 cubic yards of refuse-laden soil were identified in the center of the Property. An estimated 1,700 cubic yards of refuse were recommended to be excavated and disposed of offsite. Sampling results exhibited concentrations below regulatory threshold values. ENGEO recommended the material be excavated and encapsulated under the West Leland Road section.

ENGEO, Demolition and Excavation Observation Report, Vista Del Mar, Pittsburg, California, January 17, 2006. Project #3328.1.060.01

ENGEO performed observation and sampling services during excavation of debris-filled material at the Property. The material was identified in the Debris-Filled Assessment performed by ENGEO in December 2003 (summarized above). All material larger than 3 inches in diameter were removed from the debris-fill area. Removed fill was encapsulated under street sections at a depth of over 40 feet below ground surface. ENGEO collected samples, which resulted in no detections over environmental screening levels.

## 2.3 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

### 2.3.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

**TABLE 2.3.1-1: Historical Topographic Maps**

| QUAD               | YEAR                               | DESCRIPTION                                                                                                                                                                                                                  |
|--------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Honker Bay/Clayton | 2012                               | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> The area north and south of the Property are shown as developed with residential and commercial areas. The harbor has been developed as well. |
| Clayton/Honker Bay | 1994, 1997/<br>1980/ 1973/<br>1968 | <u>Property:</u> No changes were noted from the 1907 maps.<br><u>Adjoining:</u> The area north of the highway continues to show development, with added neighborhoods, harbor areas, and West Pittsburg is shown.            |

| QUAD               | YEAR               | DESCRIPTION                                                                                                                                                                                                                                                                                                                    |
|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clayton/Honker Bay | 1953               | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> The surrounding area has shown much development, with the California Delta Highway being built along the northern border of the Property. The city of Ambrose has formed north of the highway, and various harbor projects have been developed. |
| Honker Bay/Antioch | 1918/<br>1908,1912 | <u>Property:</u> No changes were noted from the 1907 map.<br><u>Adjoining:</u> No major changes were noted from the 1907 map.                                                                                                                                                                                                  |
| Antioch            | 1907               | <u>Property:</u> The Property is undeveloped, except for one road that bisects it north to south.<br><u>Adjoining:</u> The surrounding areas are mostly undeveloped with a few roads and small structures. A railroad line is located north of the Property, along Honker Bay.                                                 |

### 2.3.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix E.

**TABLE 2.3.2-1: Aerial Photographs**

| YEAR                               | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2012/ 2010/<br>2009                | <u>Property:</u> The Property no longer has material storage, and the swale/berm area appears to be completely developed.<br><u>Adjoining:</u> The majority of the areas directly south of the Property have developed, with residential developments.                                                                                                                                                                                     |
| 2006                               | <u>Property:</u> The Property appears to have been graded, and various materials appear to have been stored on the Property. One structure appears to have been built near the center of the southern property boundary.<br><u>Adjoining:</u> The area directly south of the Property has been graded, with some paved roads being built. A large swale/berm appears to be constructed in the northern area at the center of the Property. |
| 2005                               | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas to the southeast of the Property have developed with residential developments.                                                                                                                                                                                                                                                             |
| 1998/ 1993                         | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas to the southwest of the Property have developed with residential developments.                                                                                                                                                                                                                                                             |
| 1984/ 1979/<br>1966/ 1963/<br>1958 | <u>Property:</u> No changes were noted from the 1937 photograph.<br><u>Adjoining:</u> The areas north of the Property have been developed with residential neighborhoods. The California Delta Highway was constructed along the northern border of the Property.                                                                                                                                                                          |
| 1939/ 1937                         | <u>Property:</u> The Property is undeveloped, except for one road that bisects it north to south.<br><u>Adjoining:</u> The surrounding areas are mostly undeveloped with a few roads and small structures. There is a sparsely developed residential area north of the Property.                                                                                                                                                           |

### 2.3.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties.

### 2.3.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. As no physical address was available for the Property, no results can be cross-referenced with the directory. The listings are primarily associated with residential uses, with some various businesses. The directory shows results for Alves Ranch Road and West Leland Road. A city directory search conducted by EDR is located in Appendix F.

## 2.4 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below.

### 2.4.1 Standard Environmental Records

#### 2.4.1.1 Subject Property

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on Standard Environmental Records source databases.

**TABLE 2.4.1.1-1**

| FACILITY                         | STREET                            | DATABASE(S) |
|----------------------------------|-----------------------------------|-------------|
| Alves Ranch 11- Acre School Site | West Leland And Alves Ranch Roads | ENVIROSTOR  |

#### 2.4.1.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on Standard Environmental Records sources.

**TABLE 2.4.1.2-1**

| FACILITY                              | STREET                   | DATABASE(S)                                                              |
|---------------------------------------|--------------------------|--------------------------------------------------------------------------|
| Acme Packaging (Corp Bay Point)       | 761 Port Chicago Highway | CORRACTS, ENVIROSTOR, RCRA-TSDF, SEMS-ARCHIVE                            |
| Criterion Catalysts & Technologies Lp | 2840 Willow Pass Rd      | CORRACTS, SEMS-ARCHIVE, RCRA-SQG, RCRA-TSDF, AST, ENVIROSTOR, ENVIROSTOR |
| Dexter Corporation - Hyso             | 2850 Willow Pass         | SLIC, ENVIROSTOR                                                         |
| Dossey Old Dutch Pride Dairy          | 3215 Willow Pass Rd      | LUST                                                                     |
| Eugene Alves Construction Company     | 571 Alves Ranch Rd       | LUST                                                                     |

| FACILITY                     | STREET                       | DATABASE(S) |
|------------------------------|------------------------------|-------------|
| Hertz Realty                 | 3515 Willow Pass Rd          | LUST        |
| Oak Hills South              | Woodhill Dr @ West Leland Rd | SLIC        |
| San Marcos Elementary School | Highway 4/Willow Pass Road   | ENVIROSTOR  |
| Tower Mart #93               | 3575 Willow Pass Rd.         | LUST        |

## 2.4.2 Additional Environmental Records

### 2.4.2.1 Subject Property

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record source databases.

**TABLE 2.4.2.1-1**

| FACILITY                         | STREET                            | DATABASE(S) |
|----------------------------------|-----------------------------------|-------------|
| Alves Ranch 11- Acre School Site | West Leland And Alves Ranch Roads | SCH         |
| Alves Ranch Residential Devel    | S. Of Highway 4                   | FINDS       |

### 2.4.2.2 Other Properties

The following database(s) include(s) facilities listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record sources.

**TABLE 2.4.2.2-1**

| FACILITY                              | STREET                     | DATABASE(S)                                                              |
|---------------------------------------|----------------------------|--------------------------------------------------------------------------|
| Acme Packaging (Corp Bay Point)       | 761 Port Chicago Highway   | ECHO, EMI, FINDS, HAZNET, HWP, RCRA-NLR, SL CONTRA COSTA, WDS            |
| City of Pittsburg                     | 2500 Tomales Bay Dr        | EMI, SL CONTRA COSTA                                                     |
| Concord Naval Weapons Station         |                            | DOD                                                                      |
| Criterion Catalysts & Technologies Lp | 2840 Willow Pass Rd        | 2020 CORRECTIVE ACTION, HAZNET, SL CONTRA COSTA, CHMIRS, NPDES, ENF, HWP |
| Dexter Corporation - Hyso             | 2850 Willow Pass           | CHMIRS, HIST CORTESE, NPDES                                              |
| Dossey Old Dutch Pride Dairy          | 3215 Willow Pass Rd        | SL CONTRA COSTA, HIST CORTESE                                            |
| Eugene Alves Construction Company     | 571 Alves Ranch Rd         | SL CONTRA COSTA, HIST CORTESE                                            |
| Golden State Water Co/Bay Point       | 38 Hill St                 | SL CONTRA COSTA                                                          |
| Hertz Realty                          | 3515 Willow Pass Rd        | SL CONTRA COSTA, HIST CORTESE, ENF                                       |
| Kiewit Pacific Co                     | 1750 W Leland Rd           | SL CONTRA COSTA                                                          |
| S F Bay Area Rapid Transit Dis        | 1700 W Leland Avenue       | EMI, SL CONTRA COSTA                                                     |
| San Marcos Elementary School          | Highway 4/Willow Pass Road | SCH                                                                      |
| The Sun Recycling Center              | 3315 Willow Pass Rd        | SWRCY                                                                    |

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. The majority of the properties that are on the “Orphan Summary” list appear to be located beyond the ASTM recommended radius search criteria. Orphan Summary sites were reviewed and determined to likely pose no environmental risk to the Property.

## 2.5 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

**TABLE 2.5-1: Regulatory Agency Records**

| NAME OF AGENCY                                                                        | RECORDS REVIEWED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Pittsburg Code Enforcement                                                    | The City of Pittsburg Code Enforcement Department did not identify records for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| City of Pittsburg Fire District                                                       | The City of Pittsburg Fire District referred us to the Contra Costa County Fire Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| City of Pittsburg Engineering                                                         | The City of Pittsburg Engineering Department did not have internal records but did refer us to the DTSC online resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Contra Costa County Department of Conservation & Development                          | The Contra Costa County Department of Conservation & Development did not identify records for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Contra Costa County Health Services Department                                        | ENGEO reviewed two permit applications for well destruction of a well at a site near the subject Property. No files were available for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Contra Costa County Health Services – Hazardous Materials Program (Env. Health Dept.) | The Department of Environmental Health forwarded our records request to the Hazardous Materials Program. They provided applications, inspections, and removal permits for the three former USTs that were removed in 1994. The tank volumes were 2,000 (regular), 3,000 (unleaded), and 10,000 (diesel) gallons, respectively. Unauthorized release reports and tank closure reports were also received and reviewed. A site closure letter was also received for the Property, dated July 21, 1997. It stated that the CCCHSD will not require any additional work at the site. |
| Contra Costa County Fire Protection District                                          | We did not receive a response form the Contra Costa County Fire Protection District by the time of the completion of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Contra Costa County Assessor's Office                                                 | The Contra Costa County Assessor's Office website was accessed and the APN (097-700-002-5) was confirmed for the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| California State Water Resources Control Board                                        | GeoTracker, the State Water Resources Control Board website, was accessed and files related to environmental histories were reviewed. All of the cases reviewed within one mile of the Property were determined to likely not pose an environmental risk to the planned development.                                                                                                                                                                                                                                                                                             |
| Department of Toxic Substances Control                                                | EnviroStor, the DTSC website, was accessed and files related to environmental histories were reviewed. All of the cases reviewed within one mile of the Property were determined to likely not pose an environmental risk to the planned development.                                                                                                                                                                                                                                                                                                                            |



## 3.0 SITE RECONNAISSANCE

### 3.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on November 20, 2017. The reconnaissance was performed by Stephen Fallon, a Project Engineer of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figures 4A through 4C.

### 3.2 GENERAL SITE SETTING

The Property is an undeveloped lot with a large drainage swale area near the northern central portion of the Property. We observed fences and drainage canals along the Property boundary. One paved asphalt area was observed near the main entrance gate.

### 3.3 EXTERIOR OBSERVATIONS

The following table summarizes our observations during the reconnaissance:

**TABLE 3.3-1: Exterior Site Observations**

| FEATURE TYPE                                           | OBSERVATIONS                                                                                                                     |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Structures                                             | We did not observe structures at the time of our reconnaissance.                                                                 |
| Hazardous Substances and Petroleum Products/Containers | No hazardous substances were identified during our reconnaissance.                                                               |
| Storage Tanks (underground and above-ground)           | No USTs or ASTs were identified during our reconnaissance.                                                                       |
| Odors                                                  | No odors were identified during our reconnaissance.                                                                              |
| Pools of Potentially Hazardous Liquid                  | No pools of any liquid were identified during our reconnaissance.                                                                |
| Drums                                                  | No drums were identified during our reconnaissance.                                                                              |
| Polychlorinated Biphenyls (PCBs)                       | No PCB containing appurtenances, such as transformers, were identified during our reconnaissance.                                |
| Pits, Ponds, and Lagoons                               | A large drainage swale exists to the north of the Property, which is fed stormwater via drainage canals.                         |
| Stained Soil/Pavement                                  | No staining was identified during our reconnaissance.                                                                            |
| Stressed Vegetation                                    | No stressed vegetation was identified during our reconnaissance.                                                                 |
| Solid Waste/Debris                                     | Various inert trash was observed, but no large-scale debris was observed during our reconnaissance.                              |
| Stockpiles/Fill Material                               | No stockpiles or fill material were identified during our reconnaissance.                                                        |
| Wastewater                                             | Other than the drainage swales described above, no wastewater conveyance systems were identified during our site reconnaissance. |
| Wells                                                  | No evidence of wells was identified during our reconnaissance.                                                                   |
| Septic Systems                                         | No evidence of septic systems was identified during our reconnaissance.                                                          |

### 3.4 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. No structures are currently located on the Property.

### 3.5 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 34 tests were conducted within the Property zip code, with 2 tests exceeding the current EPA action level of 4 picocuries per liter {pCi/L}<sup>1</sup>).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); There are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

As mentioned in Section 2.2, soil impacted with petroleum hydrocarbons was encapsulated under the road at the intersection of West Leland Road and Alves Ranch Road. The material was buried at an approximate depth of greater than 30 feet below the road with approval of Contra Costa Department of Environmental Health. Given the reported petroleum hydrocarbon concentrations and the vertical/lateral distance from the encapsulation area to the study area, this is not considered to pose an environmental concern or a vapor intrusion concern.

### 4.0 INTERVIEWS

Completed Key Site Manager and client environmental site assessment questionnaires pertaining to applicable past and present uses and physical characteristics of the Property and surrounding properties were not received at the time of the completion of this report.

### 5.0 EVALUATION

#### 5.1 OPINIONS AND DATA GAPS

The following data gaps were identified during the environmental investigation:

- ENGEO did not receive the Key Site Manager or client ESA questionnaire at the time of the completion of this report.
- The Contra Costa County Fire Protection District did not respond as of the completion of this report.

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional

---

1

California Department of Public Health – Radon Program  
(<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>).



appropriate investigation is required to identify the presence or likely presence of a REC. The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

## 5.2 FINDINGS AND CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources; a reconnaissance of the Property to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials; and interview with persons knowledgeable about current and past site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the Property.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

Based on the review of regulatory databases and site reconnaissance, we have identified a controlled REC (CREC):

- Petroleum hydrocarbon impacted soils were removed from an area south of the Property and encapsulated below the road section at the intersection of West Leland Road and Alves Ranch Road. Although encapsulated adjacent to the Property, given the depth of encapsulation (greater than 30 feet below ground surface), the presence of this material is not considered to pose an environmental concern for residential development of the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). This assessment has revealed no evidence of RECs in connection with the Property.

ENGEO recommends no further environmental studies at this time.

## SELECTED REFERENCES

Dibblee, T.W., and Minch, J.A., 2006, Geologic map of the Vine Hill & Honker Bay quadrangles, Contra Costa & Solano Counties, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-191, scale 1:24,000.

Google Maps (<http://maps.google.com>)

California Department of Water Resources (<http://www.water.ca.gov/waterdatalibrary/>)

California Department of Conservation (DOGGR) (<http://maps.conservation.ca.gov/doms/doms-app.html>)

California Department of Public Health – Radon Program  
(<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>).

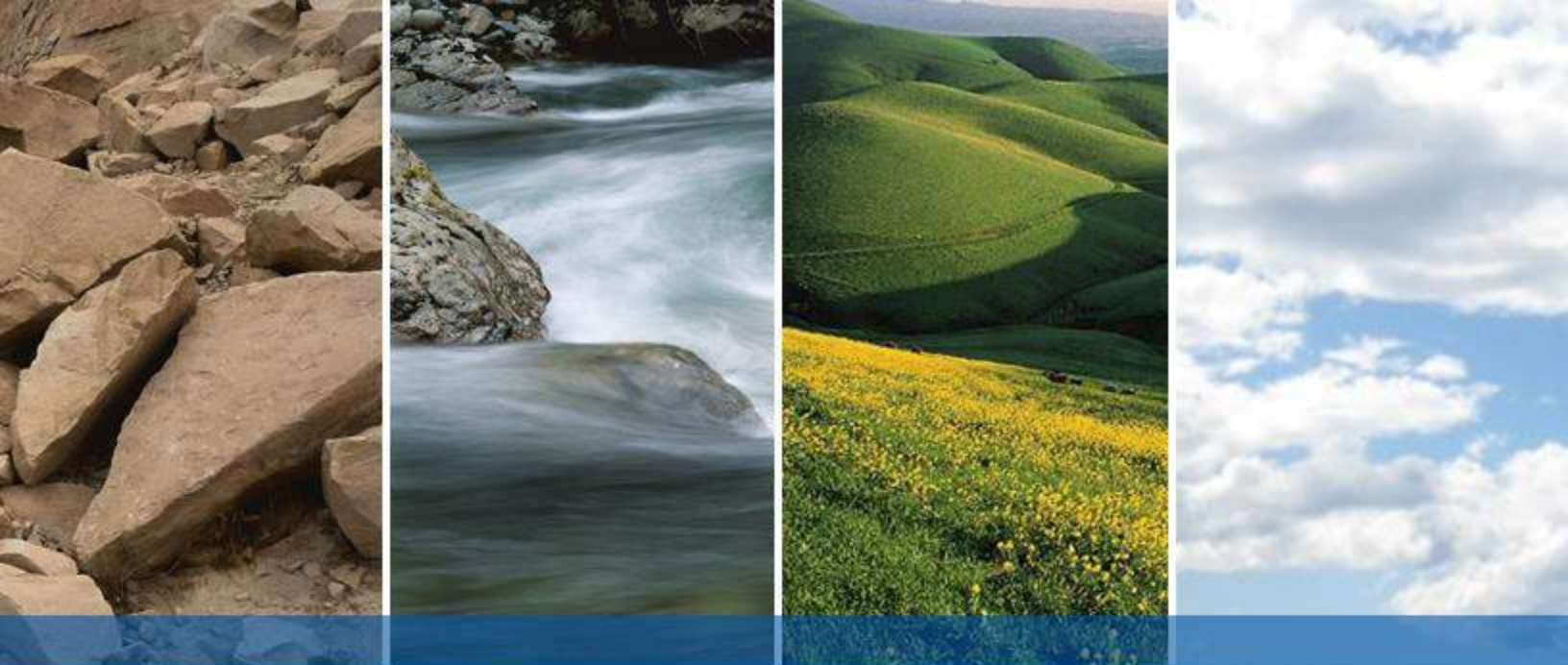
ENGEO, Phase I Environmental Site Assessment, Alves Property, West Leland Road, Pittsburg, California, March 9, 2001. Project #3328.1.051.01.

ENGEO, Phase II Environmental Site Assessment, Alves Ranch, West Leland Road, Pittsburg, California, June 13, 2003. Project #3328.1.056.01.

ENGEO, Environmental Services Associated with Former Underground Storage Tanks, Vista Del Mar, Pittsburg, California, December 27, 2005. Project #3328.1.060.01.

ENGEO, Debris-Fill Assessment, Alves Ranch, Pittsburg, California, December 8, 2003. Project #3328.1.058.01.

ENGEO, Demolition and Excavation Observation Report, Vista Del Mar, Pittsburg, California, January 17, 2006. Project #3328.1.060.01.



## **FIGURES**

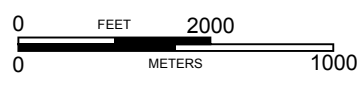
**FIGURE 1: Vicinity Map**

**FIGURE 2: Site Plan**

**FIGURE 3: APN Map**

**FIGURE 4A-4C: Site Reconnaissance Photographs**

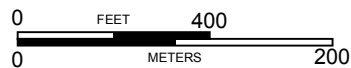




BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE

|                                                                                     |                                                               |  |                                  |                                |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|--|----------------------------------|--------------------------------|
|  | <p>VICINITY MAP<br/>ALVES RANCH<br/>PITTSBURG, CALIFORNIA</p> |  | PROJECT NO.: P2017.001.652       | <p>FIGURE NO.<br/><b>1</b></p> |
|                                                                                     |                                                               |  | SCALE: AS SHOWN                  |                                |
|                                                                                     |                                                               |  | DRAWN BY: SRP    CHECKED BY: SPM |                                |





BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



SITE PLAN  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

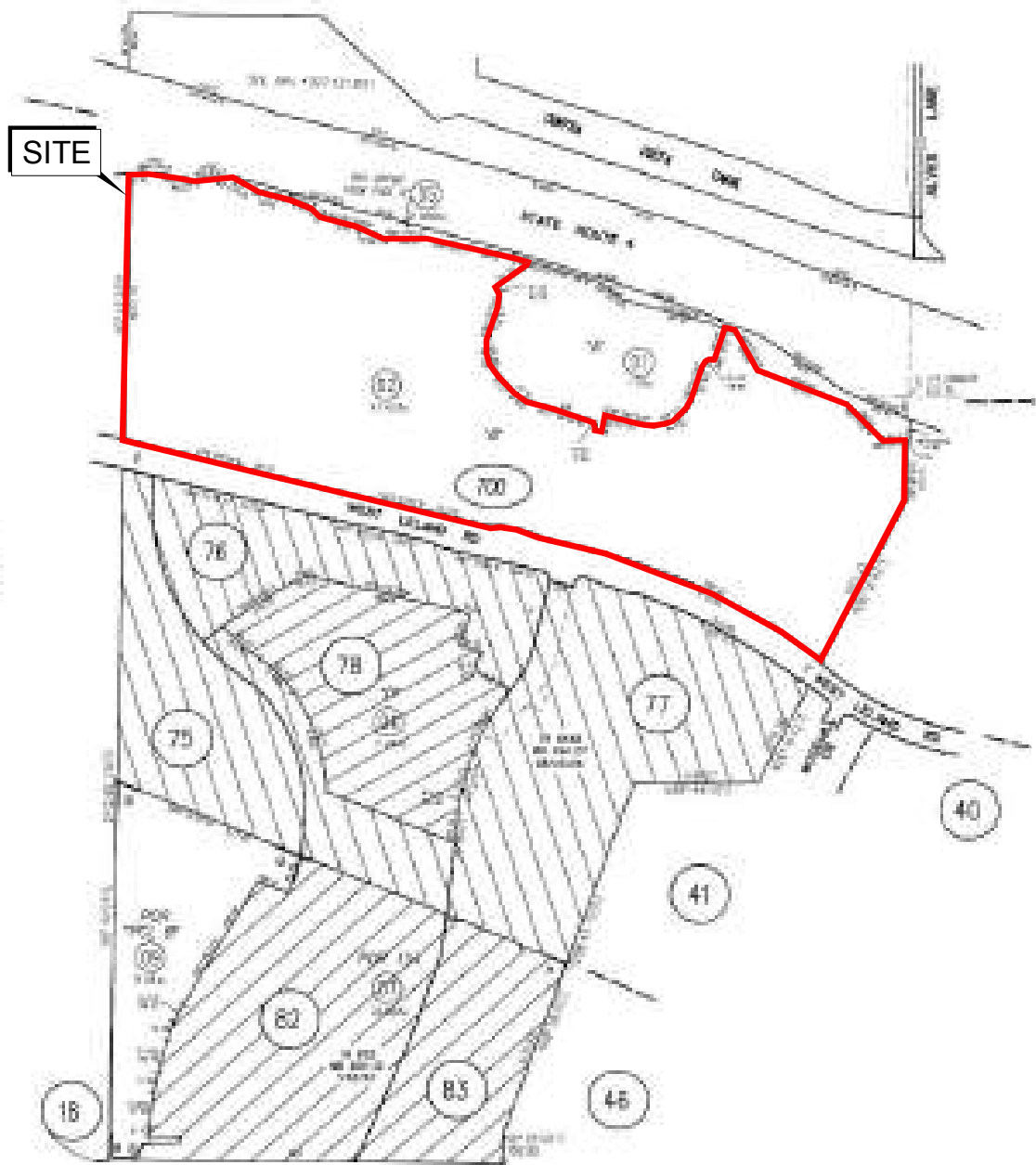
SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

2



BASE MAP SOURCE: CONTRA COSTA COUNTY



ASSESSOR'S PARCEL MAP  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

3



PHOTO 1

ASPHALT AREA NEAR MAIN GATE



PHOTO 2

DRAINAGE ALONG WESTERN PROPERTY BOUNDARY



PHOTO 3

ELECTRICAL UTILITY NEAR SOUTHWEST  
PROPERTY BOUNDARY



PHOTO 4

INFILTRATION AREA



SITE PHOTOGRAPHS  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

4A





PHOTO 5

INSIDE INFILTRATION MANHOLE



PHOTO 6

OLD EQUIPMENT NEAR MAIN GATE



PHOTO 7

SEWER MANHOLE NEAR MAIN GATE



PHOTO 8

STORM DRAIN MANHOLE NEAR  
WESTERN PROPERTY BOUNDARY





PHOTO 9

SWALE AREA NORTH OF PARCEL



PHOTO 10

VIEW LOOKING SOUTH



PHOTO 11

WATER MANHOLE ALONG SOUTHEAST  
PROPERTY BOUNDARY



SITE PHOTOGRAPHS  
ALVES RANCH  
PITTSBURG, CALIFORNIA

PROJECT NO.: P2017.001.652

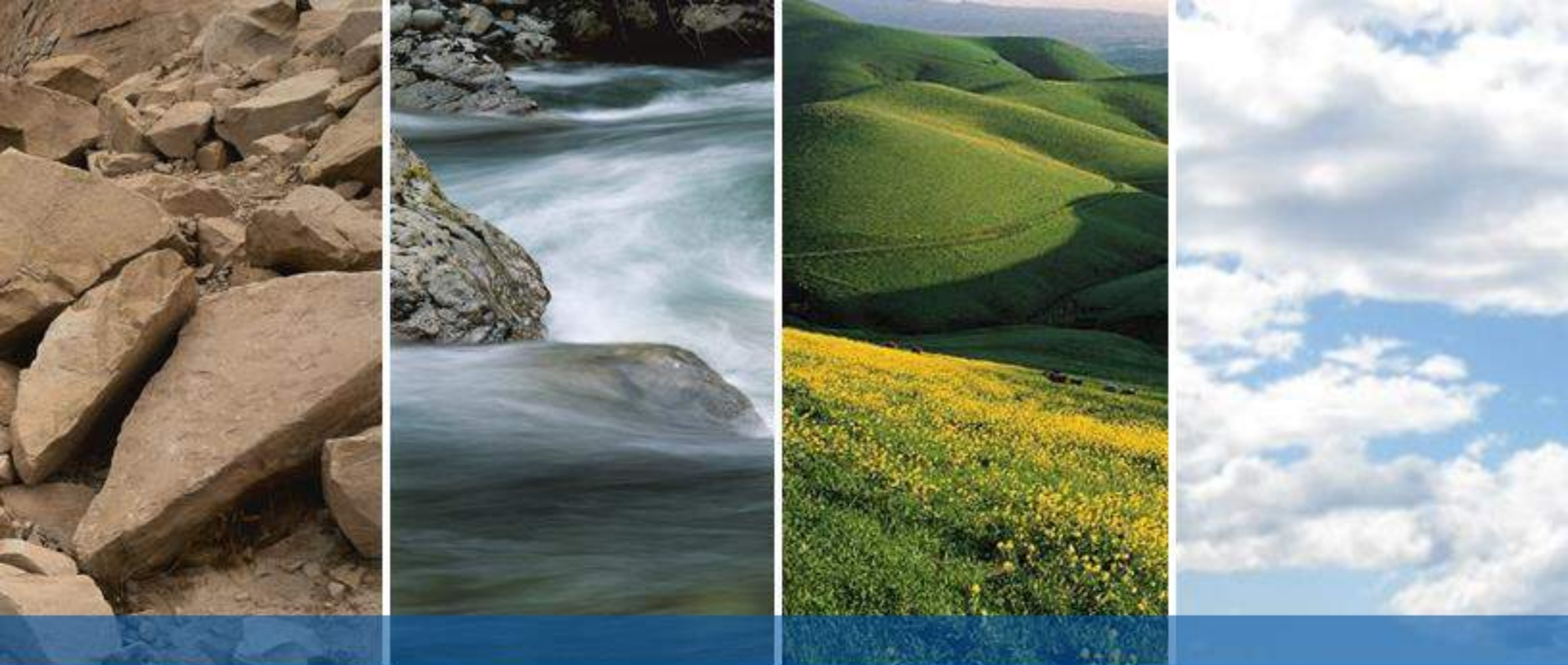
SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: SPM

FIGURE NO.

4C



## **APPENDIX A**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Radius Map Report**



**Alves Ranch**

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

Inquiry Number: 05098367.2r  
November 06, 2017

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

#### COORDINATES

|                                |                               |
|--------------------------------|-------------------------------|
| Latitude (North):              | 38.0192000 - 38° 1' 9.12"     |
| Longitude (West):              | 121.9562100 - 121° 57' 22.35" |
| Universal Transverse Mercator: | Zone 10                       |
| UTM X (Meters):                | 591621.6                      |
| UTM Y (Meters):                | 4208253.5                     |
| Elevation:                     | 222 ft. above sea level       |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 5619720 HONKER BAY, CA |
| Version Date:        | 2012                   |
| South Map:           | 5640430 CLAYTON, CA    |
| Version Date:        | 2012                   |

### AERIAL PHOTOGRAPHY IN THIS REPORT

|                         |          |
|-------------------------|----------|
| Portions of Photo from: | 20140606 |
| Source:                 | USDA     |

# MAPPED SITES SUMMARY

Target Property Address:  
ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

Click on Map ID to see full detail.

| MAP ID              | SITE NAME            | ADDRESS              | DATABASE ACRONYMS                                   | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---------------------|----------------------|----------------------|-----------------------------------------------------|--------------------|----------------------------|
| <a href="#">A1</a>  | ALVES RANCH 11- ACRE | WEST LELAND AND ALVE | ENVIROSTOR, SCH                                     |                    | TP                         |
| <a href="#">A2</a>  | ALVES RANCH RESIDENT | S. OF HIGHWAY 4      | FINDS                                               |                    | TP                         |
| <a href="#">Reg</a> | CONCORD NAVAL WEAPON |                      | DOD                                                 | Same               | 4935, 0.935, NNW           |
| <a href="#">3</a>   | KIEWIT PACIFIC CO    | 1750 W LELAND RD     | CONTRA COSTA CO. SITE LIST                          | Lower              | 311, 0.059, SE             |
| <a href="#">4</a>   | EUGENE ALVES CONSTRU | 571 ALVES RANCH      | LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST      | Lower              | 743, 0.141, ENE            |
| <a href="#">5</a>   | S F BAY AREA RAPID T | 1700 W LELAND AVENUE | EMI, CONTRA COSTA CO. SITE LIST                     | Lower              | 777, 0.147, ESE            |
| <a href="#">6</a>   | GOLDEN STATE WATER C | 38 HILL ST           | CONTRA COSTA CO. SITE LIST                          | Lower              | 894, 0.169, North          |
| <a href="#">7</a>   | EUGENE ALVES CONSTRU | 571 ALVES RANCH RD   | LUST                                                | Lower              | 1060, 0.201, NE            |
| <a href="#">8</a>   | CITY OF PITTSBURG    | 2500 TOMALES BAY DR  | EMI, CONTRA COSTA CO. SITE LIST                     | Higher             | 1206, 0.228, SSW           |
| <a href="#">9</a>   | OAK HILLS SOUTH      | WOODHILL DR @ WEST L | SLIC                                                | Lower              | 1412, 0.267, ESE           |
| <a href="#">10</a>  | TOWER MART #93       | 3575 WILLOW PASS RD. | LUST                                                | Lower              | 1939, 0.367, NNW           |
| <a href="#">11</a>  | HERTZ REALTY         | 3515 WILLOW PASS RD  | LUST, ENF, HIST CORTESE, CONTRA COSTA CO. SITE...   | Lower              | 2059, 0.390, North         |
| <a href="#">12</a>  | THE SUN RECYCLING CE | 3315 WILLOW PASS RD  | SWRCY                                               | Lower              | 2250, 0.426, NNE           |
| <a href="#">13</a>  | DOSSEY OLD DUTCH PRI | 3215 WILLOW PASS RD  | LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST      | Lower              | 2452, 0.464, NNE           |
| <a href="#">14</a>  | SAN MARCOS ELEMENTAR | HIGHWAY 4/WILLOW PAS | ENVIROSTOR, SCH                                     | Higher             | 2865, 0.543, SW            |
| <a href="#">B15</a> | DEXTER CORPORATION - | 2850 WILLOW PASS     | ENVIROSTOR, SLIC, CHMIRS, HIST CORTESE, NPDES       | Lower              | 3408, 0.645, NE            |
| <a href="#">B16</a> | CRITERION CATALYSTS  | 2840 WILLOW PASS RD  | SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG, AST,   | Lower              | 3408, 0.645, NE            |
| <a href="#">C17</a> | CRITERION CATALYST   | 2840 WILLOW PASS     | ENVIROSTOR, AST, CHMIRS, ENF, NPDES, CONTRA COSTA   | Lower              | 4256, 0.806, NE            |
| <a href="#">C18</a> | CRITERION CATALYSTS  | 2840 WILLOW PASS ROA | ENVIROSTOR, HWP                                     | Lower              | 4256, 0.806, NE            |
| <a href="#">D19</a> | ACME PACKAGING CORP  | 761 PORT CHICAGO HIG | ENVIROSTOR, FINDS, ECHO, EMI, HAZNET, HWP, CONTRA.. | Lower              | 5079, 0.962, North         |
| <a href="#">D20</a> | ACME PACKAGING       | 761 PORT CHICAGO HIG | SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA NonGen /..  | Lower              | 5079, 0.962, North         |

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

| Site                                                                | Database(s)                                                                                                                         | EPA ID |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------|
| ALVES RANCH 11- ACRE<br>WEST LELAND AND ALVE<br>PITTSBURG, CA 94565 | ENVIROSTOR<br>Facility Id: 60000160<br>Status: No Action Required<br><br>SCH<br>Facility Id: 60000160<br>Status: No Action Required | N/A    |
| ALVES RANCH RESIDENT<br>S. OF HIGHWAY 4<br>PITTSBURG, CA 94565      | FINDS<br>Registry ID:: 110066603517                                                                                                 | N/A    |

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

## EXECUTIVE SUMMARY

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing  
UST..... Active UST Facilities  
AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Considered Brownfields Sites Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

WMUDS/SWAT..... Waste Management Unit Database



## EXECUTIVE SUMMARY

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| HAULERS.....         | Registered Waste Tire Haulers Listing                   |
| INDIAN ODI.....      | Report on the Status of Open Dumps on Indian Lands      |
| DEBRIS REGION 9..... | Torres Martinez Reservation Illegal Dump Site Locations |
| ODI.....             | Open Dump Inventory                                     |
| IHS OPEN DUMPS.....  | Open Dumps on Indian Land                               |

### **Local Lists of Hazardous waste / Contaminated Sites**

|                     |                                                   |
|---------------------|---------------------------------------------------|
| US HIST CDL.....    | Delisted National Clandestine Laboratory Register |
| HIST Cal-Sites..... | Historical Calsites Database                      |
| CDL.....            | Clandestine Drug Labs                             |
| Toxic Pits.....     | Toxic Pits Cleanup Act Sites                      |
| US CDL.....         | National Clandestine Laboratory Register          |

### **Local Lists of Registered Storage Tanks**

|                 |                                                |
|-----------------|------------------------------------------------|
| SWEEPS UST..... | SWEEPS UST Listing                             |
| HIST UST.....   | Hazardous Substance Storage Container Database |
| CA FID UST..... | Facility Inventory Database                    |

### **Local Land Records**

|              |                             |
|--------------|-----------------------------|
| LIENS.....   | Environmental Liens Listing |
| LIENS 2..... | CERCLA Lien Information     |
| DEED.....    | Deed Restriction Listing    |

### **Records of Emergency Release Reports**

|                |                                                      |
|----------------|------------------------------------------------------|
| HMIRS.....     | Hazardous Materials Information Reporting System     |
| CHMIRS.....    | California Hazardous Material Incident Report System |
| LDS.....       | Land Disposal Sites Listing                          |
| MCS.....       | Military Cleanup Sites Listing                       |
| SPILLS 90..... | SPILLS 90 data from FirstSearch                      |

### **Other Ascertainable Records**

|                        |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| RCRA NonGen / NLR..... | RCRA - Non Generators / No Longer Regulated                                                                                 |
| FUDS.....              | Formerly Used Defense Sites                                                                                                 |
| SCRD DRYCLEANERS.....  | State Coalition for Remediation of Drycleaners Listing                                                                      |
| US FIN ASSUR.....      | Financial Assurance Information                                                                                             |
| EPA WATCH LIST.....    | EPA WATCH LIST                                                                                                              |
| 2020 COR ACTION.....   | 2020 Corrective Action Program List                                                                                         |
| TSCA.....              | Toxic Substances Control Act                                                                                                |
| TRIS.....              | Toxic Chemical Release Inventory System                                                                                     |
| SSTS.....              | Section 7 Tracking Systems                                                                                                  |
| ROD.....               | Records Of Decision                                                                                                         |
| RMP.....               | Risk Management Plans                                                                                                       |
| RAATS.....             | RCRA Administrative Action Tracking System                                                                                  |
| PRP.....               | Potentially Responsible Parties                                                                                             |
| PADS.....              | PCB Activity Database System                                                                                                |
| ICIS.....              | Integrated Compliance Information System                                                                                    |
| FTTS.....              | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS.....              | Material Licensing Tracking System                                                                                          |
| COAL ASH DOE.....      | Steam-Electric Plant Operation Data                                                                                         |

## EXECUTIVE SUMMARY

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| COAL ASH EPA.....        | Coal Combustion Residues Surface Impoundments List         |
| PCB TRANSFORMER.....     | PCB Transformer Registration Database                      |
| RADINFO.....             | Radiation Information Database                             |
| HIST FTTS.....           | FIFRA/TSCA Tracking System Administrative Case Listing     |
| DOT OPS.....             | Incident and Accident Data                                 |
| CONSENT.....             | Superfund (CERCLA) Consent Decrees                         |
| INDIAN RESERV.....       | Indian Reservations                                        |
| FUSRAP.....              | Formerly Utilized Sites Remedial Action Program            |
| UMTRA.....               | Uranium Mill Tailings Sites                                |
| LEAD SMELTERS.....       | Lead Smelter Sites                                         |
| US AIRS.....             | Aerometric Information Retrieval System Facility Subsystem |
| US MINES.....            | Mines Master Index File                                    |
| ABANDONED MINES.....     | Abandoned Mines                                            |
| UXO.....                 | Unexploded Ordnance Sites                                  |
| DOCKET HWC.....          | Hazardous Waste Compliance Docket Listing                  |
| ECHO.....                | Enforcement & Compliance History Information               |
| FUELS PROGRAM.....       | EPA Fuels Program Registered Listing                       |
| CA BOND EXP. PLAN.....   | Bond Expenditure Plan                                      |
| Cortese.....             | "Cortese" Hazardous Waste & Substances Sites List          |
| CUPA Listings.....       | CUPA Resources List                                        |
| DRYCLEANERS.....         | Cleaner Facilities                                         |
| EMI.....                 | Emissions Inventory Data                                   |
| ENF.....                 | Enforcement Action Listing                                 |
| Financial Assurance..... | Financial Assurance Information Listing                    |
| HAZNET.....              | Facility and Manifest Data                                 |
| ICE.....                 | ICE                                                        |
| HWT.....                 | Registered Hazardous Waste Transporter Database            |
| MINES.....               | Mines Site Location Listing                                |
| MWMP.....                | Medical Waste Management Program Listing                   |
| NPDES.....               | NPDES Permits Listing                                      |
| PEST LIC.....            | Pesticide Regulation Licenses Listing                      |
| PROC.....                | Certified Processors Database                              |
| Notify 65.....           | Proposition 65 Records                                     |
| UIC.....                 | UIC Listing                                                |
| WASTEWATER PITS.....     | Oil Wastewater Pits Listing                                |
| WDS.....                 | Waste Discharge System                                     |
| WIP.....                 | Well Investigation Program Case List                       |

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

|                       |                                         |
|-----------------------|-----------------------------------------|
| EDR MGP.....          | EDR Proprietary Manufactured Gas Plants |
| EDR Hist Auto.....    | EDR Exclusive Historic Auto Stations    |
| EDR Hist Cleaner..... | EDR Exclusive Historic Cleaners         |

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***Exclusive Recovered Govt. Archives***

|               |                                                               |
|---------------|---------------------------------------------------------------|
| RGA LF.....   | Recovered Government Archive Solid Waste Facilities List      |
| RGA LUST..... | Recovered Government Archive Leaking Underground Storage Tank |

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/13/2017 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

| <u>Lower Elevation</u>            | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
|-----------------------------------|------------------------------------|--------------------------------------|-------------------|------------------|
| <b><i>CRITERION CATALYSTS</i></b> | <b><i>2840 WILLOW PASS RD</i></b>  | <b><i>NE 1/2 - 1 (0.645 mi.)</i></b> | <b><i>B16</i></b> | <b><i>41</i></b> |
| <b><i>ACME PACKAGING</i></b>      | <b><i>761 PORT CHICAGO HIG</i></b> | <b><i>N 1/2 - 1 (0.962 mi.)</i></b>  | <b><i>D20</i></b> | <b><i>92</i></b> |

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/31/2017 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u>                                                            | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
|------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------|------------------|
| <b><i>SAN MARCOS ELEMENTAR</i></b><br>Facility Id: 7000001<br>Status: No Action Required | <b><i>HIGHWAY 4/WILLOW PAS</i></b> | <b><i>SW 1/2 - 1 (0.543 mi.)</i></b> | <b><i>14</i></b>  | <b><i>33</i></b> |
| <u>Lower Elevation</u>                                                                   | <u>Address</u>                     | <u>Direction / Distance</u>          | <u>Map ID</u>     | <u>Page</u>      |
| <b><i>DEXTER CORPORATION -</i></b><br>Facility Id: 7280085<br>Status: No Further Action  | <b><i>2850 WILLOW PASS</i></b>     | <b><i>NE 1/2 - 1 (0.645 mi.)</i></b> | <b><i>B15</i></b> | <b><i>35</i></b> |
| <b><i>CRITERION CATALYST</i></b>                                                         | <b><i>2840 WILLOW PASS</i></b>     | <b><i>NE 1/2 - 1 (0.806 mi.)</i></b> | <b><i>C17</i></b> | <b><i>66</i></b> |

## EXECUTIVE SUMMARY

Facility Id: 7280025  
Status: Refer: RCRA

|                            |                             |                               |            |           |
|----------------------------|-----------------------------|-------------------------------|------------|-----------|
| <b>CRITERION CATALYSTS</b> | <b>2840 WILLOW PASS ROA</b> | <b>NE 1/2 - 1 (0.806 mi.)</b> | <b>C18</b> | <b>82</b> |
|----------------------------|-----------------------------|-------------------------------|------------|-----------|

Facility Id: 80001297  
Status: No Action Required

|                            |                             |                              |            |           |
|----------------------------|-----------------------------|------------------------------|------------|-----------|
| <b>ACME PACKAGING CORP</b> | <b>761 PORT CHICAGO HIG</b> | <b>N 1/2 - 1 (0.962 mi.)</b> | <b>D19</b> | <b>85</b> |
|----------------------------|-----------------------------|------------------------------|------------|-----------|

Facility Id: 80001372  
Status: Inactive - Needs Evaluation

### State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

| Lower Elevation                                                                                                                                                                                                                                                                                | Address                     | Direction / Distance             | Map ID    | Page      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|-----------|-----------|
| <b>EUGENE ALVES CONSTRU</b><br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Global Id: T0601300603                                                                                                                                             | <b>571 ALVES RANCH</b>      | <b>ENE 1/8 - 1/4 (0.141 mi.)</b> | <b>4</b>  | <b>11</b> |
| <b>EUGENE ALVES CONSTRU</b><br>Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Facility Id: 07-0653<br>Facility Status: Case Closed<br>date9: 9/22/1997                                                                                                                        | <b>571 ALVES RANCH RD</b>   | <b>NE 1/8 - 1/4 (0.201 mi.)</b>  | <b>7</b>  | <b>17</b> |
| <b>TOWER MART #93</b><br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Global Id: T0601370039                                                                                                                                                   | <b>3575 WILLOW PASS RD.</b> | <b>NNW 1/4 - 1/2 (0.367 mi.)</b> | <b>10</b> | <b>20</b> |
| <b>HERTZ REALTY</b><br>Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Facility Id: 07-0703<br>Facility Status: Pollution Characterization<br>Global Id: T0601300650              | <b>3515 WILLOW PASS RD</b>  | <b>N 1/4 - 1/2 (0.390 mi.)</b>   | <b>11</b> | <b>22</b> |
| <b>DOSSEY OLD DUTCH PRI</b><br>Database: LUST REG 2, Date of Government Version: 09/30/2004<br>Database: LUST, Date of Government Version: 06/12/2017<br>Status: Completed - Case Closed<br>Facility Id: 07-0505<br>Facility Status: Case Closed<br>Global Id: T0601300466<br>date9: 3/21/1997 | <b>3215 WILLOW PASS RD</b>  | <b>NNE 1/4 - 1/2 (0.464 mi.)</b> | <b>13</b> | <b>32</b> |

## EXECUTIVE SUMMARY

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>                                                                                     | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|---------------|-------------|
| OAK HILLS SOUTH<br>Database: SLIC REG 2, Date of Government Version: 09/30/2004<br>Facility Id: SL20285903 | WOODHILL DR @ WEST L | ESE 1/4 - 1/2 (0.267 mi.)   | 9             | 19          |

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/11/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>                        | <u>Address</u>      | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------------------------|---------------------|-----------------------------|---------------|-------------|
| THE SUN RECYCLING CE<br>Cert Id: RC158907.001 | 3315 WILLOW PASS RD | NNE 1/4 - 1/2 (0.426 mi.)   | 12            | 31          |

#### ***Other Ascertainable Records***

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------|-----------------------------|---------------|-------------|
| CONCORD NAVAL WEAPON          |                | NNW 1/2 - 1 (0.935 mi.)     | 0             | 10          |

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u> | <u>Address</u>  | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------|-----------------|-----------------------------|---------------|-------------|
| EUGENE ALVES CONSTRU   | 571 ALVES RANCH | ENE 1/8 - 1/4 (0.141 mi.)   | 4             | 11          |

## EXECUTIVE SUMMARY

Reg Id: 07-0653

**HERTZ REALTY**

**3515 WILLOW PASS RD**

**N 1/4 - 1/2 (0.390 mi.)**

**11**

**22**

Reg Id: 07-0703

**DOSSEY OLD DUTCH PRI**

**3215 WILLOW PASS RD**

**NNE 1/4 - 1/2 (0.464 mi.)**

**13**

**32**

Reg Id: 07-0505

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 08/21/2017 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

| <u>Lower Elevation</u>                                                                 | <u>Address</u>              | <u>Direction / Distance</u>   | <u>Map ID</u> | <u>Page</u> |
|----------------------------------------------------------------------------------------|-----------------------------|-------------------------------|---------------|-------------|
| <b>CRITERION CATALYSTS</b><br>EPA Id: CAD000094243<br>Cleanup Status: PROTECTIVE FILER | <b>2840 WILLOW PASS ROA</b> | <b>NE 1/2 - 1 (0.806 mi.)</b> | <b>C18</b>    | <b>82</b>   |
| <b>ACME PACKAGING CORP</b><br>EPA Id: CAD041838855<br>Cleanup Status: PROTECTIVE FILER | <b>761 PORT CHICAGO HIG</b> | <b>N 1/2 - 1 (0.962 mi.)</b>  | <b>D19</b>    | <b>85</b>   |

CONTRA COSTA CO. SITE LIST: Lists includes sites from the Underground Tank Program, Hazardous Waste Generator Program & Business Plan 12185 Program

A review of the CONTRA COSTA CO. SITE LIST list, as provided by EDR, and dated 08/17/2017 has revealed that there are 5 CONTRA COSTA CO. SITE LIST sites within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u>                         | <u>Address</u>              | <u>Direction / Distance</u>      | <u>Map ID</u> | <u>Page</u> |
|-------------------------------------------------------|-----------------------------|----------------------------------|---------------|-------------|
| <b>CITY OF PITTSBURG</b><br>Facility Id: FA0037880    | <b>2500 TOMALES BAY DR</b>  | <b>SSW 1/8 - 1/4 (0.228 mi.)</b> | <b>8</b>      | <b>17</b>   |
| <u>Lower Elevation</u>                                | <u>Address</u>              | <u>Direction / Distance</u>      | <u>Map ID</u> | <u>Page</u> |
| KIEWIT PACIFIC CO<br>Facility Id: FA0028482           | 1750 W LELAND RD            | SE 0 - 1/8 (0.059 mi.)           | 3             | 11          |
| <b>EUGENE ALVES CONSTRU</b><br>Facility Id: FA0032393 | <b>571 ALVES RANCH</b>      | <b>ENE 1/8 - 1/4 (0.141 mi.)</b> | <b>4</b>      | <b>11</b>   |
| <b>S F BAY AREA RAPID T</b><br>Facility Id: FA0035155 | <b>1700 W LELAND AVENUE</b> | <b>ESE 1/8 - 1/4 (0.147 mi.)</b> | <b>5</b>      | <b>13</b>   |
| GOLDEN STATE WATER C<br>Facility Id: FA0028407        | 38 HILL ST                  | N 1/8 - 1/4 (0.169 mi.)          | 6             | 16          |

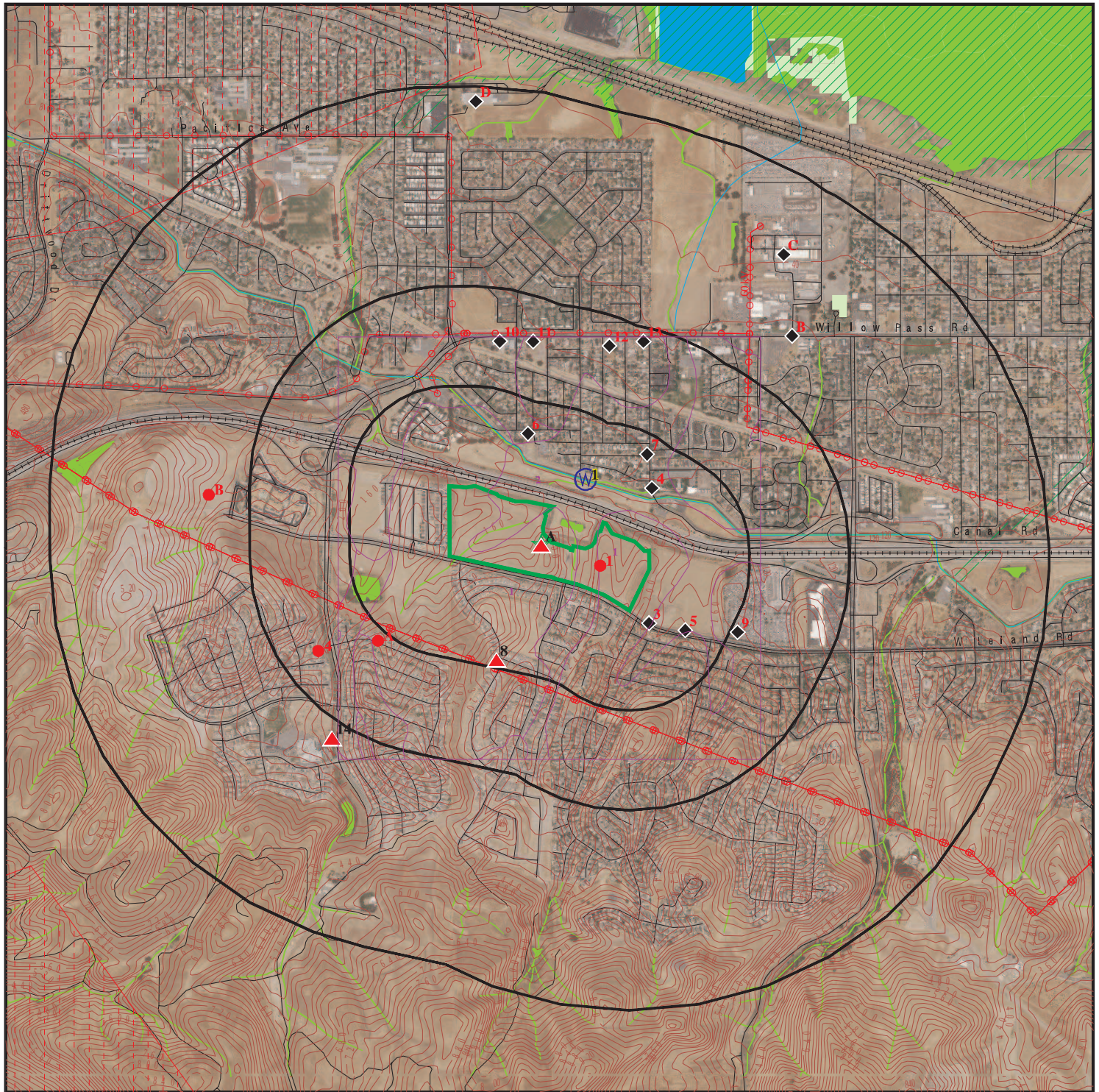
## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

| <u>Site Name</u>                   | <u>Database(s)</u> |
|------------------------------------|--------------------|
| EUGENE ALVES CONSTRUCTION COMPANY  | RGA LUST           |
| EUGENE ALVES CONSTRUCTION COMP     | RGA LUST           |
| EUGENE ALVES CONSTRUCTION CO       | RGA LUST           |
| ORDNANCE LANDFILL - BALDWIN PARK   | SEMS-ARCHIVE       |
| EUGENE G ALVES CONSTRUCTION COMPAN | HAZNET             |
| EUGENE ALVES CONSTRUCTION COMPANY  | FINDS              |
| PACIFIC GAS AND ELECTRIC/SHELL - W | CA BOND EXP. PLAN  |
| RANGE ROAD MIDDLE SCHOOL SITE      | ENVIROSTOR, SCH    |
| CONCORD AUTO CENTER SITE           | ENVIROSTOR         |
| KOCH CARBON INC.                   | ENVIROSTOR         |



# OVERVIEW MAP - 05098367.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern

0 1/4 1/2 1 Miles



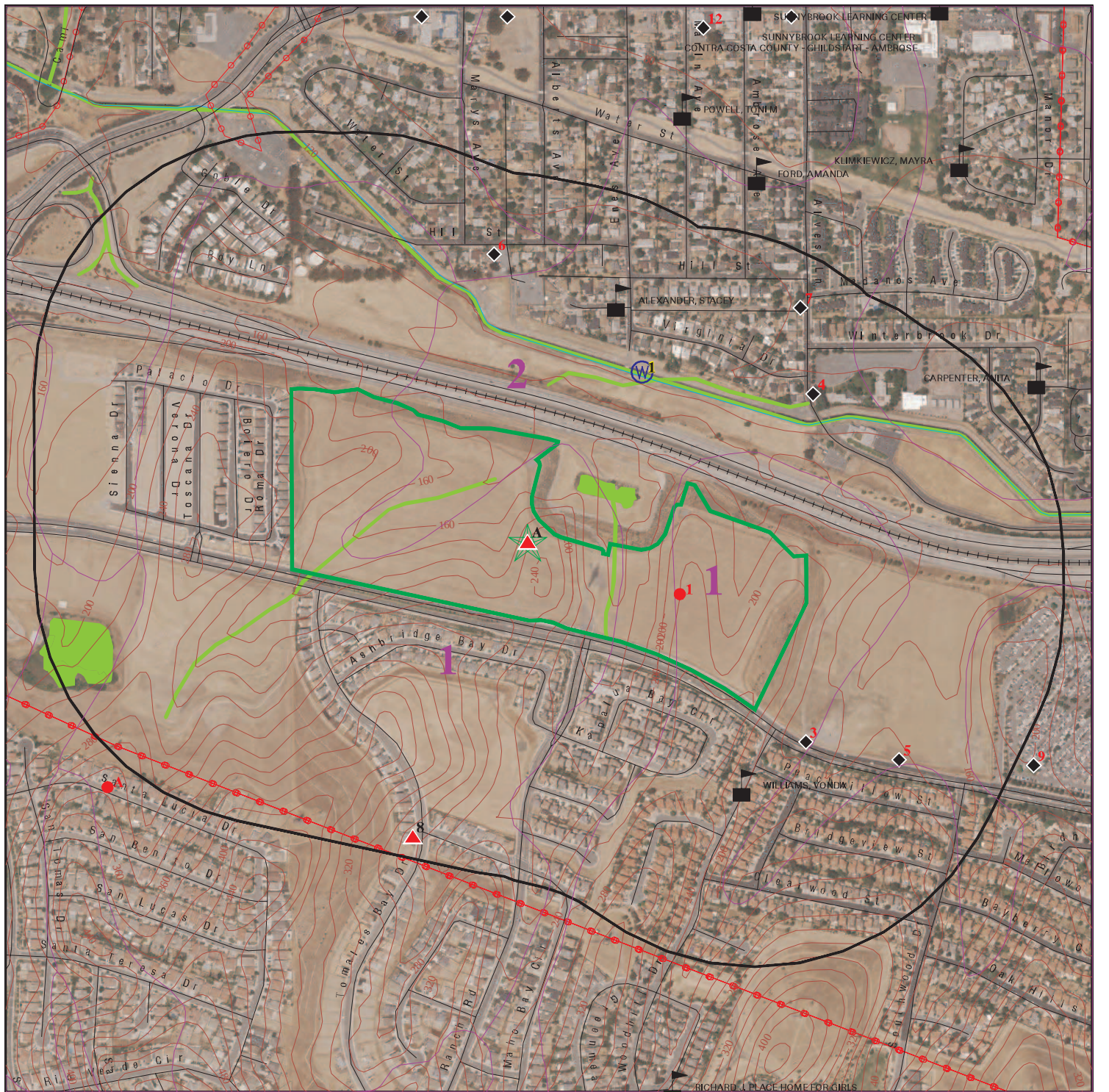
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg CA 94565  
LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
CONTACT: Stephen Fallon  
INQUIRY #: 05098367.2r  
DATE: November 06, 2017 3:22 pm



# DETAIL MAP - 05098367.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Altes Ranch  
ADDRESS: Altes Ranch Rd and W Leland Rd.  
Pittsburg CA 94565  
LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
CONTACT: Stephen Fallon  
INQUIRY #: 05098367.2r  
DATE: November 06, 2017 3:29 pm

## MAP FINDINGS SUMMARY

| Database                                                                       | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--------------------------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| <b>STANDARD ENVIRONMENTAL RECORDS</b>                                          |                         |                 |       |           |           |         |     |               |
| <b><i>Federal NPL site list</i></b>                                            |                         |                 |       |           |           |         |     |               |
| NPL                                                                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Proposed NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| NPL LIENS                                                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b><i>Federal Delisted NPL site list</i></b>                                   |                         |                 |       |           |           |         |     |               |
| Delisted NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>Federal CERCLIS list</i></b>                                             |                         |                 |       |           |           |         |     |               |
| FEDERAL FACILITY                                                               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SEMS                                                                           | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                  |                         |                 |       |           |           |         |     |               |
| SEMS-ARCHIVE                                                                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                            |                         |                 |       |           |           |         |     |               |
| CORRACTS                                                                       | 1.000                   |                 | 0     | 0         | 0         | 2       | NR  | 2             |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                    |                         |                 |       |           |           |         |     |               |
| RCRA-TSDF                                                                      | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA generators list</i></b>                                     |                         |                 |       |           |           |         |     |               |
| RCRA-LQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-SQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-CESQG                                                                     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b><i>Federal institutional controls / engineering controls registries</i></b> |                         |                 |       |           |           |         |     |               |
| LUCIS                                                                          | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US ENG CONTROLS                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US INST CONTROL                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal ERNS list</i></b>                                                |                         |                 |       |           |           |         |     |               |
| ERNS                                                                           | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b><i>State- and tribal - equivalent NPL</i></b>                               |                         |                 |       |           |           |         |     |               |
| RESPONSE                                                                       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                           |                         |                 |       |           |           |         |     |               |
| ENVIROSTOR                                                                     | 1.000                   | 1               | 0     | 0         | 0         | 5       | NR  | 6             |
| <b><i>State and tribal landfill and/or solid waste disposal site lists</i></b> |                         |                 |       |           |           |         |     |               |
| SWF/LF                                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>State and tribal leaking storage tank lists</i></b>                      |                         |                 |       |           |           |         |     |               |
| LUST                                                                           | 0.500                   |                 | 0     | 2         | 3         | NR      | NR  | 5             |



## MAP FINDINGS SUMMARY

| Database                                                    | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|-------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| INDIAN LUST                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SLIC                                                        | 0.500                   |                 | 0     | 0         | 1         | NR      | NR  | 1             |
| <b>State and tribal registered storage tank lists</b>       |                         |                 |       |           |           |         |     |               |
| FEMA UST                                                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| UST                                                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AST                                                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| INDIAN UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>State and tribal voluntary cleanup sites</b>             |                         |                 |       |           |           |         |     |               |
| VCP                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN VCP                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal Brownfields sites</b>                   |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>ADDITIONAL ENVIRONMENTAL RECORDS</b>                     |                         |                 |       |           |           |         |     |               |
| <b>Local Brownfield lists</b>                               |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS                                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Landfill / Solid Waste Disposal Sites</b> |                         |                 |       |           |           |         |     |               |
| WMUDS/SWAT                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SWRCY                                                       | 0.500                   |                 | 0     | 0         | 1         | NR      | NR  | 1             |
| HAULERS                                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| INDIAN ODI                                                  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9                                             | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS                                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Hazardous waste / Contaminated Sites</b>  |                         |                 |       |           |           |         |     |               |
| US HIST CDL                                                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST Cal-Sites                                              | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCH                                                         | 0.250                   | 1               | 0     | 0         | NR        | NR      | NR  | 1             |
| CDL                                                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Toxic Pits                                                  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| US CDL                                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Local Lists of Registered Storage Tanks</b>              |                         |                 |       |           |           |         |     |               |
| SWEEPS UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| HIST UST                                                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CA FID UST                                                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>Local Land Records</b>                                   |                         |                 |       |           |           |         |     |               |
| LIENS                                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LIENS 2                                                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DEED                                                        | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Records of Emergency Release Reports</b>                 |                         |                 |       |           |           |         |     |               |
| HMIRS                                                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                           | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| CHMIRS                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| LDS                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MCS                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SPILLS 90                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Other Ascertainable Records</b> |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR                  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FUDS                               | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD                                | 1.000                   |                 | 0     | 0         | 0         | 1       | NR  | 1             |
| SCRD DRYCLEANERS                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US FIN ASSUR                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION                    | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD                                | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS                              | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PADS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE                       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA                       | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER                    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RADINFO                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOT OPS                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CONSENT                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| INDIAN RESERV                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUSRAP                             | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA                              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES                           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES                    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FINDS                              | 0.001                   | 1               | 0     | NR        | NR        | NR      | NR  | 1             |
| UXO                                | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOCKET HWC                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ECHO                               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUELS PROGRAM                      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| CA BOND EXP. PLAN                  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Cortese                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| CUPA Listings                      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| DRYCLEANERS                        | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| EMI                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ENF                                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Financial Assurance                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HAZNET                             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                     | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| ICE                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST CORTESE                 | 0.500                   |                 | 0     | 1         | 2         | NR      | NR  | 3             |
| HWP                          | 1.000                   |                 | 0     | 0         | 0         | 2       | NR  | 2             |
| HWT                          | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| MINES                        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MWMP                         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| NPDES                        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PEST LIC                     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PROC                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| Notify 65                    | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| CONTRA COSTA CO. SITE 105750 | 0.500                   |                 | 1     | 4         | NR        | NR      | NR  | 5             |
| UIC                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WASTEWATER PITS              | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| WDS                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| WIP                          | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 0  | NR | 0 |
| EDR Hist Auto    | 0.125 |  | 0 | NR | NR | NR | NR | 0 |
| EDR Hist Cleaner | 0.125 |  | 0 | NR | NR | NR | NR | 0 |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

|          |       |  |   |    |    |    |    |   |
|----------|-------|--|---|----|----|----|----|---|
| RGA LF   | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 |  | 0 | NR | NR | NR | NR | 0 |

|             |  |   |   |   |   |    |   |    |
|-------------|--|---|---|---|---|----|---|----|
| - Totals -- |  | 3 | 1 | 7 | 7 | 10 | 0 | 28 |
|-------------|--|---|---|---|---|----|---|----|

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1**  
**Target**  
**Property**

**ALVES RANCH 11- ACRE SCHOOL SITE**  
**WEST LELAND AND ALVES RANCH ROADS**  
**PITTSBURG, CA 94565**

**ENVIROSTOR**  
**SCH**

**S118757074**  
**N/A**

**Site 1 of 2 in cluster A**

**Actual:**  
**222 ft.**

**ENVIROSTOR:**

Facility ID: 60000160  
Status: No Action Required  
Status Date: 08/18/2006  
Site Code: 204171  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 11.3  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Mark Malinowski  
Division Branch: Northern California Schools & Santa Susana  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 38.01817  
Longitude: -121.9560  
APN: NONE SPECIFIED  
Past Use: SCHOOL - HIGH SCHOOL  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: SOIL  
Alias Name: Vista Del Mar  
Alias Type: Alternate Name  
Alias Name: 204171  
Alias Type: Project Code (Site Code)  
Alias Name: 60000160  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/09/2006  
Comments: Background info rcv'd for the PEA. No formal response required.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 08/18/2006  
Comments: DTSC approved the Phase I with a No Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 08/25/2006  
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALVES RANCH 11- ACRE SCHOOL SITE (Continued)**

**S118757074**

Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/02/2006  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SCH:**

Facility ID: 60000160  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 11.3  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Mark Malinowski  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 204171  
Assembly: 14  
Senate: 07  
Special Program Status: Not reported  
Status: No Action Required  
Status Date: 08/18/2006  
Restricted Use: NO  
Funding: School District  
Latitude: 38.01817  
Longitude: -121.9560  
APN: NONE SPECIFIED  
Past Use: SCHOOL - HIGH SCHOOL  
Potential COC: NONE SPECIFIED, No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: SOIL  
Alias Name: Vista Del Mar  
Alias Type: Alternate Name  
Alias Name: 204171  
Alias Type: Project Code (Site Code)  
Alias Name: 60000160  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/09/2006  
Comments: Background info rcv'd for the PEA. No formal response required.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALVES RANCH 11- ACRE SCHOOL SITE (Continued)**

**S118757074**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 08/18/2006  
Comments: DTSC approved the Phase I with a No Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 08/25/2006  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 02/02/2006  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**A2  
Target  
Property**

**ALVES RANCH RESIDENTIAL DEVEL  
S. OF HIGHWAY 4  
PITTSBURG, CA 94565**

**FINDS 1023363023  
N/A**

**Site 2 of 2 in cluster A**

**Actual:  
222 ft.**

FINDS:

Registry ID: 110066603517

Environmental Interest/Information System  
STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access  
additional FINDS: detail in the EDR Site Report.

**DOD  
Region  
NNW  
1/2-1  
4935 ft.**

**CONCORD NAVAL WEAPONS STATION  
CONCORD NAVAL WEAPONS STA (County), CA**

**DOD CUSA135764  
N/A**

DOD:

Feature 1: Navy DOD  
Feature 2: Not reported  
Feature 3: Not reported  
URL: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CONCORD NAVAL WEAPONS STATION (Continued)**

**CUSA135764**

Name 1: Concord Naval Weapons Station  
Name 2: Not reported  
Name 3: Not reported  
State: CA  
DOD Site: Yes  
Tile name: CACONTRA\_COSTA

**3**  
**SE**  
**< 1/8**  
**0.059 mi.**  
**311 ft.**

**KIEWIT PACIFIC CO**  
**1750 W LELAND RD**  
**PITTSBURG, CA 94565**

**CONTRA COSTA CO. SITE LIST**

**S105455532**  
**N/A**

**Relative:**  
**Lower**

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028482  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP GENERAL  
Region: CONTRA COSTA  
Cupa Number: 771734

**Actual:**  
**174 ft.**

**4**  
**ENE**  
**1/8-1/4**  
**0.141 mi.**  
**743 ft.**

**EUGENE ALVES CONSTRUCTION**  
**571 ALVES RANCH**  
**PITTSBURG, CA 94565**

**LUST**  
**HIST CORTESE**  
**CONTRA COSTA CO. SITE LIST**

**S103890943**  
**N/A**

**Relative:**  
**Lower**

**LUST:**

Region: STATE  
Global Id: T0601300603  
Latitude: 38.021279  
Longitude: -121.951125  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/22/1997  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: Not reported  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0653  
LOC Case Number: 53981  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

**Actual:**  
**109 ft.**

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0601300603  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ  
Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**EUGENE ALVES CONSTRUCTION (Continued)**

**S103890943**

Status History:

Global Id: T0601300603  
Status: Completed - Case Closed  
Status Date: 09/22/1997

Global Id: T0601300603  
Status: Open - Case Begin Date  
Status Date: 08/23/1994

Global Id: T0601300603  
Status: Open - Site Assessment  
Status Date: 11/16/1994

Regulatory Activities:

Global Id: T0601300603  
Action Type: Other  
Date: 09/07/1994  
Action: Leak Reported

Global Id: T0601300603  
Action Type: Other  
Date: 08/23/1994  
Action: Leak Discovery

Global Id: T0601300603  
Action Type: Other  
Date: 09/23/1994  
Action: Leak Stopped

HIST CORTESE:

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0653

CONTRA COSTA CO. SITE LIST:

Facility ID: FA0032393  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP GENERAL  
Region: CONTRA COSTA  
Cupa Number: 753981

Facility ID: FA0032393  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 753981

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

5 S F BAY AREA RAPID TRANSIT DIS EMI S108433067  
ESE 1700 W LELAND AVENUE CONTRA COSTA CO. SITE LIST N/A  
1/8-1/4 PITTSBURG, CA 94565

0.147 mi.  
777 ft.

Relative:  
Lower

EMI:

Actual:  
164 ft.

Year: 2005  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .016  
Reactive Organic Gases Tons/Yr: .0133872  
Carbon Monoxide Emissions Tons/Yr: .045  
NOX - Oxides of Nitrogen Tons/Yr: .207  
SOX - Oxides of Sulphur Tons/Yr: .003  
Particulate Matter Tons/Yr: .015  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .01464

Year: 2006  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .016  
Reactive Organic Gases Tons/Yr: .0133872  
Carbon Monoxide Emissions Tons/Yr: .045  
NOX - Oxides of Nitrogen Tons/Yr: .207  
SOX - Oxides of Sulphur Tons/Yr: .003  
Particulate Matter Tons/Yr: .015  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .01464

Year: 2007  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .019  
Reactive Organic Gases Tons/Yr: .0158973  
Carbon Monoxide Emissions Tons/Yr: .053  
NOX - Oxides of Nitrogen Tons/Yr: .245  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .017  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .016592

Year: 2008

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .02  
Reactive Organic Gases Tons/Yr: .016734  
Carbon Monoxide Emissions Tons/Yr: .053  
NOX - Oxides of Nitrogen Tons/Yr: .245  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .017  
Part. Matter 10 Micrometers and Smlr Tons/Yr: .016592

Year: 2009  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.4999999999999999E-2  
Reactive Organic Gases Tons/Yr: 1.2550499999999999E-2  
Carbon Monoxide Emissions Tons/Yr: 4.4999999999999998E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.20599999999999999  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1.5368852459016299E-2  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 1.4999999999999999E-2

Year: 2010  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.4999999999999999E-2  
Reactive Organic Gases Tons/Yr: 1.2550499999999999E-2  
Carbon Monoxide Emissions Tons/Yr: 4.4999999999999998E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.20599999999999999  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1.5368852459016299E-2  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 1.4999999999999999E-2

Year: 2011  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.113  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 2012  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.113  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0.0081967213115  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.008

Year: 2013  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008  
Reactive Organic Gases Tons/Yr: 0.0066936  
Carbon Monoxide Emissions Tons/Yr: 0.025  
NOX - Oxides of Nitrogen Tons/Yr: 0.115  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0.009  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.008

Year: 2014  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.008299051  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.025061411  
NOX - Oxides of Nitrogen Tons/Yr: 0.115277142

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**S F BAY AREA RAPID TRANSIT DIS (Continued)**

**S108433067**

SOX - Oxides of Sulphur Tons/Yr: 5.344e-005  
Particulate Matter Tons/Yr: 0.008581427  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.00823817  
  
Year: 2015  
County Code: 7  
Air Basin: SF  
Facility ID: 14077  
Air District Name: BA  
SIC Code: 9621  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.00560701  
Reactive Organic Gases Tons/Yr: 0.005458926  
Carbon Monoxide Emissions Tons/Yr: 0.016932  
NOX - Oxides of Nitrogen Tons/Yr: 0.07788361  
SOX - Oxides of Sulphur Tons/Yr: 3.6105e-005  
Particulate Matter Tons/Yr: 0.001112285  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.001067793

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0035155  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: 1K-10K LBS, 0-19 EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 774807

**6**  
**North**  
**1/8-1/4**  
**0.169 mi.**  
**894 ft.**

**GOLDEN STATE WATER CO/BAY POINT**  
**38 HILL ST**  
**PITTSBURG, CA 94565**

**CONTRA COSTA CO. SITE LIST** **S105455336**  
**N/A**

**Relative:**  
**Lower**

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028407  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >10K-100K LBS, 0-19 EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 771654

**Actual:**  
**108 ft.**

Facility ID: FA0028407  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG GENERAL  
Region: CONTRA COSTA  
Cupa Number: 771654

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7  
NE  
1/8-1/4  
0.201 mi.  
1060 ft.

**EUGENE ALVES CONSTRUCTION COMPANY**  
**571 ALVES RANCH RD**  
**PITTSBURG, CA 94565**

**LUST** **S103879039**  
**N/A**

**Relative:**  
**Lower**

LUST REG 2:

Region: 2  
Facility Id: 07-0653  
Facility Status: Case Closed  
Case Number: 53981  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 11/16/1994  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**Actual:**  
**97 ft.**

8  
SSW  
1/8-1/4  
0.228 mi.  
1206 ft.

**CITY OF PITTSBURG**  
**2500 TOMALES BAY DR**  
**PITTSBURG, CA 94565**

**EMI** **S113748253**  
**CONTRA COSTA CO. SITE LIST** **N/A**

**Relative:**  
**Higher**

EMI:

Year: 2009  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smaller Tons/Yr: 0  
  
Year: 2010  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 6.0000000000000001E-3

**Actual:**  
**248 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITY OF PITTSBURG (Continued)**

**S113748253**

SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0  
  
Year: 2011  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.006  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2012  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.006  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2013  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002  
NOX - Oxides of Nitrogen Tons/Yr: 0.008  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2014  
County Code: 7



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITY OF PITTSBURG (Continued)**

**S113748253**

Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.000453339  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0.002446677  
NOX - Oxides of Nitrogen Tons/Yr: 0.007565268  
SOX - Oxides of Sulphur Tons/Yr: 1.3594e-005  
Particulate Matter Tons/Yr: 0.000384409  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.000369032

Year: 2015  
County Code: 7  
Air Basin: SF  
Facility ID: 19078  
Air District Name: BA  
SIC Code: 6531  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 9.0668e-005  
Reactive Organic Gases Tons/Yr: 7.9517e-005  
Carbon Monoxide Emissions Tons/Yr: 0.000489335  
NOX - Oxides of Nitrogen Tons/Yr: 0.001513054  
SOX - Oxides of Sulphur Tons/Yr: 2.719e-006  
Particulate Matter Tons/Yr: 7.6882e-005  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 7.3806e-005

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0037880  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: LESS THAN 1000 LBS  
Region: CONTRA COSTA  
Cupa Number: 775263

**9**  
**ESE**  
**1/4-1/2**  
**0.267 mi.**  
**1412 ft.**

**OAK HILLS SOUTH**  
**WOODHILL DR @ WEST LELAND RD**  
**PITTSBURG, CA**

**SLIC S106235232**  
**N/A**

**Relative:**  
**Lower**

SLIC REG 2:  
Region: 2  
Facility ID: SL20285903  
Facility Status: Not reported  
Date Closed: Not reported  
Local Case #: Not reported  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Confirmed: Not reported  
Date Prelim Site Assmnt Workplan Submitted: Not reported

**Actual:**  
**198 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OAK HILLS SOUTH (Continued)**

**S106235232**

Date Preliminary Site Assessment Began: Not reported  
Date Pollution Characterization Began: Not reported  
Date Remediation Plan Submitted: Not reported  
Date Remedial Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**10  
NNW  
1/4-1/2  
0.367 mi.  
1939 ft.**

**TOWER MART #93  
3575 WILLOW PASS RD.  
BAY POINT, CA 94565**

**LUST S108223024  
N/A**

**Relative:  
Lower**

LUST:

**Actual:  
90 ft.**

Region: STATE  
Global Id: T0601370039  
Latitude: 38.0264  
Longitude: -121.958017  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 02/04/2009  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: MYM  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0867  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0601370039  
Contact Type: Regional Board Caseworker  
Contact Name: MARTIN MUSONGE  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET  
City: OAKLAND  
Email: martin.musonge@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0601370039  
Contact Type: Local Agency Caseworker  
Contact Name: MICHAEL P. WEDL  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD  
City: MARTINEZ  
Email: mwedl@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

Status History:

Global Id: T0601370039  
Status: Completed - Case Closed  
Status Date: 02/04/2009

Global Id: T0601370039  
Status: Open - Case Begin Date

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOWER MART #93 (Continued)**

**S108223024**

Status Date: 05/06/2006

Global Id: T0601370039  
Status: Open - Site Assessment  
Status Date: 08/13/2006

Regulatory Activities:

Global Id: T0601370039  
Action Type: Other  
Date: 06/09/2006  
Action: Leak Reported

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 10/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 07/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 10/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 07/30/2008  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: ENFORCEMENT  
Date: 08/13/2006  
Action: 13267 Monitoring Program

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 01/30/2008  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 04/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601370039  
Action Type: REMEDIATION  
Date: 05/06/2005  
Action: Excavation

Global Id: T0601370039  
Action Type: REMEDIATION  
Date: 05/06/2005  
Action: Soil Vapor Extraction (SVE)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOWER MART #93 (Continued)**

**S108223024**

Global Id: T0601370039  
Action Type: RESPONSE  
Date: 01/15/2009  
Action: Other Report / Document

Global Id: T0601370039  
Action Type: ENFORCEMENT  
Date: 02/03/2009  
Action: Closure/No Further Action Letter

Global Id: T0601370039  
Action Type: Other  
Date: 05/06/2006  
Action: Leak Discovery

**11**  
**North**  
**1/4-1/2**  
**0.390 mi.**  
**2059 ft.**

**HERTZ REALTY**  
**3515 WILLOW PASS RD**  
**PITTSBURG, CA 94565**

**LUST** **S102261800**  
**ENF** **N/A**  
**HIST CORTESE**  
**CONTRA COSTA CO. SITE LIST**

**Relative:**  
**Lower**

**LUST:**

**Actual:**  
**82 ft.**

Region: STATE  
Global Id: T0601300650  
Latitude: 38.026831  
Longitude: -121.955466  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/29/2012  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: MYM  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0703  
LOC Case Number: 72178  
File Location: Not reported  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**Contact:**

Global Id: T0601300650  
Contact Type: Regional Board Caseworker  
Contact Name: MARTIN MUSONGE  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET  
City: OAKLAND  
Email: martin.musonge@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0601300650  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

**Status History:**

Global Id: T0601300650  
Status: Completed - Case Closed  
Status Date: 03/29/2012

Global Id: T0601300650  
Status: Open - Assessment & Interim Remedial Action  
Status Date: 10/01/2008

Global Id: T0601300650  
Status: Open - Case Begin Date  
Status Date: 08/23/1995

Global Id: T0601300650  
Status: Open - Site Assessment  
Status Date: 03/02/1997

Global Id: T0601300650  
Status: Open - Site Assessment  
Status Date: 08/11/1998

**Regulatory Activities:**

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 03/12/2001  
Action: \* Historical Enforcement

Global Id: T0601300650  
Action Type: Other  
Date: 08/25/1995  
Action: Leak Reported

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 11/30/2005  
Action: Interim Remedial Action Report

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 04/30/2006  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 07/30/2005  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 01/30/2007  
Action: Monitoring Report - Quarterly

Global Id: T0601300650

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                               |
|--------------|-------------------------------|
| Action Type: | ENFORCEMENT                   |
| Date:        | 09/16/2003                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 01/04/2004                    |
| Action:      | 13267 Monitoring Program      |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 06/29/1999                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 11/17/2006                    |
| Action:      | Other Report / Document       |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 10/30/2006                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2004                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 02/12/2004                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 12/01/2003                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 03/28/2005                    |
| Action:      | Staff Letter                  |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2007                    |
| Action:      | Other Report / Document       |
| Global Id:   | T0601300650                   |
| Action Type: | RESPONSE                      |
| Date:        | 04/30/2007                    |
| Action:      | Monitoring Report - Quarterly |
| Global Id:   | T0601300650                   |
| Action Type: | ENFORCEMENT                   |
| Date:        | 01/24/2007                    |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                                     |
|--------------|-------------------------------------|
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 03/10/2011                          |
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 07/30/2008                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 01/30/2009                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 01/05/2004                          |
| Action:      | Soil and Water Investigation Report |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 05/01/2004                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 03/31/2008                          |
| Action:      | Public Participation Plan           |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2007                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 02/20/2008                          |
| Action:      | 13267 Requirement                   |
| Global Id:   | T0601300650                         |
| Action Type: | ENFORCEMENT                         |
| Date:        | 03/29/2012                          |
| Action:      | Closure/No Further Action Letter    |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2008                          |
| Action:      | Monitoring Report - Quarterly       |
| Global Id:   | T0601300650                         |
| Action Type: | RESPONSE                            |
| Date:        | 10/30/2009                          |
| Action:      | Monitoring Report - Semi-Annually   |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|              |                                       |
|--------------|---------------------------------------|
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 10/02/2002                            |
| Action:      | Staff Letter                          |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 10/07/2003                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 02/11/2000                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 02/20/2008                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 03/28/2005                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |
| Date:        | 05/10/1999                            |
| Action:      | 13267 Requirement                     |
| Global Id:   | T0601300650                           |
| Action Type: | Other                                 |
| Date:        | 08/23/1995                            |
| Action:      | Leak Discovery                        |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 01/01/2004                            |
| Action:      | Monitoring Report - Quarterly         |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 12/23/2002                            |
| Action:      | Interim Remedial Action Report        |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 10/02/2002                            |
| Action:      | Interim Remedial Action Plan          |
| Global Id:   | T0601300650                           |
| Action Type: | RESPONSE                              |
| Date:        | 05/31/2011                            |
| Action:      | Soil and Water Investigation Workplan |
| Global Id:   | T0601300650                           |
| Action Type: | ENFORCEMENT                           |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Date: 06/29/1999  
Action: 13267 Requirement

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 09/18/2003  
Action: 13267 Requirement

Global Id: T0601300650  
Action Type: Other  
Date: 08/23/1995  
Action: Leak Stopped

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 03/01/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 10/31/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 01/31/2005  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: ENFORCEMENT  
Date: 07/27/2009  
Action: 13267 Monitoring Program

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 10/30/2004  
Action: Monitoring Report - Quarterly

Global Id: T0601300650  
Action Type: RESPONSE  
Date: 04/30/2005  
Action: Monitoring Report - Quarterly

**LUST REG 2:**

Region: 2  
Facility Id: 07-0703  
Facility Status: Pollution Characterization  
Case Number: 72178  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 3/2/1997  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: 8/11/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

ENF:

Region: 2  
Facility Id: 231561  
Agency Name: Hertz Realty  
Place Type: Facility  
Place Subtype: Not reported  
Facility Type: All other facilities  
Agency Type: Privately-Owned Business  
# Of Agencies: 1  
Place Latitude: Not reported  
Place Longitude: Not reported  
SIC Code 1: Not reported  
SIC Desc 1: Not reported  
SIC Code 2: Not reported  
SIC Desc 2: Not reported  
SIC Code 3: Not reported  
SIC Desc 3: Not reported  
NAICS Code 1: Not reported  
NAICS Desc 1: Not reported  
NAICS Code 2: Not reported  
NAICS Desc 2: Not reported  
NAICS Code 3: Not reported  
NAICS Desc 3: Not reported  
# Of Places: 1  
Source Of Facility: Reg Meas  
Design Flow: Not reported  
Threat To Water Quality: Not reported  
Complexity: Not reported  
Pretreatment: Not reported  
Facility Waste Type: Not reported  
Facility Waste Type 2: Not reported  
Facility Waste Type 3: Not reported  
Facility Waste Type 4: Not reported  
Program: UST  
Program Category1: TANKS  
Program Category2: TANKS  
# Of Programs: 1  
WDID: 2 07-0703  
Reg Measure Id: 168100  
Reg Measure Type: Unregulated  
Region: 2  
Order #: Not reported  
Npdes# CA#: Not reported  
Major-Minor: Not reported  
Npdes Type: Not reported  
Reclamation: Not reported  
Dredge Fill Fee: Not reported  
301H: Not reported  
Application Fee Amt Received: Not reported  
Status: Never Active  
Status Date: 02/20/2013  
Effective Date: Not reported  
Expiration/Review Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|                                   |                          |
|-----------------------------------|--------------------------|
| Termination Date:                 | Not reported             |
| WDR Review - Amend:               | Not reported             |
| WDR Review - Revise/Renew:        | Not reported             |
| WDR Review - Rescind:             | Not reported             |
| WDR Review - No Action Required:  | Not reported             |
| WDR Review - Pending:             | Not reported             |
| WDR Review - Planned:             | Not reported             |
| Status Enrollee:                  | N                        |
| Individual/General:               | I                        |
| Fee Code:                         | Not reported             |
| Direction/Voice:                  | Passive                  |
| Enforcement Id(EID):              | 236131                   |
| Region:                           | 2                        |
| Order / Resolution Number:        | UNKNOWN                  |
| Enforcement Action Type:          | 13267 Letter             |
| Effective Date:                   | 03/12/2001               |
| Adoption/Issuance Date:           | Not reported             |
| Achieve Date:                     | Not reported             |
| Termination Date:                 | Not reported             |
| ACL Issuance Date:                | Not reported             |
| EPL Issuance Date:                | Not reported             |
| Status:                           | Historical               |
| Title:                            | Enforcement - 2 07-0703  |
| Description:                      | Not reported             |
| Program:                          | UST                      |
| Latest Milestone Completion Date: | Not reported             |
| # Of Programs1:                   | 1                        |
| Total Assessment Amount:          | 0                        |
| Initial Assessed Amount:          | 0                        |
| Liability \$ Amount:              | 0                        |
| Project \$ Amount:                | 0                        |
| Liability \$ Paid:                | 0                        |
| Project \$ Completed:             | 0                        |
| Total \$ Paid/Completed Amount:   | 0                        |
| Region:                           | 2                        |
| Facility Id:                      | 231561                   |
| Agency Name:                      | Hertz Realty             |
| Place Type:                       | Facility                 |
| Place Subtype:                    | Not reported             |
| Facility Type:                    | All other facilities     |
| Agency Type:                      | Privately-Owned Business |
| # Of Agencies:                    | 1                        |
| Place Latitude:                   | Not reported             |
| Place Longitude:                  | Not reported             |
| SIC Code 1:                       | Not reported             |
| SIC Desc 1:                       | Not reported             |
| SIC Code 2:                       | Not reported             |
| SIC Desc 2:                       | Not reported             |
| SIC Code 3:                       | Not reported             |
| SIC Desc 3:                       | Not reported             |
| NAICS Code 1:                     | Not reported             |
| NAICS Desc 1:                     | Not reported             |
| NAICS Code 2:                     | Not reported             |
| NAICS Desc 2:                     | Not reported             |
| NAICS Code 3:                     | Not reported             |
| NAICS Desc 3:                     | Not reported             |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

|                                   |                         |
|-----------------------------------|-------------------------|
| # Of Places:                      | 1                       |
| Source Of Facility:               | Reg Meas                |
| Design Flow:                      | Not reported            |
| Threat To Water Quality:          | Not reported            |
| Complexity:                       | Not reported            |
| Pretreatment:                     | Not reported            |
| Facility Waste Type:              | Not reported            |
| Facility Waste Type 2:            | Not reported            |
| Facility Waste Type 3:            | Not reported            |
| Facility Waste Type 4:            | Not reported            |
| Program:                          | UST                     |
| Program Category1:                | TANKS                   |
| Program Category2:                | TANKS                   |
| # Of Programs:                    | 1                       |
| WDID:                             | 2 07-0703               |
| Reg Measure Id:                   | 168100                  |
| Reg Measure Type:                 | Unregulated             |
| Region:                           | 2                       |
| Order #:                          | Not reported            |
| Npdes# CA#:                       | Not reported            |
| Major-Minor:                      | Not reported            |
| Npdes Type:                       | Not reported            |
| Reclamation:                      | Not reported            |
| Dredge Fill Fee:                  | Not reported            |
| 301H:                             | Not reported            |
| Application Fee Amt Received:     | Not reported            |
| Status:                           | Never Active            |
| Status Date:                      | 02/20/2013              |
| Effective Date:                   | Not reported            |
| Expiration/Review Date:           | Not reported            |
| Termination Date:                 | Not reported            |
| WDR Review - Amend:               | Not reported            |
| WDR Review - Revise/Renew:        | Not reported            |
| WDR Review - Rescind:             | Not reported            |
| WDR Review - No Action Required:  | Not reported            |
| WDR Review - Pending:             | Not reported            |
| WDR Review - Planned:             | Not reported            |
| Status Enrollee:                  | N                       |
| Individual/General:               | I                       |
| Fee Code:                         | Not reported            |
| Direction/Voice:                  | Passive                 |
| Enforcement Id(EID):              | 236127                  |
| Region:                           | 2                       |
| Order / Resolution Number:        | UNKNOWN                 |
| Enforcement Action Type:          | 13267 Letter            |
| Effective Date:                   | 02/11/2000              |
| Adoption/Issuance Date:           | Not reported            |
| Achieve Date:                     | Not reported            |
| Termination Date:                 | Not reported            |
| ACL Issuance Date:                | Not reported            |
| EPL Issuance Date:                | Not reported            |
| Status:                           | Historical              |
| Title:                            | Enforcement - 2 07-0703 |
| Description:                      | Not reported            |
| Program:                          | UST                     |
| Latest Milestone Completion Date: | Not reported            |
| # Of Programs1:                   | 1                       |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**HERTZ REALTY (Continued)**

**S102261800**

Total Assessment Amount: 0  
Initial Assessed Amount: 0  
Liability \$ Amount: 0  
Project \$ Amount: 0  
Liability \$ Paid: 0  
Project \$ Completed: 0  
Total \$ Paid/Completed Amount: 0

**HIST CORTESE:**

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0703

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0028889  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 772178

**12**  
**NNE**  
**1/4-1/2**  
**0.426 mi.**  
**2250 ft.**

**THE SUN RECYCLING CENTER**  
**3315 WILLOW PASS RD**  
**BAY POINT, CA 94565**

**SWRCY S112161950**  
**N/A**

**Relative:**  
**Lower**

**SWRCY:**

Reg Id: 158907  
Cert Id: RC158907.001  
Mailing Address: 304 Fall Cir  
Mailing City: Oakley  
Mailing State: CA  
Mailing Zip Code: 94561  
Website: Not reported  
Email: Not reported  
Phone Number: (925) 305-3706  
Grand Father: N  
Rural: N  
Operation Begin Date: 06/04/2012  
Aluminium: Y  
Glass: Y  
Plastic: Y  
Bimetal: Y  
Agency: N/A

**Actual:**  
**72 ft.**

Monday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Tuesday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Wednesday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Thursday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Friday Hours Of Operation: 9:00 am - 3:45 pm; Closed 12:00 pm - 12:30 pm  
Saturday Hours Of Operation: 9:00 am - 2:45 pm; Closed 12:00 pm - 12:30 pm  
Sunday Hours Of Operation: CLOSED  
Organization ID: 64440  
Organization Name: The Sun Recycling Center

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

13  
NNE  
1/4-1/2  
0.464 mi.  
2452 ft.

DOSSEY OLD DUTCH PRIDE DAIRY  
3215 WILLOW PASS RD  
PITTSBURG, CA 94565

LUST  
HIST CORTESE  
CONTRA COSTA CO. SITE LIST

S102428913  
N/A

Relative:  
Lower

Actual:  
65 ft.

LUST:

Region: STATE  
Global Id: T0601300466  
Latitude: 38.02649  
Longitude: -121.951513  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/21/1997  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Case Worker: Not reported  
Local Agency: CONTRA COSTA COUNTY  
RB Case Number: 07-0505  
LOC Case Number: 70674  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0601300466  
Contact Type: Local Agency Caseworker  
Contact Name: SUE LOYD  
Organization Name: CONTRA COSTA COUNTY  
Address: 4333 PACHECO BLVD.  
City: MARTINEZ  
Email: sloyd@hsd.co.contra-costa.ca.us  
Phone Number: Not reported

Status History:

Global Id: T0601300466  
Status: Completed - Case Closed  
Status Date: 03/21/1997

Global Id: T0601300466  
Status: Open - Case Begin Date  
Status Date: 09/15/1986

Global Id: T0601300466  
Status: Open - Site Assessment  
Status Date: 04/19/1994

Regulatory Activities:

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Reported

Global Id: T0601300466  
Action Type: ENFORCEMENT  
Date: 03/21/1997  
Action: Closure/No Further Action Letter

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DOSSEY OLD DUTCH PRIDE DAIRY (Continued)**

**S102428913**

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Discovery

Global Id: T0601300466  
Action Type: Other  
Date: 09/15/1986  
Action: Leak Stopped

**LUST REG 2:**

Region: 2  
Facility Id: 07-0505  
Facility Status: Case Closed  
Case Number: 70674  
How Discovered: Tank Closure  
Leak Cause: UNK  
Leak Source: UNK  
Date Leak Confirmed: 4/19/1994  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**HIST CORTESE:**

Region: CORTESE  
Facility County Code: 7  
Reg By: LTNKA  
Reg Id: 07-0505

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0033187  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 770674

14  
SW  
1/2-1  
0.543 mi.  
2865 ft.

**SAN MARCOS ELEMENTARY SCHOOL  
HIGHWAY 4/WILLOW PASS ROAD  
CONCORD, CA 94521**

**ENVIROSTOR S118757347  
SCH N/A**

**Relative:  
Higher**

ENVIROSTOR:  
Facility ID: 7000001  
Status: No Action Required  
Status Date: 09/06/2000  
Site Code: 204040  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: Not reported

**Actual:  
288 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN MARCOS ELEMENTARY SCHOOL (Continued)**

**S118757347**

NPL: NO  
Regulatory Agencies: DTSC  
Lead Agency: DTSC  
Program Manager: Not reported  
Supervisor: Charles Ridenour  
Division Branch: Northern California Schools & Santa Susana  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 38.0122  
Longitude: -121.9658  
APN: 097-180-001  
Past Use: NONE  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: NONE SPECIFIED  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SCH:**

Facility ID: 7000001  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: Not reported  
National Priorities List: NO  
Cleanup Oversight Agencies: DTSC  
Lead Agency: DTSC  
Lead Agency Description: \* DTSC  
Project Manager: Not reported  
Supervisor: Charles Ridenour  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 204040  
Assembly: 14  
Senate: 07  
Special Program Status: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN MARCOS ELEMENTARY SCHOOL (Continued)**

**S118757347**

Status: No Action Required  
Status Date: 09/06/2000  
Restricted Use: NO  
Funding: School District  
Latitude: 38.0122  
Longitude: -121.9658  
APN: 097-180-001  
Past Use: NONE  
Potential COC: NONE SPECIFIED, No Contaminants found  
Confirmed COC: NONE SPECIFIED  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**B15**  
**NE**  
**1/2-1**  
**0.645 mi.**  
**3408 ft.**  
**DEXTER CORPORATION - HYSO**  
**2850 WILLOW PASS**  
**PITTSBURG, CA 94565**  
**Site 1 of 2 in cluster B**

**ENVIROSTOR**  
**SLIC**  
**CHMIRS**  
**HIST CORTESE**  
**NPDES**  
**S102002834**  
**N/A**

**Relative:**  
**Lower**

**ENVIROSTOR:**

**Actual:**  
**64 ft.**

Facility ID: 7280085  
Status: No Further Action  
Status Date: 04/08/2005  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Ryan Miya  
Supervisor: Denise Tsuji  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 38.02759

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

Longitude: -121.9452  
APN: 098-240-029-3, 098240029  
Past Use: MANUFACTURING - OTHER  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found  
Potential Description: NMA  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SLIC:**

Region: STATE  
**Facility Status:** **Open - Assessment & Interim Remedial Action**  
Status Date: 01/05/2010  
Global Id: SL18359779  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Lead Agency Case Number: Not reported  
Latitude: 38.0298391882694  
Longitude: -121.945130825043  
Case Type: Cleanup Program Site  
Case Worker: MYM  
Local Agency: Not reported  
RB Case Number: SL18359779  
File Location: Regional Board  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported

Site History: The 28-acre site was originally part of a larger 85-acre industrial facility that was owned and operated by Shell Chemical Company. From 1930 to 1967, the 85-acre facility was a commercial ammonia fertilizer manufacturing plant, and since 1945, it has manufactured metal catalysts. Several manufacturing and storage facilities have existed on this site, such as aboveground storage tanks, a benzol plant and a compressor plant. In 1988, Limited Partners Catalyst Holding Company (LPCH) assumed ownership of the catalyst manufacturing facility; the facility continues to manufacture several types of catalysts. Currently, administration buildings, a laboratory, catalyst manufacturing, storage and shipping facilities, a PG&E substation as well as a change room and training center are located on the 28-acre site.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

[Click here to access the California GeoTracker records for this facility:](#)

**CHMIRS:**

|                                             |                     |
|---------------------------------------------|---------------------|
| OES Incident Number:                        | 4-4393              |
| OES notification:                           | 08/05/2014          |
| OES Date:                                   | Not reported        |
| OES Time:                                   | Not reported        |
| <b>Date Completed:</b>                      | <b>Not reported</b> |
| Property Use:                               | Not reported        |
| Agency Id Number:                           | Not reported        |
| Agency Incident Number:                     | Not reported        |
| Time Notified:                              | Not reported        |
| Time Completed:                             | Not reported        |
| Surrounding Area:                           | Not reported        |
| Estimated Temperature:                      | Not reported        |
| Property Management:                        | Not reported        |
| More Than Two Substances Involved?:         | Not reported        |
| Resp Agncy Personel # Of Decontaminated:    | Not reported        |
| Responding Agency Personel # Of Injuries:   | Not reported        |
| Responding Agency Personel # Of Fatalities: | Not reported        |
| Others Number Of Decontaminated:            | Not reported        |
| Others Number Of Injuries:                  | Not reported        |
| Others Number Of Fatalities:                | Not reported        |
| Vehicle Make/year:                          | Not reported        |
| Vehicle License Number:                     | Not reported        |
| Vehicle State:                              | Not reported        |
| Vehicle Id Number:                          | Not reported        |
| CA DOT PUC/ICC Number:                      | Not reported        |
| Company Name:                               | Not reported        |
| Reporting Officer Name/ID:                  | Not reported        |
| Report Date:                                | Not reported        |
| Facility Telephone:                         | Not reported        |
| Waterway Involved:                          | No                  |
| Waterway:                                   | No                  |
| Spill Site:                                 | Other               |
| Cleanup By:                                 | No                  |
| Containment:                                | Not reported        |
| What Happened:                              | Not reported        |
| Type:                                       | Not reported        |
| Measure:                                    | Not reported        |
| Other:                                      | Not reported        |
| Type:                                       | VAPOR               |
| Measure:                                    | N/A                 |
| Other:                                      | Not reported        |
| Date/Time:                                  | 1430                |
| Year:                                       | 2014                |
| Agency:                                     | NRC                 |
| Incident Date:                              | 8/5/2014            |
| Admin Agency:                               | Not reported        |
| Amount:                                     | Not reported        |
| Contained:                                  | Unknown             |
| Site Type:                                  | No                  |
| E Date:                                     | Not reported        |
| Substance:                                  | Unknown             |
| Quantity Released:                          | Unknown             |
| Unknown:                                    | Not reported        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                        |                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Substance #2:          | Not reported                                                                                                                                                                                                                                                        |
| Substance #3:          | Not reported                                                                                                                                                                                                                                                        |
| Evacuations:           | Not reported                                                                                                                                                                                                                                                        |
| Number of Injuries:    | Not reported                                                                                                                                                                                                                                                        |
| Number of Fatalities:  | Not reported                                                                                                                                                                                                                                                        |
| #1 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #2 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #3 Pipeline:           | No                                                                                                                                                                                                                                                                  |
| #1 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| #2 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| #3 Vessel >= 300 Tons: | No                                                                                                                                                                                                                                                                  |
| Evacs:                 | No                                                                                                                                                                                                                                                                  |
| Injuries:              | Unknown                                                                                                                                                                                                                                                             |
| Fatals:                | No                                                                                                                                                                                                                                                                  |
| Comments:              | Not reported                                                                                                                                                                                                                                                        |
| Description:           | Per NRC, "Caller stated that for approximately the last month there has been a strong smell, described as chlorine, in the air that lasts throughout the early morning until late morning. The caller states that the company is releasing chemicals into the air." |

**HIST CORTESE:**

|                       |          |
|-----------------------|----------|
| Region:               | CORTESE  |
| Facility County Code: | 7        |
| Reg By:               | CALSI    |
| Reg Id:               | 07280085 |

**NPDES:**

|                                         |                        |
|-----------------------------------------|------------------------|
| Npdes Number:                           | Not reported           |
| Facility Status:                        | Not reported           |
| Agency Id:                              | Not reported           |
| Region:                                 | 2                      |
| Regulatory Measure Id:                  | 181945                 |
| Order No:                               | Not reported           |
| Regulatory Measure Type:                | Industrial             |
| Place Id:                               | Not reported           |
| WDID:                                   | 2 071016745            |
| Program Type:                           | Not reported           |
| Adoption Date Of Regulatory Measure:    | Not reported           |
| Effective Date Of Regulatory Measure:   | Not reported           |
| Expiration Date Of Regulatory Measure:  | Not reported           |
| Termination Date Of Regulatory Measure: | Not reported           |
| Discharge Name:                         | Not reported           |
| Discharge Address:                      | Not reported           |
| Discharge City:                         | Not reported           |
| Discharge State:                        | Not reported           |
| Discharge Zip:                          | Not reported           |
| RECEIVED DATE:                          | 05/09/2008             |
| PROCESSED DATE:                         | 08/29/2001             |
| STATUS CODE NAME:                       | Active                 |
| STATUS DATE:                            | 08/29/2001             |
| PLACE SIZE:                             | 14                     |
| PLACE SIZE UNIT:                        | Acres                  |
| FACILITY CONTACT NAME:                  | ThomasJoseph Hurst     |
| FACILITY CONTACT TITLE:                 | Director of Operations |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                               |                                |
|-------------------------------|--------------------------------|
| FACILITY CONTACT PHONE:       | 925-458-8290                   |
| FACILITY CONTACT PHONE EXT:   | Not reported                   |
| FACILITY CONTACT EMAIL:       | Thomas-Joseph.hurst@henkel.com |
| OPERATOR NAME:                | Henkel Corp Aerospace Group    |
| OPERATOR ADDRESS:             | 2850 Willow Pass Rd            |
| OPERATOR CITY:                | Bay Point                      |
| OPERATOR STATE:               | California                     |
| OPERATOR ZIP:                 | 94565                          |
| OPERATOR CONTACT NAME:        | Thomas Hurst                   |
| OPERATOR CONTACT TITLE:       | Director of Operations         |
| OPERATOR CONTACT PHONE:       | 925-597-9138                   |
| OPERATOR CONTACT PHONE EXT:   | Not reported                   |
| OPERATOR CONTACT EMAIL:       | thomas-joseph.hurst@henkel.com |
| OPERATOR TYPE:                | Private Business               |
| DEVELOPER NAME:               | Not reported                   |
| DEVELOPER ADDRESS:            | Not reported                   |
| DEVELOPER CITY:               | Not reported                   |
| DEVELOPER STATE:              | California                     |
| DEVELOPER ZIP:                | Not reported                   |
| DEVELOPER CONTACT NAME:       | Not reported                   |
| DEVELOPER CONTACT TITLE:      | Not reported                   |
| CONSTYPE LINEAR UTILITY IND:  | Not reported                   |
| EMERGENCY PHONE NO:           | 925-597-9138                   |
| EMERGENCY PHONE EXT:          | Not reported                   |
| CONSTYPE ABOVE GROUND IND:    | Not reported                   |
| CONSTYPE BELOW GROUND IND:    | Not reported                   |
| CONSTYPE CABLE LINE IND:      | Not reported                   |
| CONSTYPE COMM LINE IND:       | Not reported                   |
| CONSTYPE COMMERTIAL IND:      | Not reported                   |
| CONSTYPE ELECTRICAL LINE IND: | Not reported                   |
| CONSTYPE GAS LINE IND:        | Not reported                   |
| CONSTYPE INDUSTRIAL IND:      | Not reported                   |
| CONSTYPE OTHER DESRIPTION:    | Not reported                   |
| CONSTYPE OTHER IND:           | Not reported                   |
| CONSTYPE RECONS IND:          | Not reported                   |
| CONSTYPE RESIDENTIAL IND:     | Not reported                   |
| CONSTYPE TRANSPORT IND:       | Not reported                   |
| CONSTYPE UTILITY DESCRIPTION: | Not reported                   |
| CONSTYPE UTILITY IND:         | Not reported                   |
| CONSTYPE WATER SEWER IND:     | Not reported                   |
| DIR DISCHARGE USWATER IND:    | N                              |
| RECEIVING WATER NAME:         | Sacramento River               |
| CERTIFIER NAME:               | Brett Demshar                  |
| CERTIFIER TITLE:              | Plant Manager                  |
| CERTIFICATION DATE:           | 15-JUN-15                      |
| PRIMARY SIC:                  | 2891-Adhesives and Sealants    |
| SECONDARY SIC:                | Not reported                   |
| TERTIARY SIC:                 | Not reported                   |
| Npdes Number:                 | CAS000001                      |
| Facility Status:              | Active                         |
| Agency Id:                    | 0                              |
| Region:                       | 2                              |
| Regulatory Measure Id:        | 181945                         |
| Order No:                     | 97-03-DWQ                      |
| Regulatory Measure Type:      | Enrollee                       |
| Place Id:                     | Not reported                   |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

|                                         |                             |
|-----------------------------------------|-----------------------------|
| WDID:                                   | 2 07I016745                 |
| Program Type:                           | Industrial                  |
| Adoption Date Of Regulatory Measure:    | Not reported                |
| Effective Date Of Regulatory Measure:   | 08/29/2001                  |
| Expiration Date Of Regulatory Measure:  | Not reported                |
| Termination Date Of Regulatory Measure: | Not reported                |
| Discharge Name:                         | Henkel Corp Aerospace Group |
| Discharge Address:                      | 2850 Willow Pass Rd         |
| Discharge City:                         | Bay Point                   |
| Discharge State:                        | California                  |
| Discharge Zip:                          | 94565                       |
| RECEIVED DATE:                          | Not reported                |
| PROCESSED DATE:                         | Not reported                |
| STATUS CODE NAME:                       | Not reported                |
| STATUS DATE:                            | Not reported                |
| PLACE SIZE:                             | Not reported                |
| PLACE SIZE UNIT:                        | Not reported                |
| FACILITY CONTACT NAME:                  | Not reported                |
| FACILITY CONTACT TITLE:                 | Not reported                |
| FACILITY CONTACT PHONE:                 | Not reported                |
| FACILITY CONTACT PHONE EXT:             | Not reported                |
| FACILITY CONTACT EMAIL:                 | Not reported                |
| OPERATOR NAME:                          | Not reported                |
| OPERATOR ADDRESS:                       | Not reported                |
| OPERATOR CITY:                          | Not reported                |
| OPERATOR STATE:                         | Not reported                |
| OPERATOR ZIP:                           | Not reported                |
| OPERATOR CONTACT NAME:                  | Not reported                |
| OPERATOR CONTACT TITLE:                 | Not reported                |
| OPERATOR CONTACT PHONE:                 | Not reported                |
| OPERATOR CONTACT PHONE EXT:             | Not reported                |
| OPERATOR CONTACT EMAIL:                 | Not reported                |
| OPERATOR TYPE:                          | Not reported                |
| DEVELOPER NAME:                         | Not reported                |
| DEVELOPER ADDRESS:                      | Not reported                |
| DEVELOPER CITY:                         | Not reported                |
| DEVELOPER STATE:                        | Not reported                |
| DEVELOPER ZIP:                          | Not reported                |
| DEVELOPER CONTACT NAME:                 | Not reported                |
| DEVELOPER CONTACT TITLE:                | Not reported                |
| CONSTYPE LINEAR UTILITY IND:            | Not reported                |
| EMERGENCY PHONE NO:                     | Not reported                |
| EMERGENCY PHONE EXT:                    | Not reported                |
| CONSTYPE ABOVE GROUND IND:              | Not reported                |
| CONSTYPE BELOW GROUND IND:              | Not reported                |
| CONSTYPE CABLE LINE IND:                | Not reported                |
| CONSTYPE COMM LINE IND:                 | Not reported                |
| CONSTYPE COMMERTIAL IND:                | Not reported                |
| CONSTYPE ELECTRICAL LINE IND:           | Not reported                |
| CONSTYPE GAS LINE IND:                  | Not reported                |
| CONSTYPE INDUSTRIAL IND:                | Not reported                |
| CONSTYPE OTHER DESRIPTION:              | Not reported                |
| CONSTYPE OTHER IND:                     | Not reported                |
| CONSTYPE RECONS IND:                    | Not reported                |
| CONSTYPE RESIDENTIAL IND:               | Not reported                |
| CONSTYPE TRANSPORT IND:                 | Not reported                |
| CONSTYPE UTILITY DESCRIPTION:           | Not reported                |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEXTER CORPORATION - HYSO (Continued)**

**S102002834**

CONSTYPE UTILITY IND: Not reported  
CONSTYPE WATER SEWER IND: Not reported  
DIR DISCHARGE USWATER IND: Not reported  
RECEIVING WATER NAME: Not reported  
CERTIFIER NAME: Not reported  
CERTIFIER TITLE: Not reported  
CERTIFICATION DATE: Not reported  
PRIMARY SIC: Not reported  
SECONDARY SIC: Not reported  
TERTIARY SIC: Not reported

**B16**  
**NE**  
**1/2-1**  
**0.645 mi.**  
**3408 ft.**

**CRITERION CATALYSTS & TECHNOLOGIES LP**  
**2840 WILLOW PASS RD**  
**PITTSBURG, CA 94565**

**Site 2 of 2 in cluster B**

**SEMS-ARCHIVE**  
**CORRACTS**  
**RCRA-TSDF**  
**RCRA-SQG**  
**AST**  
**2020 COR ACTION**  
**HAZNET**

**1000840756**  
**CAD000094243**

**Relative:**  
**Lower**

**Actual:**  
**64 ft.**

**SEMS-ARCHIVE:**

Site ID: 900904  
EPA ID: CAD000094243  
Federal Facility: N  
NPL: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**Following information was gathered from the prior CERCLIS update completed in 10/2013:**

Site ID: 0900904  
Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Site Contact Details:**

Contact Sequence ID: 13287416.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13293011.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13298869.00000  
Person ID: 13004003.00000

**CERCLIS-NFRAP Site Alias Name(s):**

Alias Name: PG & E/SHELL CHEM CO POND  
Alias Address: 2850 WILLOW PASS RD  
PITTSBURG, CA 94565

Alias Name: PG & E SHELL CHEMICAL CO POND  
Alias Address: Not reported  
CA

**CERCLIS-NFRAP Assessment History:**

Action: DISCOVERY  
Date Started: / /  
Date Completed: 07/01/80  
Priority Level: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 05/01/85  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: 06/01/84  
Date Completed: 05/01/85  
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

**CORRACTS:**

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19990601  
Action: CA050 - RFA Completed  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 19990601  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20060907  
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human Exposures Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20060907  
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20061210  
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human Exposures Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20061210  
Schedule end date: Not reported

EPA ID: CAD000094243



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20061210  
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20061210  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20030512  
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20030512  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA075HI - CA Prioritization, Facility or area was assigned a high corrective action priority  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA074HI  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA029EP  
NAICS Code(s): 32518  
Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901017  
Action: CA049PA  
NAICS Code(s): 32518

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20090922  
Action: CA550RC  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20090922  
Action: CA550RC  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20090922  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19930723  
Action: CA074ME  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20070724  
Action: CA400 - Date For Remedy Selection (CM Imposed)  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: 20070724  
Schedule end date: Not reported

EPA ID: CAD000094243  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20070724  
Action: CA400 - Date For Remedy Selection (CM Imposed)  
NAICS Code(s): 32518

Other Basic Inorganic Chemical Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

**RCRA-TSDF:**

Date form received by agency: 02/02/2016

Facility name: CRITERION CATALYSTS & TECHNOLOGIES LP

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Facility address: 2840 WILLOW PASS RD  
PITTSBURG, CA 94565  
EPA ID: CAD000094243  
Mailing address: PO BOX 5159  
BAY POINT, CA 94565  
Contact: JEFF LUENGO  
Contact address: WILLOW PASS RD  
BAY POINT, CA 94565  
Contact country: US  
Contact telephone: 925-458-7214  
Contact email: JEFFREY.LUENGO@CRI-CRITERION.COM  
EPA Region: 09  
Land type: Private  
Classification: TSD  
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

**Owner/Operator Summary:**

Owner/operator name: SHELL OIL COMPANY  
Owner/operator address: LOUISIANA ST ONE SHELL PLAZA  
HOUSTON, TX 77002  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 07/11/2000  
Owner/Op end date: Not reported

Owner/operator name: CRITERION CATALYSTS & TECHNOLOGIES  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 07/11/2000  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
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**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: 181  
. Waste name: Other inorganic solid waste  
  
. Waste code: 213  
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)  
  
. Waste code: 331  
. Waste name: Off-specification, aged, or surplus organics  
  
. Waste code: 725  
. Waste name: Liquids with mercury > 20 mg/l  
  
. Waste code: D001  
. Waste name: IGNITABLE WASTE  
  
. Waste code: D007  
. Waste name: CHROMIUM  
  
. Waste code: D009  
. Waste name: MERCURY  
  
. Waste code: D018  
. Waste name: BENZENE

**Historical Generators:**

Date form received by agency: 03/02/2015  
Site name: CRITERION CATALYSTS & TECHNOLOGIES LP PITTSBURG  
Classification: Large Quantity Generator

. Waste code: 181  
. Waste name: Other inorganic solid waste  
  
. Waste code: 725  
. Waste name: Liquids with mercury > 20 mg/l  
  
. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/29/2012  
Site name: CRITERION CATALYSTS & TECHNOLOGIES LP PITTSBURG  
Classification: Large Quantity Generator

. Waste code: 122  
. Waste name: Alkaline solution without metals (pH > 12.5)  
  
. Waste code: 181  
. Waste name: Other inorganic solid waste  
  
. Waste code: 223  
. Waste name: Unspecified oil-containing waste  
  
. Waste code: 725

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste name: Liquids with mercury > 20 mg/l

. Waste code: 792

. Waste name: Liquids with pH < 2 with metals

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D008

. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

Date form received by agency: 05/11/2010

Site name: CRITERION CATALYSTS & TECHNOLOGIES, LP

Classification: Large Quantity Generator

. Waste code: 181

. Waste name: Other inorganic solid waste

. Waste code: 331

. Waste name: Off-specification, aged, or surplus organics

. Waste code: 551

. Waste name: Laboratory waste chemicals

. Waste code: 725

. Waste name: Liquids with mercury > 20 mg/l

. Waste code: 792

. Waste name: Liquids with pH < 2 with metals

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D008

. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011

. Waste name: SILVER

Date form received by agency: 02/21/2008

Site name: CRITERION CATALYSTS & TECHNOLOGIES, LP

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D008  
. Waste name: LEAD

. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/27/2006

Site name: CRITERION CATALYSTS & TECHNOLOGIES, L.P.

Classification: Large Quantity Generator

. Waste code: 132  
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 134  
. Waste name: Aqueous solution with <10% total organic residues

. Waste code: 141  
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 151  
. Waste name: Asbestos-containing waste

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 221  
. Waste name: Waste oil and mixed oil

. Waste code: 223  
. Waste name: Unspecified oil-containing waste

. Waste code: 512  
. Waste name: Other empty containers 30 gallons or more

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

Date form received by agency: 02/16/2004

Site name: CRITERION CATALYSTS & TECHNOLOGIES LP

Classification: Large Quantity Generator

. Waste code: D002  
. Waste name: CORROSIVE WASTE

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE

Date form received by agency: 02/14/2002

Site name: CRITERION CATALYSTS & TECHNOLOGIES

Classification: Large Quantity Generator

. Waste code: 132  
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 134  
. Waste name: Aqueous solution with <10% total organic residues

. Waste code: 135  
. Waste name: Unspecified aqueous solution

. Waste code: 141  
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181  
. Waste name: Other inorganic solid waste

. Waste code: 213  
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 223  
. Waste name: Unspecified oil-containing waste

. Waste code: 352  
. Waste name: Other organic solids

. Waste code: 512  
. Waste name: Other empty containers 30 gallons or more

. Waste code: 551  
. Waste name: Laboratory waste chemicals

. Waste code: D001  
. Waste name: IGNITABLE WASTE

. Waste code: D002  
. Waste name: CORROSIVE WASTE

. Waste code: D004  
. Waste name: ARSENIC

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: D009  
. Waste name: MERCURY

. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE

. Waste code: P120

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

Date form received by agency: 10/12/2000

Site name: CRITERION CATALYST CO. L.P (PITTSBURG)

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Site name: CRITERION CATALYST CO L.P.

Classification: Large Quantity Generator

Date form received by agency: 09/01/1996

Site name: CRITERION CATALYST CO L P

Classification: Large Quantity Generator

Date form received by agency: 03/29/1996

Site name: CRITERION CATALYST CO. L.P.

Classification: Large Quantity Generator

Date form received by agency: 02/11/1994

Site name: CRITERION CATALYST CO L P

Classification: Large Quantity Generator

Date form received by agency: 01/29/1992

Site name: CRITERION CATALYST COMPANY L.P.

Classification: Large Quantity Generator

Date form received by agency: 04/06/1990

Site name: SHELL CHEM CO CRITERION CATALYST CO. LP

Classification: Large Quantity Generator

**Biennial Reports:**

Last Biennial Reporting Year: 2017

**Annual Waste Handled:**

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 509

Waste code: D007

Waste name: CHROMIUM

Amount (Lbs): 40

Waste code: D009

Waste name: MERCURY

Amount (Lbs): 85

Waste code: D018

Waste name: BENZENE

Amount (Lbs): 34



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Corrective Action Summary:

|             |                                                                           |
|-------------|---------------------------------------------------------------------------|
| Event date: | 10/17/1990                                                                |
| Event:      | LEAD AGENCY DETERMINATION                                                 |
| Event date: | 10/17/1990                                                                |
| Event:      | PA OR CERCLA INSPECTION                                                   |
| Event date: | 10/17/1990                                                                |
| Event:      | NCAPS RANKING/PRIORITY                                                    |
| Event date: | 10/17/1990                                                                |
| Event:      | CA PRIORITIZATION-HIGH CA PRIORITY                                        |
| Event date: | 07/23/1993                                                                |
| Event:      | NCAPS RANKING/PRIORITY                                                    |
| Event date: | 06/01/1999                                                                |
| Event:      | RFA COMPLETED                                                             |
| Event date: | 05/12/2003                                                                |
| Event:      | DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY |
| Event date: | 09/07/2006                                                                |
| Event:      | RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE    |
| Event date: | 09/07/2006                                                                |
| Event:      | HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE  |
| Event date: | 12/10/2006                                                                |
| Event:      | RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE    |
| Event date: | 12/10/2006                                                                |
| Event:      | HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE  |
| Event date: | 07/24/2007                                                                |
| Event:      | REMEDY DECISION                                                           |
| Event date: | 07/24/2007                                                                |
| Event:      | REMEDY DECISION                                                           |
| Event date: | 09/22/2009                                                                |
| Event:      | REMEDY CONSTRUCTION-REMEDY CONSTRUCTED                                    |
| Event date: | 09/22/2009                                                                |
| Event:      | REMEDY CONSTRUCTION-REMEDY CONSTRUCTED                                    |

Facility Has Received Notices of Violations:

|                            |                      |
|----------------------------|----------------------|
| Regulation violated:       | Not reported         |
| Area of violation:         | Generators - General |
| Date violation determined: | 05/22/2017           |
| Date achieved compliance:  | 06/29/2017           |
| Violation lead agency:     | State                |
| Enforcement action:        | WRITTEN INFORMAL     |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enforcement action date: 05/22/2017  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/22/2017  
Date achieved compliance: 06/23/2017  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/22/2017  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 11/05/2009  
Date achieved compliance: Not reported  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 11/05/2009  
Date achieved compliance: 04/26/2010  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 06/06/2006  
Date achieved compliance: 06/13/2006  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/06/2006

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 03/29/2005  
Date achieved compliance: 04/07/2005  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: 04/07/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 05/24/1994  
Date achieved compliance: 05/24/1999  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 03/30/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/06/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 07/29/1992  
Date achieved compliance: 08/31/1992  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/30/1990  
Date achieved compliance: 01/04/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Regulation violated: FR - 268 ALL  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268.7  
Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/28/1994  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Area of violation: LDR - General  
Date violation determined: 05/16/1990  
Date achieved compliance: 01/15/1991  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/03/1990  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 11/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 104900  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

Regulation violated: FR - 264.70-77.E  
Area of violation: TSD - General

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Date violation determined: 08/26/1988  
Date achieved compliance: 05/16/1990  
Violation lead agency: State  
Enforcement action: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY  
Enforcement action date: 01/20/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 72000  
Paid penalty amount: 72000

**Evaluation Action Summary:**

Evaluation date: 06/28/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/22/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 06/29/2017  
Evaluation lead agency: State

Evaluation date: 05/22/2017  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 06/23/2017  
Evaluation lead agency: State

Evaluation date: 11/24/2015  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/05/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/05/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 04/26/2010  
Evaluation lead agency: State

Evaluation date: 07/01/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/06/2006  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

|                           |                                          |
|---------------------------|------------------------------------------|
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 06/13/2006                               |
| Evaluation lead agency:   | Local                                    |
| Evaluation date:          | 07/14/2005                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 03/29/2005                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 04/07/2005                               |
| Evaluation lead agency:   | EPA                                      |
| Evaluation date:          | 04/08/2004                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 05/24/1994                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 05/24/1999                               |
| Evaluation lead agency:   | State Contractor/Grantee                 |
| Evaluation date:          | 08/12/1992                               |
| Evaluation:               | FINANCIAL RECORD REVIEW                  |
| Area of violation:        | Not reported                             |
| Date achieved compliance: | Not reported                             |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 03/30/1994                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | LDR - General                            |
| Date achieved compliance: | 08/31/1992                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 06/23/1992                               |
| Evaluation:               | COMPLIANCE EVALUATION INSPECTION ON-SITE |
| Area of violation:        | Generators - General                     |
| Date achieved compliance: | 08/31/1992                               |
| Evaluation lead agency:   | State                                    |
| Evaluation date:          | 05/30/1990                               |
| Evaluation:               | FINANCIAL RECORD REVIEW                  |
| Area of violation:        | TSD - Financial Requirements             |
| Date achieved compliance: | 01/04/1994                               |
| Evaluation lead agency:   | State                                    |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 01/28/1994  
Evaluation lead agency: State

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 01/15/1991  
Evaluation lead agency: State

Evaluation date: 05/16/1990  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 01/15/1991  
Evaluation lead agency: State

Evaluation date: 08/31/1988  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/26/1988  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 05/16/1990  
Evaluation lead agency: State

**AST:**

Certified Unified Program Agencies: Not reported  
Owner: Shell Oil Company  
Total Gallons: Not reported  
CERSID: 10010479  
Facility ID: 07-000-770805  
Business Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Phone: 9254587200  
Fax: 9254587238  
Mailing Address: PO Box 5159  
Mailing Address City: Bay Point  
Mailing Address State: CA  
Mailing Address Zip Code: 94565  
Operator Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Operator Phone: 9254587214  
Owner Phone: 9254587214  
Owner Mail Address: 910 Louisiana St/One Shell Plaza  
Owner State: TX  
Owner Zip Code: 77002  
Owner Country: United States  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: CAD000094243

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Certified Unified Program Agencies: Contra Costa  
Owner: Not reported  
Total Gallons: 1,320  
CERSID: Not reported  
Facility ID: Not reported  
Business Name: Not reported  
Phone: Not reported  
Fax: Not reported  
Mailing Address: Not reported  
Mailing Address City: Not reported  
Mailing Address State: Not reported  
Mailing Address Zip Code: Not reported  
Operator Name: Not reported  
Operator Phone: Not reported  
Owner Phone: Not reported  
Owner Mail Address: Not reported  
Owner State: Not reported  
Owner Zip Code: Not reported  
Owner Country: Not reported  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: Not reported

**2020 COR ACTION:**

EPA ID: CAD000094243  
Region: 9  
Action: Not reported

**HAZNET:**

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: CAT000646117  
TSD County: Kings  
Waste Category: Aqueous solution with total organic residues less than 10 percent  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 14.2175  
Cat Decode: Aqueous solution with total organic residues less than 10 percent  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa  
  
envid: 1000840756  
Year: 2016

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Polychlorinated biphenyls and material containing PCBs  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 0.045  
Cat Decode: Polychlorinated biphenyls and material containing PCBs  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Off-specification, aged or surplus inorganics  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 829.285  
Cat Decode: Off-specification, aged or surplus inorganics  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 8.56  
Cat Decode: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**1000840756**

Facility County: Contra Costa

envid: 1000840756  
Year: 2016  
GEPAID: CAD000094243  
Contact: JEFF LUENGO  
Telephone: 9254587214  
Mailing Name: Not reported  
Mailing Address: PO BOX 5159  
Mailing City,St,Zip: BAY POINT, CA 945650659  
Gen County: Contra Costa  
TSD EPA ID: NVT330010000  
TSD County: 99  
Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect  
Tons: 68.0455  
Cat Decode: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))  
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect  
Facility County: Contra Costa

[Click this hyperlink](#) while viewing on your computer to access  
805 additional CA\_HAZNET: record(s) in the EDR Site Report.

**C17  
NE  
1/2-1  
0.806 mi.  
4256 ft.**

**CRITERION CATALYST  
2840 WILLOW PASS  
BAY POINT, CA 94565  
Site 1 of 2 in cluster C**

**ENVIROSTOR S105673338  
AST N/A  
CHMIRS  
ENF  
NPDES**

**CONTRA COSTA CO. SITE LIST**

**Relative:  
Lower**

**Actual:  
37 ft.**

ENVIROSTOR:  
Facility ID: 7280025  
Status: Refer: RCRA  
Status Date: 05/12/2003  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: DTSC  
Lead Agency: DTSC  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 38.02974  
Longitude: -121.9450  
APN: 098240052  
Past Use: NONE SPECIFIED  
Potential COC: \* ORGANIC LIQUIDS WITH METALS



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: Not reported  
Alias Type: Not reported

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**AST:**

Certified Unified Program Agencies: Not reported  
Owner: Shell Oil Company  
Total Gallons: Not reported  
CERSID: 10010479  
Facility ID: 07-000-770805  
Business Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Phone: 9254587200  
Fax: 9254587238  
Mailing Address: PO Box 5159  
Mailing Address City: Bay Point  
Mailing Address State: CA  
Mailing Address Zip Code: 94565  
Operator Name: CRITERION CATALYSTS & TECHNOLOGIES LP  
Operator Phone: 9254587214  
Owner Phone: 9254587214  
Owner Mail Address: 910 Louisiana St/One Shell Plaza  
Owner State: TX  
Owner Zip Code: 77002  
Owner Country: United States  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: CAD000094243

Certified Unified Program Agencies: Contra Costa  
Owner: Not reported  
Total Gallons: 1,320  
CERSID: Not reported  
Facility ID: Not reported  
Business Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                 |              |
|---------------------------------|--------------|
| Phone:                          | Not reported |
| Fax:                            | Not reported |
| Mailing Address:                | Not reported |
| Mailing Address City:           | Not reported |
| Mailing Address State:          | Not reported |
| Mailing Address Zip Code:       | Not reported |
| Operator Name:                  | Not reported |
| Operator Phone:                 | Not reported |
| Owner Phone:                    | Not reported |
| Owner Mail Address:             | Not reported |
| Owner State:                    | Not reported |
| Owner Zip Code:                 | Not reported |
| Owner Country:                  | Not reported |
| Property Owner Name:            | Not reported |
| Property Owner Phone:           | Not reported |
| Property Owner Mailing Address: | Not reported |
| Property Owner City:            | Not reported |
| Property Owner Stat :           | Not reported |
| Property Owner Zip Code:        | Not reported |
| Property Owner Country:         | Not reported |
| EPAID:                          | Not reported |

**CHMIRS:**

|                                             |                     |
|---------------------------------------------|---------------------|
| OES Incident Number:                        | 1-4022              |
| OES notification:                           | 07/12/2001          |
| OES Date:                                   | Not reported        |
| OES Time:                                   | Not reported        |
| <b>Date Completed:</b>                      | <b>Not reported</b> |
| Property Use:                               | Not reported        |
| Agency Id Number:                           | Not reported        |
| Agency Incident Number:                     | Not reported        |
| Time Notified:                              | Not reported        |
| Time Completed:                             | Not reported        |
| Surrounding Area:                           | Not reported        |
| Estimated Temperature:                      | Not reported        |
| Property Management:                        | Not reported        |
| More Than Two Substances Involved?:         | Not reported        |
| Resp Agncy Personel # Of Decontaminated:    | Not reported        |
| Responding Agency Personel # Of Injuries:   | Not reported        |
| Responding Agency Personel # Of Fatalities: | Not reported        |
| Others Number Of Decontaminated:            | Not reported        |
| Others Number Of Injuries:                  | Not reported        |
| Others Number Of Fatalities:                | Not reported        |
| Vehicle Make/year:                          | Not reported        |
| Vehicle License Number:                     | Not reported        |
| Vehicle State:                              | Not reported        |
| Vehicle Id Number:                          | Not reported        |
| CA DOT PUC/ICC Number:                      | Not reported        |
| Company Name:                               | Not reported        |
| Reporting Officer Name/ID:                  | Not reported        |
| Report Date:                                | Not reported        |
| Facility Telephone:                         | Not reported        |
| Waterway Involved:                          | No                  |
| Waterway:                                   | Not reported        |
| Spill Site:                                 | Not reported        |
| Cleanup By:                                 | Responsible Party   |
| Containment:                                | Not reported        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                        |                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What Happened:         | Not reported                                                                                                                                                              |
| Type:                  | Not reported                                                                                                                                                              |
| Measure:               | Not reported                                                                                                                                                              |
| Other:                 | Not reported                                                                                                                                                              |
| Date/Time:             | Not reported                                                                                                                                                              |
| Year:                  | 2001                                                                                                                                                                      |
| Agency:                | Criterion Catalysts & Technology                                                                                                                                          |
| Incident Date:         | 7/12/200112:00:00 AM                                                                                                                                                      |
| Admin Agency:          | Contra Costa County Health Services Dept.                                                                                                                                 |
| Amount:                | Not reported                                                                                                                                                              |
| Contained:             | Yes                                                                                                                                                                       |
| Site Type:             | Industrial Plant                                                                                                                                                          |
| E Date:                | Not reported                                                                                                                                                              |
| Substance:             | NOX                                                                                                                                                                       |
| Pounds:                | 1436                                                                                                                                                                      |
| Unknown:               | 0.000000                                                                                                                                                                  |
| Substance #2:          | Not reported                                                                                                                                                              |
| Substance #3:          | Not reported                                                                                                                                                              |
| Evacuations:           | 0                                                                                                                                                                         |
| Number of Injuries:    | 0                                                                                                                                                                         |
| Number of Fatalities:  | 0                                                                                                                                                                         |
| #1 Pipeline:           | Not reported                                                                                                                                                              |
| #2 Pipeline:           | Not reported                                                                                                                                                              |
| #3 Pipeline:           | Not reported                                                                                                                                                              |
| #1 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| #2 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| #3 Vessel >= 300 Tons: | Not reported                                                                                                                                                              |
| Evacs:                 | Not reported                                                                                                                                                              |
| Injuries:              | Not reported                                                                                                                                                              |
| Fatals:                | Not reported                                                                                                                                                              |
| Comments:              | Not reported                                                                                                                                                              |
| Description:           | Released out of the exhaust stacks, this is the normal exhaust emission. This is a continuous emission. The plant is a catalyst manufacturer, a form of a chemical plant. |

**ENF:**

|                  |                                     |
|------------------|-------------------------------------|
| Region:          | 2                                   |
| Facility Id:     | 216151                              |
| Agency Name:     | Criterion Catalysts                 |
| Place Type:      | Manufacturing                       |
| Place Subtype:   | Manufacturing NEC                   |
| Facility Type:   | Industrial                          |
| Agency Type:     | Privately-Owned Business            |
| # Of Agencies:   | 1                                   |
| Place Latitude:  | Not reported                        |
| Place Longitude: | Not reported                        |
| SIC Code 1:      | 2819                                |
| SIC Desc 1:      | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:      | Not reported                        |
| SIC Desc 2:      | Not reported                        |
| SIC Code 3:      | Not reported                        |
| SIC Desc 3:      | Not reported                        |
| NAICS Code 1:    | Not reported                        |
| NAICS Desc 1:    | Not reported                        |
| NAICS Code 2:    | Not reported                        |
| NAICS Desc 2:    | Not reported                        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                                                                                        |
|----------------------------------|----------------------------------------------------------------------------------------|
| NAICS Code 3:                    | Not reported                                                                           |
| NAICS Desc 3:                    | Not reported                                                                           |
| # Of Places:                     | 1                                                                                      |
| Source Of Facility:              | Reg Meas                                                                               |
| Design Flow:                     | Not reported                                                                           |
| Threat To Water Quality:         | Not reported                                                                           |
| Complexity:                      | Not reported                                                                           |
| Pretreatment:                    | Not reported                                                                           |
| Facility Waste Type:             | Not reported                                                                           |
| Facility Waste Type 2:           | Not reported                                                                           |
| Facility Waste Type 3:           | Not reported                                                                           |
| Facility Waste Type 4:           | Not reported                                                                           |
| Program:                         | UNREGS                                                                                 |
| Program Category1:               | UNREGS                                                                                 |
| Program Category2:               | UNREGS                                                                                 |
| # Of Programs:                   | 1                                                                                      |
| WDID:                            | 2 071041001                                                                            |
| Reg Measure Id:                  | 167852                                                                                 |
| Reg Measure Type:                | Unregulated                                                                            |
| Region:                          | 2                                                                                      |
| Order #:                         | Not reported                                                                           |
| Npdes# CA#:                      | Not reported                                                                           |
| Major-Minor:                     | Not reported                                                                           |
| Npdes Type:                      | Not reported                                                                           |
| Reclamation:                     | Not reported                                                                           |
| Dredge Fill Fee:                 | Not reported                                                                           |
| 301H:                            | Not reported                                                                           |
| Application Fee Amt Received:    | Not reported                                                                           |
| Status:                          | Never Active                                                                           |
| Status Date:                     | 02/21/2013                                                                             |
| Effective Date:                  | Not reported                                                                           |
| Expiration/Review Date:          | Not reported                                                                           |
| Termination Date:                | Not reported                                                                           |
| WDR Review - Amend:              | Not reported                                                                           |
| WDR Review - Revise/Renew:       | Not reported                                                                           |
| WDR Review - Rescind:            | Not reported                                                                           |
| WDR Review - No Action Required: | Not reported                                                                           |
| WDR Review - Pending:            | Not reported                                                                           |
| WDR Review - Planned:            | Not reported                                                                           |
| Status Enrollee:                 | N                                                                                      |
| Individual/General:              | I                                                                                      |
| Fee Code:                        | Not reported                                                                           |
| Direction/Voice:                 | Passive                                                                                |
| Enforcement Id(EID):             | 245965                                                                                 |
| Region:                          | 2                                                                                      |
| Order / Resolution Number:       | UNKNOWN                                                                                |
| Enforcement Action Type:         | Oral Communication                                                                     |
| Effective Date:                  | 10/25/2002                                                                             |
| Adoption/Issuance Date:          | Not reported                                                                           |
| Achieve Date:                    | Not reported                                                                           |
| Termination Date:                | Not reported                                                                           |
| ACL Issuance Date:               | Not reported                                                                           |
| EPL Issuance Date:               | Not reported                                                                           |
| Status:                          | Historical                                                                             |
| Title:                           | Enforcement - 2 071041001                                                              |
| Description:                     | Results of dg wells require cleanup. This communicated via telephone to Frank Fossati. |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

CRITERION CATALYST (Continued)

S105673338

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Program:                          | UNREGS                              |
| Latest Milestone Completion Date: | Not reported                        |
| # Of Programs1:                   | 1                                   |
| Total Assessment Amount:          | 0                                   |
| Initial Assessed Amount:          | 0                                   |
| Liability \$ Amount:              | 0                                   |
| Project \$ Amount:                | 0                                   |
| Liability \$ Paid:                | 0                                   |
| Project \$ Completed:             | 0                                   |
| Total \$ Paid/Completed Amount:   | 0                                   |
| Region:                           | 2                                   |
| Facility Id:                      | 216151                              |
| Agency Name:                      | Criterion Catalysts                 |
| Place Type:                       | Manufacturing                       |
| Place Subtype:                    | Manufacturing NEC                   |
| Facility Type:                    | Industrial                          |
| Agency Type:                      | Privately-Owned Business            |
| # Of Agencies:                    | 1                                   |
| Place Latitude:                   | Not reported                        |
| Place Longitude:                  | Not reported                        |
| SIC Code 1:                       | 2819                                |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                       | Not reported                        |
| SIC Desc 2:                       | Not reported                        |
| SIC Code 3:                       | Not reported                        |
| SIC Desc 3:                       | Not reported                        |
| NAICS Code 1:                     | Not reported                        |
| NAICS Desc 1:                     | Not reported                        |
| NAICS Code 2:                     | Not reported                        |
| NAICS Desc 2:                     | Not reported                        |
| NAICS Code 3:                     | Not reported                        |
| NAICS Desc 3:                     | Not reported                        |
| # Of Places:                      | 1                                   |
| Source Of Facility:               | Reg Meas                            |
| Design Flow:                      | Not reported                        |
| Threat To Water Quality:          | Not reported                        |
| Complexity:                       | Not reported                        |
| Pretreatment:                     | Not reported                        |
| Facility Waste Type:              | Not reported                        |
| Facility Waste Type 2:            | Not reported                        |
| Facility Waste Type 3:            | Not reported                        |
| Facility Waste Type 4:            | Not reported                        |
| Program:                          | UNREGS                              |
| Program Category1:                | UNREGS                              |
| Program Category2:                | UNREGS                              |
| # Of Programs:                    | 1                                   |
| WDID:                             | 2 071041001                         |
| Reg Measure Id:                   | 167852                              |
| Reg Measure Type:                 | Unregulated                         |
| Region:                           | 2                                   |
| Order #:                          | Not reported                        |
| Npdes# CA#:                       | Not reported                        |
| Major-Minor:                      | Not reported                        |
| Npdes Type:                       | Not reported                        |
| Reclamation:                      | Not reported                        |
| Dredge Fill Fee:                  | Not reported                        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| 301H:                             | Not reported                        |
| Application Fee Amt Received:     | Not reported                        |
| Status:                           | Never Active                        |
| Status Date:                      | 02/21/2013                          |
| Effective Date:                   | Not reported                        |
| Expiration/Review Date:           | Not reported                        |
| Termination Date:                 | Not reported                        |
| WDR Review - Amend:               | Not reported                        |
| WDR Review - Revise/Renew:        | Not reported                        |
| WDR Review - Rescind:             | Not reported                        |
| WDR Review - No Action Required:  | Not reported                        |
| WDR Review - Pending:             | Not reported                        |
| WDR Review - Planned:             | Not reported                        |
| Status Enrollee:                  | N                                   |
| Individual/General:               | I                                   |
| Fee Code:                         | Not reported                        |
| Direction/Voice:                  | Passive                             |
| Enforcement Id(EID):              | 245149                              |
| Region:                           | 2                                   |
| Order / Resolution Number:        | UNKNOWN                             |
| Enforcement Action Type:          | Staff Enforcement Letter            |
| Effective Date:                   | 02/11/2003                          |
| Adoption/Issuance Date:           | Not reported                        |
| Achieve Date:                     | Not reported                        |
| Termination Date:                 | Not reported                        |
| ACL Issuance Date:                | Not reported                        |
| EPL Issuance Date:                | Not reported                        |
| Status:                           | Historical                          |
| Title:                            | Enforcement - 2 071041001           |
| Description:                      | Emailed comment letter on workplan. |
| Program:                          | UNREGS                              |
| Latest Milestone Completion Date: | Not reported                        |
| # Of Programs1:                   | 1                                   |
| Total Assessment Amount:          | 0                                   |
| Initial Assessed Amount:          | 0                                   |
| Liability \$ Amount:              | 0                                   |
| Project \$ Amount:                | 0                                   |
| Liability \$ Paid:                | 0                                   |
| Project \$ Completed:             | 0                                   |
| Total \$ Paid/Completed Amount:   | 0                                   |
| Region:                           | 2                                   |
| Facility Id:                      | 216151                              |
| Agency Name:                      | Criterion Catalysts                 |
| Place Type:                       | Manufacturing                       |
| Place Subtype:                    | Manufacturing NEC                   |
| Facility Type:                    | Industrial                          |
| Agency Type:                      | Privately-Owned Business            |
| # Of Agencies:                    | 1                                   |
| Place Latitude:                   | Not reported                        |
| Place Longitude:                  | Not reported                        |
| SIC Code 1:                       | 2819                                |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                       | Not reported                        |
| SIC Desc 2:                       | Not reported                        |
| SIC Code 3:                       | Not reported                        |
| SIC Desc 3:                       | Not reported                        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                     |
|----------------------------------|---------------------|
| NAICS Code 1:                    | Not reported        |
| NAICS Desc 1:                    | Not reported        |
| NAICS Code 2:                    | Not reported        |
| NAICS Desc 2:                    | Not reported        |
| NAICS Code 3:                    | Not reported        |
| NAICS Desc 3:                    | Not reported        |
| # Of Places:                     | 1                   |
| Source Of Facility:              | Reg Meas            |
| Design Flow:                     | Not reported        |
| Threat To Water Quality:         | Not reported        |
| Complexity:                      | Not reported        |
| Pretreatment:                    | Not reported        |
| Facility Waste Type:             | Not reported        |
| Facility Waste Type 2:           | Not reported        |
| Facility Waste Type 3:           | Not reported        |
| Facility Waste Type 4:           | Not reported        |
| Program:                         | UNREGS              |
| Program Category1:               | UNREGS              |
| Program Category2:               | UNREGS              |
| # Of Programs:                   | 1                   |
| WDID:                            | 2 071041001         |
| Reg Measure Id:                  | 167852              |
| Reg Measure Type:                | Unregulated         |
| Region:                          | 2                   |
| Order #:                         | Not reported        |
| Npdes# CA#:                      | Not reported        |
| Major-Minor:                     | Not reported        |
| Npdes Type:                      | Not reported        |
| Reclamation:                     | Not reported        |
| Dredge Fill Fee:                 | Not reported        |
| 301H:                            | Not reported        |
| Application Fee Amt Received:    | Not reported        |
| Status:                          | Never Active        |
| Status Date:                     | 02/21/2013          |
| Effective Date:                  | Not reported        |
| Expiration/Review Date:          | Not reported        |
| Termination Date:                | Not reported        |
| WDR Review - Amend:              | Not reported        |
| WDR Review - Revise/Renew:       | Not reported        |
| WDR Review - Rescind:            | Not reported        |
| WDR Review - No Action Required: | Not reported        |
| WDR Review - Pending:            | Not reported        |
| WDR Review - Planned:            | Not reported        |
| Status Enrollee:                 | N                   |
| Individual/General:              | I                   |
| Fee Code:                        | Not reported        |
| Direction/Voice:                 | Passive             |
| Enforcement Id(EID):             | 239042              |
| Region:                          | 2                   |
| Order / Resolution Number:       | UNKNOWN             |
| Enforcement Action Type:         | Notice of Violation |
| Effective Date:                  | 01/04/2001          |
| Adoption/Issuance Date:          | Not reported        |
| Achieve Date:                    | Not reported        |
| Termination Date:                | Not reported        |
| ACL Issuance Date:               | Not reported        |
| EPL Issuance Date:               | Not reported        |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------|
| Status:                           | Historical                                                                            |
| Title:                            | Enforcement - 2 071041001                                                             |
| Description:                      | NOV letter due to failure to submit technical report documenting dg extent of benzene |
| Program:                          | UNREGS                                                                                |
| Latest Milestone Completion Date: | Not reported                                                                          |
| # Of Programs1:                   | 1                                                                                     |
| Total Assessment Amount:          | 0                                                                                     |
| Initial Assessed Amount:          | 0                                                                                     |
| Liability \$ Amount:              | 0                                                                                     |
| Project \$ Amount:                | 0                                                                                     |
| Liability \$ Paid:                | 0                                                                                     |
| Project \$ Completed:             | 0                                                                                     |
| Total \$ Paid/Completed Amount:   | 0                                                                                     |
| Region:                           | 2                                                                                     |
| Facility Id:                      | 216151                                                                                |
| Agency Name:                      | Criterion Catalysts                                                                   |
| Place Type:                       | Manufacturing                                                                         |
| Place Subtype:                    | Manufacturing NEC                                                                     |
| Facility Type:                    | Industrial                                                                            |
| Agency Type:                      | Privately-Owned Business                                                              |
| # Of Agencies:                    | 1                                                                                     |
| Place Latitude:                   | Not reported                                                                          |
| Place Longitude:                  | Not reported                                                                          |
| SIC Code 1:                       | 2819                                                                                  |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC                                                   |
| SIC Code 2:                       | Not reported                                                                          |
| SIC Desc 2:                       | Not reported                                                                          |
| SIC Code 3:                       | Not reported                                                                          |
| SIC Desc 3:                       | Not reported                                                                          |
| NAICS Code 1:                     | Not reported                                                                          |
| NAICS Desc 1:                     | Not reported                                                                          |
| NAICS Code 2:                     | Not reported                                                                          |
| NAICS Desc 2:                     | Not reported                                                                          |
| NAICS Code 3:                     | Not reported                                                                          |
| NAICS Desc 3:                     | Not reported                                                                          |
| # Of Places:                      | 1                                                                                     |
| Source Of Facility:               | Reg Meas                                                                              |
| Design Flow:                      | Not reported                                                                          |
| Threat To Water Quality:          | Not reported                                                                          |
| Complexity:                       | Not reported                                                                          |
| Pretreatment:                     | Not reported                                                                          |
| Facility Waste Type:              | Not reported                                                                          |
| Facility Waste Type 2:            | Not reported                                                                          |
| Facility Waste Type 3:            | Not reported                                                                          |
| Facility Waste Type 4:            | Not reported                                                                          |
| Program:                          | UNREGS                                                                                |
| Program Category1:                | UNREGS                                                                                |
| Program Category2:                | UNREGS                                                                                |
| # Of Programs:                    | 1                                                                                     |
| WDID:                             | 2 071041001                                                                           |
| Reg Measure Id:                   | 167852                                                                                |
| Reg Measure Type:                 | Unregulated                                                                           |
| Region:                           | 2                                                                                     |
| Order #:                          | Not reported                                                                          |
| Npdes# CA#:                       | Not reported                                                                          |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
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**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                |
|-----------------------------------|----------------------------------------------------------------|
| Major-Minor:                      | Not reported                                                   |
| Npdes Type:                       | Not reported                                                   |
| Reclamation:                      | Not reported                                                   |
| Dredge Fill Fee:                  | Not reported                                                   |
| 301H:                             | Not reported                                                   |
| Application Fee Amt Received:     | Not reported                                                   |
| Status:                           | Never Active                                                   |
| Status Date:                      | 02/21/2013                                                     |
| Effective Date:                   | Not reported                                                   |
| Expiration/Review Date:           | Not reported                                                   |
| Termination Date:                 | Not reported                                                   |
| WDR Review - Amend:               | Not reported                                                   |
| WDR Review - Revise/Renew:        | Not reported                                                   |
| WDR Review - Rescind:             | Not reported                                                   |
| WDR Review - No Action Required:  | Not reported                                                   |
| WDR Review - Pending:             | Not reported                                                   |
| WDR Review - Planned:             | Not reported                                                   |
| Status Enrollee:                  | N                                                              |
| Individual/General:               | I                                                              |
| Fee Code:                         | Not reported                                                   |
| Direction/Voice:                  | Passive                                                        |
| Enforcement Id(EID):              | 238491                                                         |
| Region:                           | 2                                                              |
| Order / Resolution Number:        | UNKNOWN                                                        |
| Enforcement Action Type:          | Oral Communication                                             |
| Effective Date:                   | 09/14/2001                                                     |
| Adoption/Issuance Date:           | Not reported                                                   |
| Achieve Date:                     | Not reported                                                   |
| Termination Date:                 | 09/14/2001                                                     |
| ACL Issuance Date:                | Not reported                                                   |
| EPL Issuance Date:                | Not reported                                                   |
| Status:                           | Historical                                                     |
| Title:                            | Enforcement - 2 071041001                                      |
| Description:                      | Notified Shell that they had missed deadlines in 13267 letter. |
| Program:                          | UNREGS                                                         |
| Latest Milestone Completion Date: | Not reported                                                   |
| # Of Programs1:                   | 1                                                              |
| Total Assessment Amount:          | 0                                                              |
| Initial Assessed Amount:          | 0                                                              |
| Liability \$ Amount:              | 0                                                              |
| Project \$ Amount:                | 0                                                              |
| Liability \$ Paid:                | 0                                                              |
| Project \$ Completed:             | 0                                                              |
| Total \$ Paid/Completed Amount:   | 0                                                              |
| Region:                           | 2                                                              |
| Facility Id:                      | 216151                                                         |
| Agency Name:                      | Criterion Catalysts                                            |
| Place Type:                       | Manufacturing                                                  |
| Place Subtype:                    | Manufacturing NEC                                              |
| Facility Type:                    | Industrial                                                     |
| Agency Type:                      | Privately-Owned Business                                       |
| # Of Agencies:                    | 1                                                              |
| Place Latitude:                   | Not reported                                                   |
| Place Longitude:                  | Not reported                                                   |
| SIC Code 1:                       | 2819                                                           |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| SIC Desc 1:                      | Industrial Inorganic Chemicals, NEC |
| SIC Code 2:                      | Not reported                        |
| SIC Desc 2:                      | Not reported                        |
| SIC Code 3:                      | Not reported                        |
| SIC Desc 3:                      | Not reported                        |
| NAICS Code 1:                    | Not reported                        |
| NAICS Desc 1:                    | Not reported                        |
| NAICS Code 2:                    | Not reported                        |
| NAICS Desc 2:                    | Not reported                        |
| NAICS Code 3:                    | Not reported                        |
| NAICS Desc 3:                    | Not reported                        |
| # Of Places:                     | 1                                   |
| Source Of Facility:              | Reg Meas                            |
| Design Flow:                     | Not reported                        |
| Threat To Water Quality:         | Not reported                        |
| Complexity:                      | Not reported                        |
| Pretreatment:                    | Not reported                        |
| Facility Waste Type:             | Not reported                        |
| Facility Waste Type 2:           | Not reported                        |
| Facility Waste Type 3:           | Not reported                        |
| Facility Waste Type 4:           | Not reported                        |
| Program:                         | UNREGS                              |
| Program Category1:               | UNREGS                              |
| Program Category2:               | UNREGS                              |
| # Of Programs:                   | 1                                   |
| WDID:                            | 2 071041001                         |
| Reg Measure Id:                  | 167852                              |
| Reg Measure Type:                | Unregulated                         |
| Region:                          | 2                                   |
| Order #:                         | Not reported                        |
| Npdes# CA#:                      | Not reported                        |
| Major-Minor:                     | Not reported                        |
| Npdes Type:                      | Not reported                        |
| Reclamation:                     | Not reported                        |
| Dredge Fill Fee:                 | Not reported                        |
| 301H:                            | Not reported                        |
| Application Fee Amt Received:    | Not reported                        |
| Status:                          | Never Active                        |
| Status Date:                     | 02/21/2013                          |
| Effective Date:                  | Not reported                        |
| Expiration/Review Date:          | Not reported                        |
| Termination Date:                | Not reported                        |
| WDR Review - Amend:              | Not reported                        |
| WDR Review - Revise/Renew:       | Not reported                        |
| WDR Review - Rescind:            | Not reported                        |
| WDR Review - No Action Required: | Not reported                        |
| WDR Review - Pending:            | Not reported                        |
| WDR Review - Planned:            | Not reported                        |
| Status Enrollee:                 | N                                   |
| Individual/General:              | I                                   |
| Fee Code:                        | Not reported                        |
| Direction/Voice:                 | Passive                             |
| Enforcement Id(EID):             | 238490                              |
| Region:                          | 2                                   |
| Order / Resolution Number:       | UNKNOWN                             |
| Enforcement Action Type:         | Oral Communication                  |
| Effective Date:                  | 07/23/2001                          |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                                                            |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|
| Adoption/Issuance Date:           | Not reported                                                                                               |
| Achieve Date:                     | Not reported                                                                                               |
| Termination Date:                 | 07/23/2001                                                                                                 |
| ACL Issuance Date:                | Not reported                                                                                               |
| EPL Issuance Date:                | Not reported                                                                                               |
| Status:                           | Historical                                                                                                 |
| Title:                            | Enforcement - 2 071041001                                                                                  |
| Description:                      | Notified Shell, during inspection, that extent of benzene plume and types of hydrocarbons must be defined. |
| Program:                          | UNREGS                                                                                                     |
| Latest Milestone Completion Date: | Not reported                                                                                               |
| # Of Programs1:                   | 1                                                                                                          |
| Total Assessment Amount:          | 0                                                                                                          |
| Initial Assessed Amount:          | 0                                                                                                          |
| Liability \$ Amount:              | 0                                                                                                          |
| Project \$ Amount:                | 0                                                                                                          |
| Liability \$ Paid:                | 0                                                                                                          |
| Project \$ Completed:             | 0                                                                                                          |
| Total \$ Paid/Completed Amount:   | 0                                                                                                          |
| Region:                           | 2                                                                                                          |
| Facility Id:                      | 216151                                                                                                     |
| Agency Name:                      | Criterion Catalysts                                                                                        |
| Place Type:                       | Manufacturing                                                                                              |
| Place Subtype:                    | Manufacturing NEC                                                                                          |
| Facility Type:                    | Industrial                                                                                                 |
| Agency Type:                      | Privately-Owned Business                                                                                   |
| # Of Agencies:                    | 1                                                                                                          |
| Place Latitude:                   | Not reported                                                                                               |
| Place Longitude:                  | Not reported                                                                                               |
| SIC Code 1:                       | 2819                                                                                                       |
| SIC Desc 1:                       | Industrial Inorganic Chemicals, NEC                                                                        |
| SIC Code 2:                       | Not reported                                                                                               |
| SIC Desc 2:                       | Not reported                                                                                               |
| SIC Code 3:                       | Not reported                                                                                               |
| SIC Desc 3:                       | Not reported                                                                                               |
| NAICS Code 1:                     | Not reported                                                                                               |
| NAICS Desc 1:                     | Not reported                                                                                               |
| NAICS Code 2:                     | Not reported                                                                                               |
| NAICS Desc 2:                     | Not reported                                                                                               |
| NAICS Code 3:                     | Not reported                                                                                               |
| NAICS Desc 3:                     | Not reported                                                                                               |
| # Of Places:                      | 1                                                                                                          |
| Source Of Facility:               | Reg Meas                                                                                                   |
| Design Flow:                      | Not reported                                                                                               |
| Threat To Water Quality:          | Not reported                                                                                               |
| Complexity:                       | Not reported                                                                                               |
| Pretreatment:                     | Not reported                                                                                               |
| Facility Waste Type:              | Not reported                                                                                               |
| Facility Waste Type 2:            | Not reported                                                                                               |
| Facility Waste Type 3:            | Not reported                                                                                               |
| Facility Waste Type 4:            | Not reported                                                                                               |
| Program:                          | UNREGS                                                                                                     |
| Program Category1:                | UNREGS                                                                                                     |
| Program Category2:                | UNREGS                                                                                                     |
| # Of Programs:                    | 1                                                                                                          |
| WDID:                             | 2 071041001                                                                                                |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                   |                                                                 |
|-----------------------------------|-----------------------------------------------------------------|
| Reg Measure Id:                   | 167852                                                          |
| Reg Measure Type:                 | Unregulated                                                     |
| Region:                           | 2                                                               |
| Order #:                          | Not reported                                                    |
| Npdes# CA#:                       | Not reported                                                    |
| Major-Minor:                      | Not reported                                                    |
| Npdes Type:                       | Not reported                                                    |
| Reclamation:                      | Not reported                                                    |
| Dredge Fill Fee:                  | Not reported                                                    |
| 301H:                             | Not reported                                                    |
| Application Fee Amt Received:     | Not reported                                                    |
| Status:                           | Never Active                                                    |
| Status Date:                      | 02/21/2013                                                      |
| Effective Date:                   | Not reported                                                    |
| Expiration/Review Date:           | Not reported                                                    |
| Termination Date:                 | Not reported                                                    |
| WDR Review - Amend:               | Not reported                                                    |
| WDR Review - Revise/Renew:        | Not reported                                                    |
| WDR Review - Rescind:             | Not reported                                                    |
| WDR Review - No Action Required:  | Not reported                                                    |
| WDR Review - Pending:             | Not reported                                                    |
| WDR Review - Planned:             | Not reported                                                    |
| Status Enrollee:                  | N                                                               |
| Individual/General:               | I                                                               |
| Fee Code:                         | Not reported                                                    |
| Direction/Voice:                  | Passive                                                         |
| Enforcement Id(EID):              | 235613                                                          |
| Region:                           | 2                                                               |
| Order / Resolution Number:        | UNKNOWN                                                         |
| Enforcement Action Type:          | 13267 Letter                                                    |
| Effective Date:                   | 07/23/2001                                                      |
| Adoption/Issuance Date:           | Not reported                                                    |
| Achieve Date:                     | Not reported                                                    |
| Termination Date:                 | Not reported                                                    |
| ACL Issuance Date:                | Not reported                                                    |
| EPL Issuance Date:                | Not reported                                                    |
| Status:                           | Historical                                                      |
| Title:                            | Enforcement - 2 071041001                                       |
| Description:                      | Letter requires investigatin of downgradient extent of benzene. |
| Program:                          | UNREGS                                                          |
| Latest Milestone Completion Date: | Not reported                                                    |
| # Of Programs1:                   | 1                                                               |
| Total Assessment Amount:          | 0                                                               |
| Initial Assessed Amount:          | 0                                                               |
| Liability \$ Amount:              | 0                                                               |
| Project \$ Amount:                | 0                                                               |
| Liability \$ Paid:                | 0                                                               |
| Project \$ Completed:             | 0                                                               |
| Total \$ Paid/Completed Amount:   | 0                                                               |
| NPDES:                            |                                                                 |
| Npdes Number:                     | Not reported                                                    |
| Facility Status:                  | Not reported                                                    |
| Agency Id:                        | Not reported                                                    |
| Region:                           | 2                                                               |
| Regulatory Measure Id:            | 181853                                                          |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                         |                                  |
|-----------------------------------------|----------------------------------|
| Order No:                               | Not reported                     |
| Regulatory Measure Type:                | Industrial                       |
| Place Id:                               | Not reported                     |
| WDID:                                   | 2 071009560                      |
| Program Type:                           | Not reported                     |
| Adoption Date Of Regulatory Measure:    | Not reported                     |
| Effective Date Of Regulatory Measure:   | Not reported                     |
| Expiration Date Of Regulatory Measure:  | Not reported                     |
| Termination Date Of Regulatory Measure: | Not reported                     |
| Discharge Name:                         | Not reported                     |
| Discharge Address:                      | Not reported                     |
| Discharge City:                         | Not reported                     |
| Discharge State:                        | Not reported                     |
| Discharge Zip:                          | Not reported                     |
| RECEIVED DATE:                          | 05/09/2008                       |
| PROCESSED DATE:                         | 12/12/1992                       |
| STATUS CODE NAME:                       | Active                           |
| STATUS DATE:                            | 12/12/1992                       |
| PLACE SIZE:                             | 30                               |
| PLACE SIZE UNIT:                        | Acres                            |
| FACILITY CONTACT NAME:                  | Jeff Luengo                      |
| FACILITY CONTACT TITLE:                 | HSSE Manager                     |
| FACILITY CONTACT PHONE:                 | 925-458-7214                     |
| FACILITY CONTACT PHONE EXT:             | Not reported                     |
| FACILITY CONTACT EMAIL:                 | Jeffrey.luengo@cri-criterion.com |
| OPERATOR NAME:                          | Criterion Catalyst Co LP         |
| OPERATOR ADDRESS:                       | 910 Louisiana Street             |
| OPERATOR CITY:                          | Houston                          |
| OPERATOR STATE:                         | Texas                            |
| OPERATOR ZIP:                           | 77002                            |
| OPERATOR CONTACT NAME:                  | Jeff Luengo                      |
| OPERATOR CONTACT TITLE:                 | Not reported                     |
| OPERATOR CONTACT PHONE:                 | 925-458-7214                     |
| OPERATOR CONTACT PHONE EXT:             | Not reported                     |
| OPERATOR CONTACT EMAIL:                 | jeffrey.luengo@cri-criterion.com |
| OPERATOR TYPE:                          | Private Business                 |
| DEVELOPER NAME:                         | Not reported                     |
| DEVELOPER ADDRESS:                      | Not reported                     |
| DEVELOPER CITY:                         | Not reported                     |
| DEVELOPER STATE:                        | California                       |
| DEVELOPER ZIP:                          | Not reported                     |
| DEVELOPER CONTACT NAME:                 | Not reported                     |
| DEVELOPER CONTACT TITLE:                | Not reported                     |
| CONSTYPE LINEAR UTILITY IND:            | Not reported                     |
| EMERGENCY PHONE NO:                     | 925-458-7269                     |
| EMERGENCY PHONE EXT:                    | Not reported                     |
| CONSTYPE ABOVE GROUND IND:              | Not reported                     |
| CONSTYPE BELOW GROUND IND:              | Not reported                     |
| CONSTYPE CABLE LINE IND:                | Not reported                     |
| CONSTYPE COMM LINE IND:                 | Not reported                     |
| CONSTYPE COMMERTIAL IND:                | Not reported                     |
| CONSTYPE ELECTRICAL LINE IND:           | Not reported                     |
| CONSTYPE GAS LINE IND:                  | Not reported                     |
| CONSTYPE INDUSTRIAL IND:                | Not reported                     |
| CONSTYPE OTHER DESRIPTION:              | Not reported                     |
| CONSTYPE OTHER IND:                     | Not reported                     |
| CONSTYPE RECONS IND:                    | Not reported                     |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                                         |                                          |
|-----------------------------------------|------------------------------------------|
| CONSTYPE RESIDENTIAL IND:               | Not reported                             |
| CONSTYPE TRANSPORT IND:                 | Not reported                             |
| CONSTYPE UTILITY DESCRIPTION:           | Not reported                             |
| CONSTYPE UTILITY IND:                   | Not reported                             |
| CONSTYPE WATER SEWER IND:               | Not reported                             |
| DIR DISCHARGE USWATER IND:              | N                                        |
| RECEIVING WATER NAME:                   | Suisun Bay                               |
| CERTIFIER NAME:                         | Dave Olund                               |
| CERTIFIER TITLE:                        | General Manager                          |
| CERTIFICATION DATE:                     | 12-MAY-15                                |
| PRIMARY SIC:                            | 2819-Industrial Inorganic Chemicals, NEC |
| SECONDARY SIC:                          | Not reported                             |
| TERTIARY SIC:                           | Not reported                             |
| Npdes Number:                           | CAS000001                                |
| Facility Status:                        | Active                                   |
| Agency Id:                              | 0                                        |
| Region:                                 | 2                                        |
| Regulatory Measure Id:                  | 181853                                   |
| Order No:                               | 97-03-DWQ                                |
| Regulatory Measure Type:                | Enrollee                                 |
| Place Id:                               | Not reported                             |
| WDID:                                   | 2 07I009560                              |
| Program Type:                           | Industrial                               |
| Adoption Date Of Regulatory Measure:    | Not reported                             |
| Effective Date Of Regulatory Measure:   | 12/12/1992                               |
| Expiration Date Of Regulatory Measure:  | Not reported                             |
| Termination Date Of Regulatory Measure: | Not reported                             |
| Discharge Name:                         | Criterion Catalyst Co LP                 |
| Discharge Address:                      | 910 Louisiana Street                     |
| Discharge City:                         | Houston                                  |
| Discharge State:                        | Texas                                    |
| Discharge Zip:                          | 77002                                    |
| RECEIVED DATE:                          | Not reported                             |
| PROCESSED DATE:                         | Not reported                             |
| STATUS CODE NAME:                       | Not reported                             |
| STATUS DATE:                            | Not reported                             |
| PLACE SIZE:                             | Not reported                             |
| PLACE SIZE UNIT:                        | Not reported                             |
| FACILITY CONTACT NAME:                  | Not reported                             |
| FACILITY CONTACT TITLE:                 | Not reported                             |
| FACILITY CONTACT PHONE:                 | Not reported                             |
| FACILITY CONTACT PHONE EXT:             | Not reported                             |
| FACILITY CONTACT EMAIL:                 | Not reported                             |
| OPERATOR NAME:                          | Not reported                             |
| OPERATOR ADDRESS:                       | Not reported                             |
| OPERATOR CITY:                          | Not reported                             |
| OPERATOR STATE:                         | Not reported                             |
| OPERATOR ZIP:                           | Not reported                             |
| OPERATOR CONTACT NAME:                  | Not reported                             |
| OPERATOR CONTACT TITLE:                 | Not reported                             |
| OPERATOR CONTACT PHONE:                 | Not reported                             |
| OPERATOR CONTACT PHONE EXT:             | Not reported                             |
| OPERATOR CONTACT EMAIL:                 | Not reported                             |
| OPERATOR TYPE:                          | Not reported                             |
| DEVELOPER NAME:                         | Not reported                             |
| DEVELOPER ADDRESS:                      | Not reported                             |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

|                               |              |
|-------------------------------|--------------|
| DEVELOPER CITY:               | Not reported |
| DEVELOPER STATE:              | Not reported |
| DEVELOPER ZIP:                | Not reported |
| DEVELOPER CONTACT NAME:       | Not reported |
| DEVELOPER CONTACT TITLE:      | Not reported |
| CONSTYPE LINEAR UTILITY IND:  | Not reported |
| EMERGENCY PHONE NO:           | Not reported |
| EMERGENCY PHONE EXT:          | Not reported |
| CONSTYPE ABOVE GROUND IND:    | Not reported |
| CONSTYPE BELOW GROUND IND:    | Not reported |
| CONSTYPE CABLE LINE IND:      | Not reported |
| CONSTYPE COMM LINE IND:       | Not reported |
| CONSTYPE COMMERTIAL IND:      | Not reported |
| CONSTYPE ELECTRICAL LINE IND: | Not reported |
| CONSTYPE GAS LINE IND:        | Not reported |
| CONSTYPE INDUSTRIAL IND:      | Not reported |
| CONSTYPE OTHER DESRIPTION:    | Not reported |
| CONSTYPE OTHER IND:           | Not reported |
| CONSTYPE RECONS IND:          | Not reported |
| CONSTYPE RESIDENTIAL IND:     | Not reported |
| CONSTYPE TRANSPORT IND:       | Not reported |
| CONSTYPE UTILITY DESCRIPTION: | Not reported |
| CONSTYPE UTILITY IND:         | Not reported |
| CONSTYPE WATER SEWER IND:     | Not reported |
| DIR DISCHARGE USWATER IND:    | Not reported |
| RECEIVING WATER NAME:         | Not reported |
| CERTIFIER NAME:               | Not reported |
| CERTIFIER TITLE:              | Not reported |
| CERTIFICATION DATE:           | Not reported |
| PRIMARY SIC:                  | Not reported |
| SECONDARY SIC:                | Not reported |
| TERTIARY SIC:                 | Not reported |

**CONTRA COSTA CO. SITE LIST:**

|                   |                                        |
|-------------------|----------------------------------------|
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | APSA: 1320 - <10K GALLONS              |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | CALARP RMP                             |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |
| Program Status:   | CONTRA COSTA CO. SITE LIST             |
| Program/Elements: | CALARP: UNANNOUNCED INSPECTION PROGRAM |
| Region:           | CONTRA COSTA                           |
| Cupa Number:      | 770805                                 |
| Facility ID:      | FA0033317                              |
| Billing Status:   | ACTIVE, BILLABLE                       |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYST (Continued)**

**S105673338**

Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >2.5M-10M LBS  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: 500 - <1000 TONS/YEAR  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: RCRA LQG  
Region: CONTRA COSTA  
Cupa Number: 770805

Facility ID: FA0033317  
Billing Status: INACTIVE, NON-BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: UNDERGROUND STORAGE TANK SITE  
Region: CONTRA COSTA  
Cupa Number: 770805

**C18**  
**NE**  
**1/2-1**  
**0.806 mi.**  
**4256 ft.**

**CRITERION CATALYSTS & TECHNOLOGIES LP**  
**2840 WILLOW PASS ROAD**  
**PITTSBURG, CA 94565**

**ENVIROSTOR**  
**HWP**

**S118757502**  
**N/A**

**Site 2 of 2 in cluster C**

**Relative:**  
**Lower**

**Actual:**  
**37 ft.**

ENVIROSTOR:  
Facility ID: 80001297  
Status: No Action Required  
Status Date: 07/27/2012  
Site Code: Not reported  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: MBR  
Program Manager: Not reported  
Supervisor: Daniel Murphy  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 38.02690  
Longitude: -121.9451  
APN: 098240029  
Past Use: MANUFACTURING - OTHER  
Potential COC: NONE SPECIFIED No Contaminants found  
Confirmed COC: No Contaminants found



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**S118757502**

Potential Description: NMA

Alias Name: 098240029

Alias Type: APN

Alias Name: CAD000094243

Alias Type: EPA Identification Number

Alias Name: 110000499130

Alias Type: EPA (FRS #)

Alias Name: 80001297

Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 06/01/1999

Comments: RCRA Facility Assessment Completed

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 05/12/2003

Comments: No Further action is necessary. All documented spills, waste dumping, and contamination have been satisfactorily cleaned up and disposed of appropriately.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Consent Order

Completed Date: 01/21/1994

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Assessment Report

Completed Date: 10/17/1990

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Groundwater Migration Controlled

Completed Date: 12/10/2006

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 12/10/2006

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: \* Remedy Selected

Completed Date: 07/24/2007

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Remedy Constructed

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRITERION CATALYSTS & TECHNOLOGIES LP (Continued)**

**S118757502**

Completed Date: 09/22/2009  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 06/29/1990  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**HWP:**

EPA Id: CAD000094243  
Cleanup Status: PROTECTIVE FILER  
Latitude: 38.02690  
Longitude: -121.9451  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: Not reported  
Assembly District: 14  
Senate District: 07  
Public Information Officer: Not reported  
Public Information Officer: Not reported

**Activities:**

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1, TANKSTR1  
Event Description: Protective Filer Status - PROTECTIVE FILER (RECEIVED)  
Actual Date: 01/04/1994

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1, TANKSTR1  
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)  
Actual Date: 08/30/2011

**Alias:**

EPA Id: CAD000094243  
Facility Type: Historical - Non-Operating  
Alias Type: FRS  
Alias: 110000499130

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

**D19**  
**North**  
**1/2-1**  
**0.962 mi.**  
**5079 ft.**

**ACME PACKAGING CORP BAY POINT**  
**761 PORT CHICAGO HIGHWAY**  
**BAY POINT, CA 94565**

**Site 1 of 2 in cluster D**

**Relative:**  
**Lower**

**ENVIROSTOR**  
**FINDS**  
**ECHO**  
**EMI**  
**HAZNET**  
**HWP**  
**CONTRA COSTA CO. SITE LIST**  
**WDS**

**1000198851**  
**N/A**

**Actual:**  
**29 ft.**

**ENVIROSTOR:**

Facility ID: 80001372  
Status: Inactive - Needs Evaluation  
Status Date: 06/22/2009  
Site Code: 200378  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 12.8  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Daniel Murphy  
Division Branch: Cleanup Berkeley  
Assembly: 14  
Senate: 07  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 38.03537  
Longitude: -121.9587  
APN: 098250017  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED

Alias Name: ACME Steel Corporation  
Alias Type: Alternate Name  
Alias Name: 098250017  
Alias Type: APN  
Alias Name: CAD041838855  
Alias Type: EPA Identification Number  
Alias Name: 110000483389  
Alias Type: EPA (FRS #)  
Alias Name: 200378  
Alias Type: Project Code (Site Code)  
Alias Name: 80001372  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment Report  
Completed Date: 04/18/1991  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 08/24/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Comments: This report was uploaded in May of 2015. In 1998, soil samples were taken from sediments at the inlet and outlet of the pipeline and from the surface soil down stream of SW-1 (Figure 1). Lead concentrations were 960 mg/kg at the inlet, 3,300 mg/kg at the outlet and 3,900 mg/kg in surface soil down stream of SW-1. Additional samples were collected in the discharge path from SW-1 with highest lead concentration of 4,300 mg/kg. Other selected areas suspected to have elevated concentrations of lead. The highest lead concentrations were within 0 -3 from the surface. The highest lead concentration was 3,800 mg/kg. The CCCHD Inspection Report of 2/8/2000 reported an ongoing remedial activity associated with past lead pot and exhaust stack having been removed September 1998. No remediation report was found in county records.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 06/27/2011  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**FINDS:**

Registry ID: 110000483389

**Environmental Interest/Information System**

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

**HAZARDOUS AIR POLLUTANT MAJOR**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZARDOUS WASTE BIENNIAL REPORTER**

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

**ECHO:**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Envid: 1000198851  
Registry ID: 110000483389  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110000483389>

**EMI:**

Year: 1999  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2000  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 3  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2001  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0

Year: 2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2003  
County Code: 7  
Air Basin: SF  
Facility ID: 5548  
Air District Name: BA  
SIC Code: 3499  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

**HAZNET:**

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Alkaline solution without metals pH >= 12.5  
Disposal Method: Recycler  
Tons: 0.29  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Alkaline solution without metals pH >= 12.5  
Disposal Method: Recycler  
Tons: 0.29  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Disposal, Land Fill  
Tons: 0.8  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Disposal, Land Fill  
Tons: 0.8  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

envid: 1000198851  
Year: 2003  
GEPAID: CAD041838855  
Contact: DAVID J HOLMBERG DIR ENV SVCS  
Telephone: 7087689118  
Mailing Name: Not reported  
Mailing Address: 8201 WEST 183RD STREET-I  
Mailing City,St,Zip: TINLEY PARK, IL 604779249

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: Disposal, Land Fill  
Tons: 0.16  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Contra Costa

[Click this hyperlink](#) while viewing on your computer to access  
93 additional CA\_HAZNET: record(s) in the EDR Site Report.

**HWP:**

EPA Id: CAD041838855  
Cleanup Status: PROTECTIVE FILER  
Latitude: 38.03577  
Longitude: -121.9604  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: Not reported  
Assembly District: 14  
Senate District: 07  
Public Information Officer: Not reported  
Public Information Officer: Not reported

**Activities:**

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)  
Actual Date: 08/04/1982

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Protective Filer Status - PROTECTIVE FILER (RECEIVED)  
Actual Date: 07/28/1982

**Alias:**

EPA Id: CAD041838855  
Facility Type: Historical - Non-Operating  
Alias Type: FRS  
Alias: 110000483389

**CONTRA COSTA CO. SITE LIST:**

Facility ID: FA0032780  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HMBP: >10K-100K LBS, 20+ EMPLOYEES  
Region: CONTRA COSTA  
Cupa Number: 770233



Map ID  
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Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

Facility ID: FA0032780  
Billing Status: ACTIVE, BILLABLE  
Program Status: CONTRA COSTA CO. SITE LIST  
Program/Elements: HWG: REPORTED ZERO  
Region: CONTRA COSTA  
Cupa Number: 770233

**WDS:**

Facility ID: San Francisco Bay 071001007  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 2  
Facility Telephone: 9254581400  
Facility Contact: JAMES L BORMAN  
Agency Name: ACME PACKAGING CORP  
Agency Address: 13500 S Perry Ave  
Agency City,St,Zip: Riverdale 608271148  
Agency Contact: N A SPITZ  
Agency Telephone: 7088492500  
Agency Type: Private  
SIC Code: 0  
SIC Code 2: Not reported  
Primary Waste Type: Not reported  
Primary Waste: Not reported  
Waste Type2: Not reported  
Waste2: Not reported  
Primary Waste Type: Not reported  
Secondary Waste: Not reported  
Secondary Waste Type: Not reported  
Design Flow: 0  
Baseline Flow: 0  
Reclamation: Not reported  
POTW: Not reported  
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.  
Facility ID: San Francisco Bay 071019110  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING CORP BAY POINT (Continued)**

**1000198851**

processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: 2

Facility Telephone: 9257091639

Facility Contact: Ted Butch

Agency Name: ITW ANGLEBOARD

Agency Address: 595 Telser Rd

Agency City,St,Zip: Lake Zurich 60047

Agency Contact: Jeff Wright

Agency Telephone: 8977199210

Agency Type: Private

SIC Code: 2672

SIC Code 2: Not reported

Primary Waste Type: Not reported

Primary Waste: Not reported

Waste Type2: Not reported

Waste2: Not reported

Primary Waste Type: Not reported

Secondary Waste: Not reported

Secondary Waste Type: Not reported

Design Flow: 0

Baseline Flow: 0

Reclamation: Not reported

POTW: Not reported

Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

D20  
North  
1/2-1  
0.962 mi.  
5079 ft.

**ACME PACKAGING  
761 PORT CHICAGO HIGHWAY  
BAY POINT, CA 94565**

**Site 2 of 2 in cluster D**

**SEMS-ARCHIVE 1015732720  
CORRACTS CAD041838855  
RCRA-TSDF  
RCRA NonGen / NLR  
FINDS**

**Relative:  
Lower**

SEMS-ARCHIVE:

Site ID: 900356  
EPA ID: CAD041838855

**Actual:  
29 ft.**

Federal Facility: N  
NPL: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**Following information was gathered from the prior CERCLIS update completed in 10/2013:**

Site ID: 0900356

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13287738.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13293333.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13299191.00000  
Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: INTERLAKE INC PITTSBURGH CA PLT  
Alias Address: Not reported  
CA

Program Priority:

Description: RCRA Deferral Audit  
  
Description: RCRA Deferral - New Decision  
  
Description: RCRA Deferral - Further Superfund Assessment

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY  
Date Started: / /  
Date Completed: 02/18/88  
Priority Level: Not reported

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 01/23/96  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: / /  
Date Completed: 07/23/91  
Priority Level: Deferred to RCRA (Subtitle C)

CORRACTS:

EPA ID: CAD041838855  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19910418  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
NAICS Code(s): 332999 332812 322222  
All Other Miscellaneous Fabricated Metal Product Manufacturing  
Metal Coating, Engraving (except Jewelry and Silverware), and Allied  
Services to Manufacturers

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Coated and Laminated Paper Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported  
  
EPA ID: CAD041838855  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19920221  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low  
corrective action priority  
NAICS Code(s): 332999 332812 322222  
All Other Miscellaneous Fabricated Metal Product Manufacturing  
Metal Coating, Engraving (except Jewelry and Silverware), and Allied  
Services to Manufacturers  
Coated and Laminated Paper Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

**RCRA-TSDF:**

Date form received by agency: 06/01/2004  
Facility name: ACME PACKAGING  
Facility address: 761 PORT CHICAGO HIGHWAY  
BAY POINT, CA 94565  
EPA ID: CAD041838855  
Mailing address: 8201 W 183RD ST  
STE I  
TINLEY PARK, IL 60477-9249  
Contact: DAVID J HOLMBERG  
Contact address: 8201 W 183RD ST STE I  
TINLEY PARK, IL 60477-9249  
Contact country: US  
Contact telephone: 708-768-9118  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: TSDF  
Description: Handler is engaged in the treatment, storage or disposal of hazardous  
waste  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name: ACME PACKAGING  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 12/29/1991  
Owner/Op end date: Not reported  
  
Owner/operator name: ILLINOIS TOOL WORKS INC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Owner/operator address: 3600 W LAKE AVE  
GLENVIEW, IL 60025  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 08/12/2003  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: D001  
. Waste name: IGNITABLE WASTE  
  
. Waste code: D002  
. Waste name: CORROSIVE WASTE  
  
. Waste code: D018  
. Waste name: BENZENE  
  
. Waste code: D039  
. Waste name: TETRACHLOROETHYLENE  
  
. Waste code: D040  
. Waste name: TRICHLORETHYLENE

Historical Generators:

Date form received by agency: 03/01/2002  
Site name: ACME PACKAGING CORPORATION  
Classification: Large Quantity Generator  
  
. Waste code: 181  
. Waste name: Other inorganic solid waste  
  
. Waste code: 222  
. Waste name: Oil/water separation sludge  
  
. Waste code: 331

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

- . Waste name: Off-specification, aged, or surplus organics
- . Waste code: 352
- . Waste name: Other organic solids
- . Waste code: 741
- . Waste name: Liquids with halogenated organic compounds > 1000 mg/l
- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

Date form received by agency: 03/04/1999

Site name: ACME PACKAGING CORPORATION - BAY POINT P

Classification: Large Quantity Generator

Date form received by agency: 02/09/1998

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/22/1996

Site name: ACME PACKAGING CORP. - BAY POINT PLANT

Classification: Large Quantity Generator

Date form received by agency: 03/21/1994

Site name: ACME PACKAGING - PITTSBURG WEST

Classification: Large Quantity Generator

Date form received by agency: 12/03/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/23/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 03/23/1992

Site name: ACME PACKAGING CORP

Classification: Large Quantity Generator

Date form received by agency: 02/27/1992

Site name: ACME PACKAGING CORP.

Classification: Large Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Date form received by agency: 03/08/1990  
Site name: ACME STEEL CO  
Classification: Large Quantity Generator

**Corrective Action Summary:**

Event date: 01/01/1990  
Event: LEAD AGENCY DETERMINATION

Event date: 04/18/1991  
Event: LEAD AGENCY DETERMINATION

Event date: 04/18/1991  
Event: PA OR CERCLA INSPECTION

Event date: 04/18/1991  
Event: CA PRIORITIZATION-LOW CA PRIORITY

Event date: 02/21/1992  
Event: CA PRIORITIZATION-LOW CA PRIORITY

**Facility Has Received Notices of Violations:**

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: LDR - General  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 07/25/1991  
Date achieved compliance: 08/25/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/26/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 08/25/1989  
Date achieved compliance: 08/25/1989  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/16/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 08/25/1989  
Date achieved compliance: 08/25/1989  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 11/16/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 08/11/1987  
Date achieved compliance: 01/06/1988  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/31/1987  
Enf. disposition status: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 08/11/1987  
Date achieved compliance: 01/06/1988  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/31/1987  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

**Evaluation Action Summary:**

Evaluation date: 04/29/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/01/2005  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 08/20/1992  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/18/1991  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: LDR - General  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACME PACKAGING (Continued)**

**1015732720**

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 07/25/1991  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 08/25/1993  
Evaluation lead agency: State

Evaluation date: 08/31/1989  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/25/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 08/25/1989  
Evaluation lead agency: State

Evaluation date: 08/25/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 08/25/1989  
Evaluation lead agency: State

Evaluation date: 09/08/1987  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/11/1987  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/06/1988  
Evaluation lead agency: State

Evaluation date: 08/11/1987  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 01/06/1988  
Evaluation lead agency: State

**FINDS:**

Registry ID: 110055797516

Environmental Interest/Information System  
STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access  
additional FINDS: detail in the EDR Site Report.

Count: 10 records.

ORPHAN SUMMARY

| City           | EDR ID     | Site Name                          | Site Address                   | Zip   | Database(s)       |
|----------------|------------|------------------------------------|--------------------------------|-------|-------------------|
| CONCORD        | S116165422 | CONCORD AUTO CENTER SITE           | MARKET ST/CONCORD AVE/WILLOW P | 94520 | ENVIROSTOR        |
| CONCORD        | 1003879371 | ORDNANCE LANDFILL - BALDWIN PARK   | PORT CHICAGO/JERILY/ALMOND/PAR | 94520 | SEMS-ARCHIVE      |
| PITTSBURG      | S114615340 | EUGENE ALVES CONSTRUCTION COMPANY  | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S114615339 | EUGENE ALVES CONSTRUCTION COMP     | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S114615338 | EUGENE ALVES CONSTRUCTION CO       | 571 ALVES RANCH RD             |       | RGA LUST          |
| PITTSBURG      | S112840086 | EUGENE G ALVES CONSTRUCTION COMPAN | 571 ALVES RANCH ROAD           | 94565 | HAZNET            |
| PITTSBURG      | 1023257798 | EUGENE ALVES CONSTRUCTION COMPANY  | 571 ALVES RANCH RD             | 94565 | FINDS             |
| PITTSBURG      | S104735477 | KOCH CARBON INC.                   | 700- 707 E. 3RD STREET         | 94565 | ENVIROSTOR        |
| PITTSBURG      | S116165420 | RANGE ROAD MIDDLE SCHOOL SITE      | RANGE ROAD/LELAND ROAD         | 94565 | ENVIROSTOR, SCH   |
| WEST PITTSBURG | S100833504 | PACIFIC GAS AND ELECTRIC/SHELL - W | WILLOW PASS/ROAD               | 94565 | CA BOND EXP. PLAN |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

##### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/08/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL Site Boundaries**

###### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

##### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 10/15/1991  | Source: EPA                               |
| Date Data Arrived at EDR: 02/02/1994    | Telephone: 202-564-4267                   |
| Date Made Active in Reports: 03/30/1994 | Last EDR Contact: 08/15/2011              |
| Number of Days to Update: 56            | Next Scheduled EDR Contact: 11/28/2011    |
|                                         | Data Release Frequency: No Update Planned |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/30/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: N/A                         |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 01/15/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 11/07/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/05/2017    | Telephone: 703-603-8704                 |
| Date Made Active in Reports: 04/07/2017 | Last EDR Contact: 10/06/2017            |
| Number of Days to Update: 92            | Next Scheduled EDR Contact: 01/15/2018  |
|                                         | Data Release Frequency: Varies          |

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/11/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 07/21/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 77            | Next Scheduled EDR Contact: 01/29/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/11/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 07/28/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 70            | Next Scheduled EDR Contact: 01/29/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017           |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 09/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/26/2017    | Telephone: (415) 495-8895               |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 09/26/2017            |
| Number of Days to Update: 10            | Next Scheduled EDR Contact: 01/08/2018  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal institutional controls / engineering controls registries***

#### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/22/2017  | Source: Department of the Navy         |
| Date Data Arrived at EDR: 06/13/2017    | Telephone: 843-820-7326                |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 08/10/2017           |
| Number of Days to Update: 94            | Next Scheduled EDR Contact: 11/27/2017 |
|                                         | Data Release Frequency: Varies         |

#### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 08/10/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/30/2017    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 08/30/2017            |
| Number of Days to Update: 44            | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

#### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 08/10/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/30/2017    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 08/30/2017            |
| Number of Days to Update: 44            | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/18/2017

Date Data Arrived at EDR: 09/21/2017

Date Made Active in Reports: 10/13/2017

Number of Days to Update: 22

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/21/2017

Next Scheduled EDR Contact: 01/08/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent NPL***

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/31/2017

Date Data Arrived at EDR: 08/01/2017

Date Made Active in Reports: 08/15/2017

Number of Days to Update: 14

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/31/2017

Date Data Arrived at EDR: 08/01/2017

Date Made Active in Reports: 08/15/2017

Number of Days to Update: 14

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

## ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/14/2017

Date Data Arrived at EDR: 08/17/2017

Date Made Active in Reports: 09/21/2017

Number of Days to Update: 35

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 08/17/2017

Next Scheduled EDR Contact: 11/27/2017

Data Release Frequency: Quarterly

## ***State and tribal leaking storage tank lists***



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/12/2017  
Date Data Arrived at EDR: 06/14/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 69

Source: State Water Resources Control Board  
Telephone: see region list  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-622-2433  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

### LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001  
Date Data Arrived at EDR: 04/23/2001  
Date Made Active in Reports: 05/21/2001  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-637-5595  
Last EDR Contact: 09/26/2011  
Next Scheduled EDR Contact: 01/09/2012  
Data Release Frequency: No Update Planned

### LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Varies

### LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004  
Date Data Arrived at EDR: 02/26/2004  
Date Made Active in Reports: 03/24/2004  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-776-8943  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005  
Date Data Arrived at EDR: 06/07/2005  
Date Made Active in Reports: 06/29/2005  
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)  
Telephone: 760-241-7365  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2003  
Date Data Arrived at EDR: 09/10/2003  
Date Made Active in Reports: 10/07/2003  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)  
Telephone: 530-542-5572  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008  
Date Data Arrived at EDR: 07/22/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-4834  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: No Update Planned

### LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6710  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: No Update Planned

### LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003  
Date Data Arrived at EDR: 05/19/2003  
Date Made Active in Reports: 06/02/2003  
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-542-4786  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: No Update Planned

### LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/24/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/01/2017  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 303-312-6271                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 04/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 415-972-3372                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017            |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018  |
|                                         | Data Release Frequency: Varies          |

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/07/2016  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 01/26/2017    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Quarterly      |

### INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/14/2017  | Source: EPA Region 1                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/26/2017  | Source: EPA, Region 5                  |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 312-886-7439                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/14/2016  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 01/27/2017    | Telephone: 404-562-8677                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Semi-Annually  |

### SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                     |
| Date Made Active in Reports: 08/23/2017 | Last EDR Contact: 09/12/2017                |
| Number of Days to Update: 70            | Next Scheduled EDR Contact: 12/25/2017      |
|                                         | Data Release Frequency: Varies              |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

### SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

### SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

### SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 08/08/2011  
Next Scheduled EDR Contact: 11/21/2011  
Data Release Frequency: Annually

### ***State and tribal registered storage tank lists***

#### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017  
Date Data Arrived at EDR: 05/30/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 136

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 10/13/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

#### UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/12/2017  
Date Data Arrived at EDR: 06/14/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 70

Source: SWRCB  
Telephone: 916-341-5851  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| Date of Government Version: 07/06/2016  | Source: California Environmental Protection Agency |
| Date Data Arrived at EDR: 07/12/2016    | Telephone: 916-327-5092                            |
| Date Made Active in Reports: 09/19/2016 | Last EDR Contact: 09/25/2017                       |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 01/08/2018             |
|                                         | Data Release Frequency: Quarterly                  |

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/26/2017  | Source: EPA Region 5                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 312-886-6136                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/14/2016  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 01/27/2017    | Telephone: 404-562-9424                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 98            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Semi-Annually  |

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/02/2017  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/25/2017  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/13/2017  | Source: EPA Region 9                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 415-972-3368                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/01/2017  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 303-312-6137                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/01/2016  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 01/26/2017    | Telephone: 214-665-7591                |
| Date Made Active in Reports: 05/05/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 99            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Semi-Annually  |

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/14/2017  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 07/27/2017    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 10/06/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 71            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

### ***State and tribal voluntary cleanup sites***

#### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 07/31/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 08/01/2017    | Telephone: 916-323-3400                        |
| Date Made Active in Reports: 08/15/2017 | Last EDR Contact: 10/31/2017                   |
| Number of Days to Update: 14            | Next Scheduled EDR Contact: 02/12/2018         |
|                                         | Data Release Frequency: Quarterly              |

#### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 03/20/2008  | Source: EPA, Region 7                  |
| Date Data Arrived at EDR: 04/22/2008    | Telephone: 913-551-7365                |
| Date Made Active in Reports: 05/19/2008 | Last EDR Contact: 04/20/2009           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 07/20/2009 |
|                                         | Data Release Frequency: Varies         |

#### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/27/2015  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 09/29/2015    | Telephone: 617-918-1102                |
| Date Made Active in Reports: 02/18/2016 | Last EDR Contact: 09/25/2017           |
| Number of Days to Update: 142           | Next Scheduled EDR Contact: 01/08/2018 |
|                                         | Data Release Frequency: Varies         |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal Brownfields sites***

### **BROWNFIELDS: Considered Brownfields Sites Listing**

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/27/2017  
Date Data Arrived at EDR: 06/28/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 85

Source: State Water Resources Control Board  
Telephone: 916-323-7905  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

#### **US BROWNFIELDS: A Listing of Brownfields Sites**

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/19/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 87

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 09/20/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

#### **WMUDS/SWAT: Waste Management Unit Database**

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 04/10/2000  
Date Made Active in Reports: 05/10/2000  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 916-227-4448  
Last EDR Contact: 08/03/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: No Update Planned

#### **SWRCY: Recycler Database**

A listing of recycling facilities in California.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 9

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

#### **HAULERS: Registered Waste Tire Haulers Listing**

A listing of registered waste tire haulers.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 05/31/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 76

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 08/10/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Varies

### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 10/20/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: No Update Planned

### IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### **Local Lists of Hazardous waste / Contaminated Sites**

#### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

#### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

### SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/01/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 14

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 10/31/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

### CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 08/18/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

### TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Quarterly

### **Local Lists of Registered Storage Tanks**

#### SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994  
Date Data Arrived at EDR: 07/07/2005  
Date Made Active in Reports: 08/11/2005  
Number of Days to Update: 35

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/03/2005  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 80

Source: Department of Public Health  
Telephone: 707-463-4466  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Annually

### HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990  
Date Data Arrived at EDR: 01/25/1991  
Date Made Active in Reports: 02/12/1991  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-341-5851  
Last EDR Contact: 07/26/2001  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994  
Date Data Arrived at EDR: 09/05/1995  
Date Made Active in Reports: 09/29/1995  
Number of Days to Update: 24

Source: California Environmental Protection Agency  
Telephone: 916-341-5851  
Last EDR Contact: 12/28/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### Local Land Records

#### LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 77

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

#### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/26/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Semi-Annually

#### DEED: Deed Restriction Listing

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/05/2017  | Source: DTSC and SWRCB                 |
| Date Data Arrived at EDR: 06/06/2017    | Telephone: 916-323-3400                |
| Date Made Active in Reports: 08/10/2017 | Last EDR Contact: 09/06/2017           |
| Number of Days to Update: 65            | Next Scheduled EDR Contact: 12/18/2017 |
|                                         | Data Release Frequency: Semi-Annually  |

### **Records of Emergency Release Reports**

#### **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 09/21/2017  | Source: U.S. Department of Transportation |
| Date Data Arrived at EDR: 09/21/2017    | Telephone: 202-366-4555                   |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 09/21/2017              |
| Number of Days to Update: 22            | Next Scheduled EDR Contact: 01/08/2018    |
|                                         | Data Release Frequency: Quarterly         |

#### **CHMIRS: California Hazardous Material Incident Report System**

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/09/2017  | Source: Office of Emergency Services   |
| Date Data Arrived at EDR: 07/26/2017    | Telephone: 916-845-8400                |
| Date Made Active in Reports: 09/21/2017 | Last EDR Contact: 10/27/2017           |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 02/05/2018 |
|                                         | Data Release Frequency: Varies         |

#### **LDS: Land Disposal Sites Listing (GEOTRACKER)**

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Quality Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                   |
| Date Made Active in Reports: 08/18/2017 | Last EDR Contact: 09/12/2017              |
| Number of Days to Update: 65            | Next Scheduled EDR Contact: 12/25/2017    |
|                                         | Data Release Frequency: Quarterly         |

#### **MCS: Military Cleanup Sites Listing (GEOTRACKER)**

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 06/12/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 06/14/2017    | Telephone: 866-480-1028                     |
| Date Made Active in Reports: 08/22/2017 | Last EDR Contact: 09/12/2017                |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 12/25/2017      |
|                                         | Data Release Frequency: Quarterly           |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012

Date Data Arrived at EDR: 01/03/2013

Date Made Active in Reports: 02/22/2013

Number of Days to Update: 50

Source: FirstSearch

Telephone: N/A

Last EDR Contact: 01/03/2013

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

### Other Ascertainable Records

#### RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2017

Date Data Arrived at EDR: 09/26/2017

Date Made Active in Reports: 10/06/2017

Number of Days to Update: 10

Source: Environmental Protection Agency

Telephone: (415) 495-8895

Last EDR Contact: 09/26/2017

Next Scheduled EDR Contact: 01/08/2018

Data Release Frequency: Quarterly

#### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015

Date Data Arrived at EDR: 07/08/2015

Date Made Active in Reports: 10/13/2015

Number of Days to Update: 97

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

Last EDR Contact: 08/25/2017

Next Scheduled EDR Contact: 12/04/2017

Data Release Frequency: Varies

#### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 11/10/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747

Last EDR Contact: 10/13/2017

Next Scheduled EDR Contact: 01/22/2018

Data Release Frequency: Semi-Annually

#### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 02/06/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 339

Source: U.S. Geological Survey

Telephone: 888-275-8747

Last EDR Contact: 10/11/2017

Next Scheduled EDR Contact: 01/22/2018

Data Release Frequency: N/A

#### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 02/03/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 63

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Varies

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 05/10/2017  
Date Data Arrived at EDR: 05/17/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 121

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013  
Date Data Arrived at EDR: 03/03/2015  
Date Made Active in Reports: 03/09/2015  
Number of Days to Update: 6

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Varies

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/15/2015  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 14

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 09/22/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Every 4 Years

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 11/24/2015  
Date Made Active in Reports: 04/05/2016  
Number of Days to Update: 133

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 08/23/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Annually

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Annually

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/27/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 8

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Annually

### RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017  
Date Data Arrived at EDR: 02/09/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 57

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 10/25/2013  | Source: EPA                            |
| Date Data Arrived at EDR: 10/17/2014    | Telephone: 202-564-6023                |
| Date Made Active in Reports: 10/20/2014 | Last EDR Contact: 11/03/2017           |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 11/20/2017 |
|                                         | Data Release Frequency: Quarterly      |

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/01/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 06/09/2017    | Telephone: 202-566-0500                |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/13/2017           |
| Number of Days to Update: 126           | Next Scheduled EDR Contact: 01/22/2018 |
|                                         | Data Release Frequency: Annually       |

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 11/18/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/23/2016    | Telephone: 202-564-2501                 |
| Date Made Active in Reports: 02/10/2017 | Last EDR Contact: 10/11/2017            |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 01/22/2018  |
|                                         | Data Release Frequency: Quarterly       |

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

|                                         |                                                                   |
|-----------------------------------------|-------------------------------------------------------------------|
| Date of Government Version: 04/09/2009  | Source: EPA/Office of Prevention, Pesticides and Toxic Substances |
| Date Data Arrived at EDR: 04/16/2009    | Telephone: 202-566-1667                                           |
| Date Made Active in Reports: 05/11/2009 | Last EDR Contact: 08/18/2017                                      |
| Number of Days to Update: 25            | Next Scheduled EDR Contact: 12/04/2017                            |
|                                         | Data Release Frequency: Quarterly                                 |

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/09/2009  | Source: EPA                            |
| Date Data Arrived at EDR: 04/16/2009    | Telephone: 202-566-1667                |
| Date Made Active in Reports: 05/11/2009 | Last EDR Contact: 08/18/2017           |
| Number of Days to Update: 25            | Next Scheduled EDR Contact: 12/04/2017 |
|                                         | Data Release Frequency: Quarterly      |

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/30/2016  | Source: Nuclear Regulatory Commission  |
| Date Data Arrived at EDR: 09/08/2016    | Telephone: 301-415-7169                |
| Date Made Active in Reports: 10/21/2016 | Last EDR Contact: 10/16/2017           |
| Number of Days to Update: 43            | Next Scheduled EDR Contact: 11/20/2017 |
|                                         | Data Release Frequency: Quarterly      |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2005  | Source: Department of Energy           |
| Date Data Arrived at EDR: 08/07/2009    | Telephone: 202-586-8719                |
| Date Made Active in Reports: 10/22/2009 | Last EDR Contact: 10/03/2017           |
| Number of Days to Update: 76            | Next Scheduled EDR Contact: 12/18/2017 |
|                                         | Data Release Frequency: Varies         |

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 07/01/2014  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 09/10/2014    | Telephone: N/A                          |
| Date Made Active in Reports: 10/20/2014 | Last EDR Contact: 09/08/2017            |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 12/18/2017  |
|                                         | Data Release Frequency: Varies          |

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 02/01/2011  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/19/2011    | Telephone: 202-566-0517                 |
| Date Made Active in Reports: 01/10/2012 | Last EDR Contact: 10/26/2017            |
| Number of Days to Update: 83            | Next Scheduled EDR Contact: 02/05/2018  |
|                                         | Data Release Frequency: Varies          |

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 10/02/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/05/2017    | Telephone: 202-343-9775                 |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 10/05/2017            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 01/15/2018  |
|                                         | Data Release Frequency: Quarterly       |

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 10/19/2006  | Source: Environmental Protection Agency   |
| Date Data Arrived at EDR: 03/01/2007    | Telephone: 202-564-2501                   |
| Date Made Active in Reports: 04/10/2007 | Last EDR Contact: 12/17/2007              |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 03/17/2008    |
|                                         | Data Release Frequency: No Update Planned |

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 10/31/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 78

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Biennially

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 07/14/2015  
Date Made Active in Reports: 01/10/2017  
Number of Days to Update: 546

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 10/11/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016  
Date Data Arrived at EDR: 12/27/2016  
Date Made Active in Reports: 02/17/2017  
Number of Days to Update: 52

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 11/02/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 10/11/2017  
Date Made Active in Reports: 11/03/2017  
Number of Days to Update: 23

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 06/09/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 98

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Varies

### LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/30/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 44

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 08/30/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Semi-Annually

### US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 09/01/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 09/01/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/25/2017  
Date Data Arrived at EDR: 09/26/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 24

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/23/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 9

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

### UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2016  
Date Data Arrived at EDR: 06/02/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 133

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 44

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 02/13/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/15/2017    | Telephone: 202-564-0527                 |
| Date Made Active in Reports: 11/03/2017 | Last EDR Contact: 09/21/2017            |
| Number of Days to Update: 261           | Next Scheduled EDR Contact: 12/11/2017  |
|                                         | Data Release Frequency: Varies          |

### FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/17/2017  | Source: EPA                            |
| Date Data Arrived at EDR: 08/17/2017    | Telephone: 800-385-6164                |
| Date Made Active in Reports: 09/15/2017 | Last EDR Contact: 08/17/2017           |
| Number of Days to Update: 29            | Next Scheduled EDR Contact: 12/04/2017 |
|                                         | Data Release Frequency: Quarterly      |

### CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 01/01/1989  | Source: Department of Health Services     |
| Date Data Arrived at EDR: 07/27/1994    | Telephone: 916-255-2118                   |
| Date Made Active in Reports: 08/02/1994 | Last EDR Contact: 05/31/1994              |
| Number of Days to Update: 6             | Next Scheduled EDR Contact: N/A           |
|                                         | Data Release Frequency: No Update Planned |

### CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| Date of Government Version: 09/21/2017  | Source: CAL EPA/Office of Emergency Information |
| Date Data Arrived at EDR: 09/21/2017    | Telephone: 916-323-3400                         |
| Date Made Active in Reports: 10/13/2017 | Last EDR Contact: 09/21/2017                    |
| Number of Days to Update: 22            | Next Scheduled EDR Contact: 01/01/2018          |
|                                         | Data Release Frequency: Quarterly               |

### DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

|                                         |                                               |
|-----------------------------------------|-----------------------------------------------|
| Date of Government Version: 08/02/2017  | Source: Department of Toxic Substance Control |
| Date Data Arrived at EDR: 08/08/2017    | Telephone: 916-327-4498                       |
| Date Made Active in Reports: 10/16/2017 | Last EDR Contact: 08/08/2017                  |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 12/18/2017        |
|                                         | Data Release Frequency: Annually              |

### EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2015  | Source: California Air Resources Board |
| Date Data Arrived at EDR: 03/21/2017    | Telephone: 916-322-2990                |
| Date Made Active in Reports: 08/15/2017 | Last EDR Contact: 09/22/2017           |
| Number of Days to Update: 147           | Next Scheduled EDR Contact: 01/01/2018 |
|                                         | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| Date of Government Version: 08/18/2017  | Source: State Water Resources Control Board |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 916-445-9379                     |
| Date Made Active in Reports: 10/24/2017 | Last EDR Contact: 11/01/2017                |
| Number of Days to Update: 63            | Next Scheduled EDR Contact: 02/05/2018      |
|                                         | Data Release Frequency: Varies              |

### Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 07/21/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 07/25/2017    | Telephone: 916-255-3628                        |
| Date Made Active in Reports: 10/17/2017 | Last EDR Contact: 10/23/2017                   |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 02/05/2018         |
|                                         | Data Release Frequency: Varies                 |

### Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

|                                         |                                                      |
|-----------------------------------------|------------------------------------------------------|
| Date of Government Version: 08/15/2017  | Source: California Integrated Waste Management Board |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 916-341-6066                              |
| Date Made Active in Reports: 10/25/2017 | Last EDR Contact: 08/10/2017                         |
| Number of Days to Update: 64            | Next Scheduled EDR Contact: 11/27/2017               |
|                                         | Data Release Frequency: Varies                       |

### HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| Date of Government Version: 12/31/2016  | Source: California Environmental Protection Agency |
| Date Data Arrived at EDR: 07/12/2017    | Telephone: 916-255-1136                            |
| Date Made Active in Reports: 10/17/2017 | Last EDR Contact: 10/10/2017                       |
| Number of Days to Update: 97            | Next Scheduled EDR Contact: 01/22/2018             |
|                                         | Data Release Frequency: Annually                   |

### ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 08/21/2017  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 08/22/2017    | Telephone: 877-786-9427                        |
| Date Made Active in Reports: 10/25/2017 | Last EDR Contact: 08/22/2017                   |
| Number of Days to Update: 64            | Next Scheduled EDR Contact: 12/04/2017         |
|                                         | Data Release Frequency: Quarterly              |

### HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Date of Government Version: 04/01/2001  | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 01/22/2009    | Telephone: 916-323-3400                        |
| Date Made Active in Reports: 04/08/2009 | Last EDR Contact: 01/22/2009                   |
| Number of Days to Update: 76            | Next Scheduled EDR Contact: N/A                |
|                                         | Data Release Frequency: No Update Planned      |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/21/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 08/22/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/10/2017  
Date Data Arrived at EDR: 10/10/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 7

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Quarterly

### MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 11/01/2017  
Number of Days to Update: 50

Source: Department of Conservation  
Telephone: 916-322-1080  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/25/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 78

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

### NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/14/2017  
Date Data Arrived at EDR: 08/17/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 61

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 08/17/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Quarterly

### PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 06/05/2017  
Date Data Arrived at EDR: 06/07/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 79

Source: Department of Pesticide Regulation  
Telephone: 916-445-4038  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 10/18/2017  
Number of Days to Update: 36

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/16/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 119

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: No Update Planned

### UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 01/20/2017  
Date Data Arrived at EDR: 03/14/2017  
Date Made Active in Reports: 05/03/2017  
Number of Days to Update: 50

Source: Department of Conservation  
Telephone: 916-445-2408  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Varies

### WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015  
Date Data Arrived at EDR: 04/17/2015  
Date Made Active in Reports: 06/23/2015  
Number of Days to Update: 67

Source: RWQCB, Central Valley Region  
Telephone: 559-445-5577  
Last EDR Contact: 10/13/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Varies

### WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009  
Date Data Arrived at EDR: 07/21/2009  
Date Made Active in Reports: 08/03/2009  
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board  
Telephone: 213-576-6726  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Varies



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historic Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historic Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/13/2014  
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/30/2013  
Number of Days to Update: 182

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### COUNTY RECORDS

#### ALAMEDA COUNTY:

##### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 09/22/2017  
Date Data Arrived at EDR: 09/22/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 18

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 09/21/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

##### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/07/2017  
Date Data Arrived at EDR: 07/11/2017  
Date Made Active in Reports: 08/23/2017  
Number of Days to Update: 43

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 04/24/2047  
Data Release Frequency: Semi-Annually

#### AMADOR COUNTY:

##### CUPA Facility List

Cupa Facility List

Date of Government Version: 06/20/2017  
Date Data Arrived at EDR: 06/21/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 49

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Varies

#### BUTTE COUNTY:

##### CUPA Facility Listing

Cupa facility list.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017  
Date Data Arrived at EDR: 04/25/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 106

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 10/23/2017  
Data Release Frequency: No Update Planned

### CALVERAS COUNTY:

#### CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 04/25/2017  
Date Data Arrived at EDR: 04/27/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 104

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 09/05/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### COLUSA COUNTY:

#### CUPA Facility List Cupa facility list.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Semi-Annually

### CONTRA COSTA COUNTY:

#### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/17/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Semi-Annually

### DEL NORTE COUNTY:

#### CUPA Facility List Cupa Facility list

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 66

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### EL DORADO COUNTY:

#### CUPA Facility List CUPA facility list.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/24/2017  
Number of Days to Update: 63

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### FRESNO COUNTY:

#### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 30

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Semi-Annually

### GLENN COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/26/2017  
Date Data Arrived at EDR: 07/28/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 77

Source: Glenn County Air Pollution Control District  
Telephone: 830-934-6500  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### HUMBOLDT COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/03/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 08/03/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Semi-Annually

### IMPERIAL COUNTY:

#### CUPA Facility List

Cupa facility list.

Date of Government Version: 07/21/2017  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 83

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### INYO COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2017  
Date Data Arrived at EDR: 06/09/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 56

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### KERN COUNTY:

#### Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 44

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

### KINGS COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/22/2017  
Date Data Arrived at EDR: 09/22/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 24

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 09/22/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### LAKE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/03/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### LASSEN COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/24/2017  
Date Data Arrived at EDR: 07/26/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 82

Source: Lassen County Environmental Health  
Telephone: 530-251-8528  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### LOS ANGELES COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/11/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 5

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/17/2017  
Date Data Arrived at EDR: 07/18/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 65

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 10/17/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 04/21/2017  
Date Made Active in Reports: 10/09/2017  
Number of Days to Update: 171

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 06/21/2017  
Date Data Arrived at EDR: 06/23/2017  
Date Made Active in Reports: 10/30/2017  
Number of Days to Update: 129

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 10/24/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Annually

### City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 04/19/2017  
Date Made Active in Reports: 05/10/2017  
Number of Days to Update: 21

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Semi-Annually

### City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017  
Date Data Arrived at EDR: 03/10/2017  
Date Made Active in Reports: 05/03/2017  
Number of Days to Update: 54

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 10/10/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Semi-Annually

### MADERA COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/01/2017  
Date Data Arrived at EDR: 06/02/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 63

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 10/26/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### MARIN COUNTY:

#### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 07/03/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 15

Source: Public Works Department Waste Management  
Telephone: 415-473-6647  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Semi-Annually

### MERCED COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 10/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 14

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### MONO COUNTY:

#### CUPA Facility List

CUPA Facility List

Date of Government Version: 08/08/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 40

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 08/08/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Varies

### MONTEREY COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/22/2017  
Date Data Arrived at EDR: 06/23/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 47

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### NAPA COUNTY:

#### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017  
Date Data Arrived at EDR: 01/11/2017  
Date Made Active in Reports: 03/02/2017  
Number of Days to Update: 50

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

#### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 08/24/2017  
Date Data Arrived at EDR: 08/25/2017  
Date Made Active in Reports: 10/27/2017  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: No Update Planned

### NEVADA COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/04/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### ORANGE COUNTY:

#### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/11/2017  
Number of Days to Update: 61

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Annually

#### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 41

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/09/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 43

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/09/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### PLACER COUNTY:

#### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 77

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Semi-Annually

### PLUMAS COUNTY:

#### CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 06/19/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 35

Source: Plumas County Environmental Health  
Telephone: 530-283-6355  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### RIVERSIDE COUNTY:

#### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Quarterly

#### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/11/2017  
Date Data Arrived at EDR: 07/14/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 69

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 09/18/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Quarterly

### SACRAMENTO COUNTY:

#### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 3

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/03/2017  
Date Data Arrived at EDR: 07/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 47

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/03/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Quarterly

### SAN BENITO COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/08/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 66

Source: San Benito County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### SAN BERNARDINO COUNTY:

#### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 06/01/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 85

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 11/20/2017  
Data Release Frequency: Quarterly

### SAN DIEGO COUNTY:

#### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/05/2017  
Date Data Arrived at EDR: 06/07/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 69

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 09/06/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015  
Date Data Arrived at EDR: 11/07/2015  
Date Made Active in Reports: 01/04/2016  
Number of Days to Update: 58

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: No Update Planned

### SAN FRANCISCO COUNTY:

#### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

#### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/03/2017  
Date Data Arrived at EDR: 05/08/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 109

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

### SAN JOAQUIN COUNTY:

#### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 10/03/2017  
Date Data Arrived at EDR: 10/06/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 4

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 08/28/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Semi-Annually

### SAN LUIS OBISPO COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/18/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SAN MATEO COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/15/2017  
Date Data Arrived at EDR: 09/19/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 09/07/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Annually

### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 09/07/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Semi-Annually

### SANTA BARBARA COUNTY:

#### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SANTA CLARA COUNTY:

#### Cupa Facility List

Cupa facility list

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/10/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 67

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 08/07/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

#### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

#### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014  
Date Data Arrived at EDR: 03/05/2014  
Date Made Active in Reports: 03/18/2014  
Number of Days to Update: 13

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 08/24/2017  
Next Scheduled EDR Contact: 12/11/2017  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/15/2017  
Date Made Active in Reports: 10/24/2017  
Number of Days to Update: 70

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Annually

### SANTA CRUZ COUNTY:

#### CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 05/23/2017  
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SHASTA COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 51

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Varies

### SOLANO COUNTY:

#### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/20/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 63

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

#### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/21/2017  
Date Made Active in Reports: 08/29/2017  
Number of Days to Update: 69

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### SONOMA COUNTY:

#### Cupa Facility List

Cupa Facility list

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 06/27/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 43

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/01/2018  
Data Release Frequency: Varies

### Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/05/2017  
Date Data Arrived at EDR: 07/06/2017  
Date Made Active in Reports: 08/22/2017  
Number of Days to Update: 47

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 09/25/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Quarterly

### STANISLAUS COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/17/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Stanislaus County Department of Environmental Protection  
Telephone: 209-525-6751  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Varies

### SUTTER COUNTY:

#### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 06/02/2017  
Date Data Arrived at EDR: 06/06/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 80

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 08/31/2017  
Next Scheduled EDR Contact: 12/18/2017  
Data Release Frequency: Semi-Annually

### TEHAMA COUNTY:

#### CUPA Facility List

Cupa facilities

Date of Government Version: 07/19/2017  
Date Data Arrived at EDR: 08/11/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 66

Source: Tehama County Department of Environmental Health  
Telephone: 530-527-8020  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### TRINITY COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/21/2017  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 83

Source: Department of Toxic Substances Control  
Telephone: 760-352-0381  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### TULARE COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility List

Cupa program facilities

Date of Government Version: 09/27/2017  
Date Data Arrived at EDR: 09/28/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 18

Source: Tulare County Environmental Health Services Division  
Telephone: 559-624-7400  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

### TUOLUMNE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 08/21/2017  
Date Data Arrived at EDR: 08/22/2017  
Date Made Active in Reports: 10/25/2017  
Number of Days to Update: 64

Source: Divison of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

### VENTURA COUNTY:

#### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/26/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Quarterly

#### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011  
Date Data Arrived at EDR: 12/01/2011  
Date Made Active in Reports: 01/19/2012  
Number of Days to Update: 49

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Annually

#### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 08/10/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: Quarterly

#### Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/26/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 75

Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 10/23/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/28/2017  
Date Data Arrived at EDR: 09/12/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 9

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 09/12/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Quarterly

### YOLO COUNTY:

#### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/29/2017  
Date Data Arrived at EDR: 07/05/2017  
Date Made Active in Reports: 08/25/2017  
Number of Days to Update: 51

Source: Yolo County Department of Health  
Telephone: 530-666-8646  
Last EDR Contact: 09/27/2017  
Next Scheduled EDR Contact: 01/15/2018  
Data Release Frequency: Annually

### YUBA COUNTY:

#### CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 74

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Date Data Arrived at EDR: 08/19/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 11/27/2017  
Data Release Frequency: No Update Planned

#### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/11/2017  
Date Made Active in Reports: 07/27/2017  
Number of Days to Update: 107

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 10/05/2017  
Next Scheduled EDR Contact: 01/22/2018  
Data Release Frequency: Annually



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/31/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/12/2017  
Number of Days to Update: 70

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 09/25/2017  
Number of Days to Update: 62

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 10/16/2017  
Next Scheduled EDR Contact: 01/29/2018  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 06/19/2015  
Date Made Active in Reports: 07/15/2015  
Number of Days to Update: 26

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 08/21/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/13/2017  
Date Made Active in Reports: 07/14/2017  
Number of Days to Update: 92

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 09/11/2017  
Next Scheduled EDR Contact: 12/25/2017  
Data Release Frequency: Annually

### Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

### Electric Power Transmission Line Data

Source: PennWell Corporation

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

ALVES RANCH  
ALVES RANCH RD AND W LELAND RD.  
PITTSBURG, CA 94565

### **TARGET PROPERTY COORDINATES**

|                                |                             |
|--------------------------------|-----------------------------|
| Latitude (North):              | 38.0192 - 38° 1' 9.12"      |
| Longitude (West):              | 121.95621 - 121° 57' 22.36" |
| Universal Transverse Mercator: | Zone 10                     |
| UTM X (Meters):                | 591621.6                    |
| UTM Y (Meters):                | 4208253.5                   |
| Elevation:                     | 222 ft. above sea level     |

### **USGS TOPOGRAPHIC MAP**

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 5619720 HONKER BAY, CA |
| Version Date:        | 2012                   |
| South Map:           | 5640430 CLAYTON, CA    |
| Version Date:        | 2012                   |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

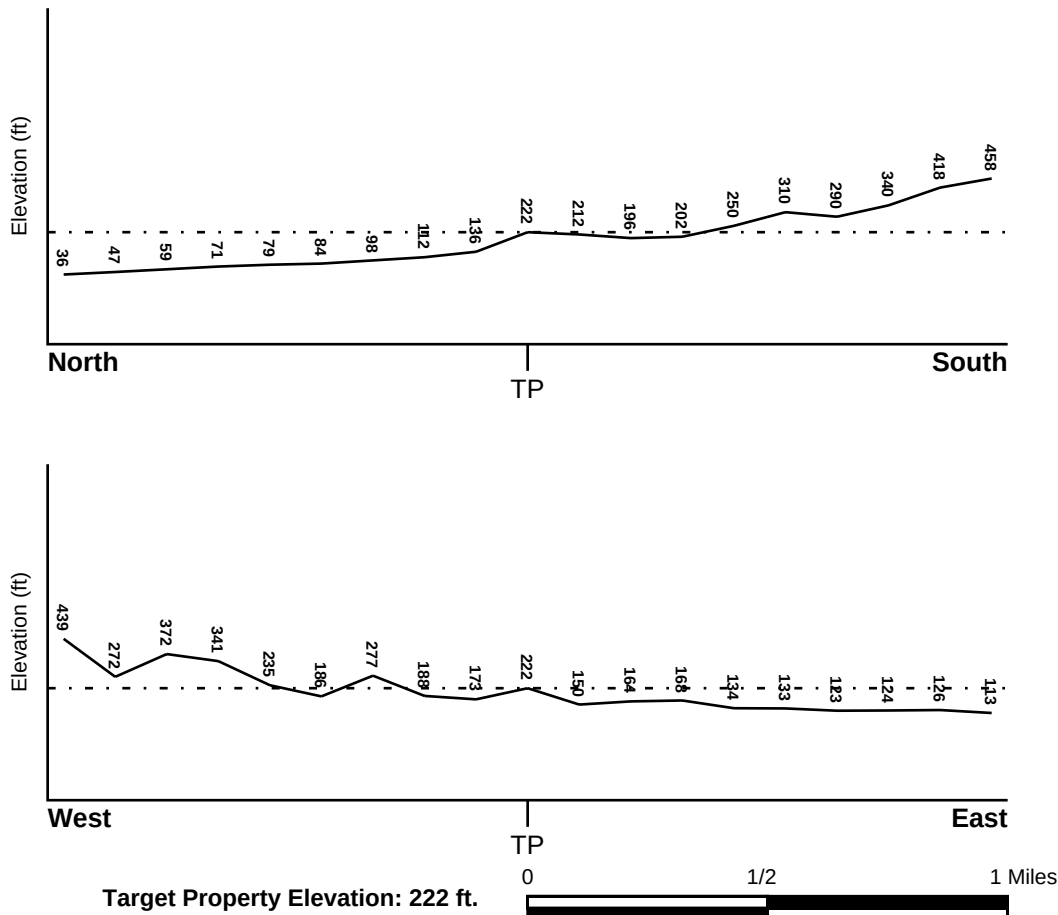
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

| <u>Flood Plain Panel at Target Property</u> | <u>FEMA Source Type</u> |
|---------------------------------------------|-------------------------|
| 06013C0114G                                 | FEMA FIRM Flood data    |
| <u>Additional Panels in search area:</u>    | <u>FEMA Source Type</u> |
| 06013C0112G                                 | FEMA FIRM Flood data    |
| 06013C0113G                                 | FEMA FIRM Flood data    |

### NATIONAL WETLAND INVENTORY

| <u>NWI Quad at Target Property</u> | <u>NWI Electronic Data Coverage</u>            |
|------------------------------------|------------------------------------------------|
| HONKER BAY                         | YES - refer to the Overview Map and Detail Map |

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### ***Site-Specific Hydrogeological Data\*:***

|                |            |
|----------------|------------|
| Search Radius: | 1.25 miles |
| Status:        | Not found  |

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| <u>MAP ID</u> | <u>LOCATION FROM TP</u> | <u>GENERAL DIRECTION GROUNDWATER FLOW</u> |
|---------------|-------------------------|-------------------------------------------|
| Not Reported  |                         |                                           |

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

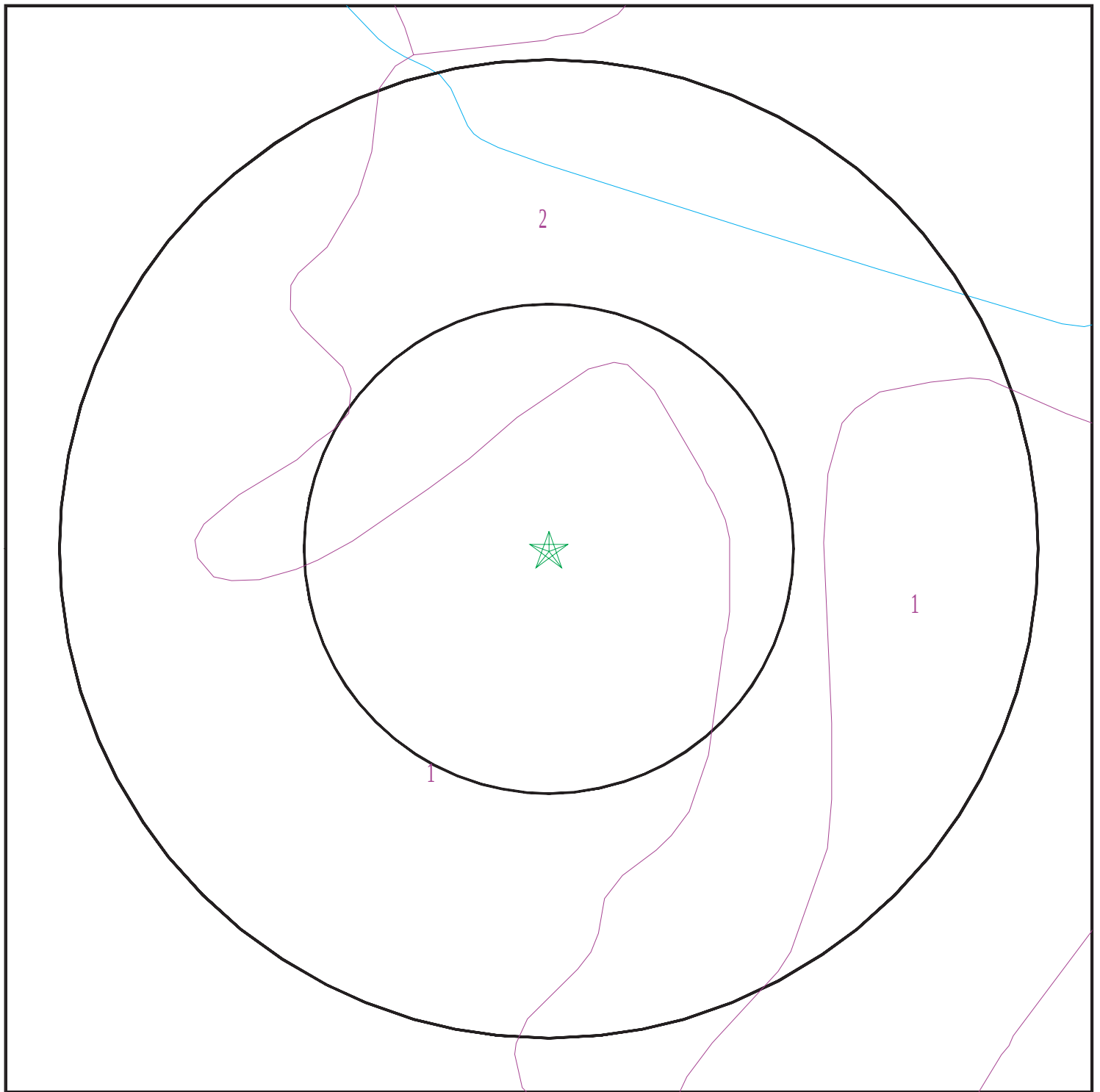
|         |                                            |
|---------|--------------------------------------------|
| Era:    | Cenozoic                                   |
| System: | Tertiary                                   |
| Series: | Miocene                                    |
| Code:   | Tm (decoded above as Era, System & Series) |

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 05098367.2r



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water

0 1/16 1/8 1/4 Miles



SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg CA 94565  
LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
CONTACT: Stephen Fallon  
INQUIRY #: 05098367.2r  
DATE: November 06, 2017 3:31 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: DIABLO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information |           |           |                    |                                                                        |                                                                             |                                              |                      |
|------------------------|-----------|-----------|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification                                                         |                                                                             | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group                                                           | Unified Soil                                                                |                                              |                      |
| 1                      | 0 inches  | 29 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.   | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 6.6 |
| 2                      | 29 inches | 42 inches | silty clay         | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                        | Max: 8.4<br>Min: 7.9 |
| 3                      | 42 inches | 46 inches | weathered bedrock  | Not reported                                                           | Not reported                                                                | Max: 1.4<br>Min: 0                           | Max: Min:            |

#### Soil Map ID: 2

Soil Component Name: CAPAY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information |           |           |                    |                                                                        |                                                                             |                                                 |                      |
|------------------------|-----------|-----------|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------|----------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification                                                         |                                                                             | Saturated hydraulic conductivity<br>micro m/sec | Soil Reaction (pH)   |
|                        | Upper     | Lower     |                    | AASHTO Group                                                           | Unified Soil                                                                |                                                 |                      |
| 1                      | 0 inches  | 35 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                           | Max: 8.4<br>Min: 6.6 |
| 2                      | 35 inches | 51 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                           | Max: 8.4<br>Min: 6.6 |
| 3                      | 51 inches | 72 inches | silty clay loam    | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 1.4<br>Min: 0.42                           | Max: 8.4<br>Min: 6.6 |

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

| <u>DATABASE</u>  | <u>SEARCH DISTANCE (miles)</u> |
|------------------|--------------------------------|
| Federal USGS     | 1.000                          |
| Federal FRDS PWS | Nearest PWS within 0.001 miles |
| State Database   | 1.000                          |

### FEDERAL USGS WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|---------------|----------------|-------------------------|
|               |                |                         |

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### FEDERAL USGS WELL INFORMATION

| MAP ID         | WELL ID | LOCATION<br>FROM TP |
|----------------|---------|---------------------|
| No Wells Found |         |                     |

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

| MAP ID              | WELL ID | LOCATION<br>FROM TP |
|---------------------|---------|---------------------|
| No PWS System Found |         |                     |

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

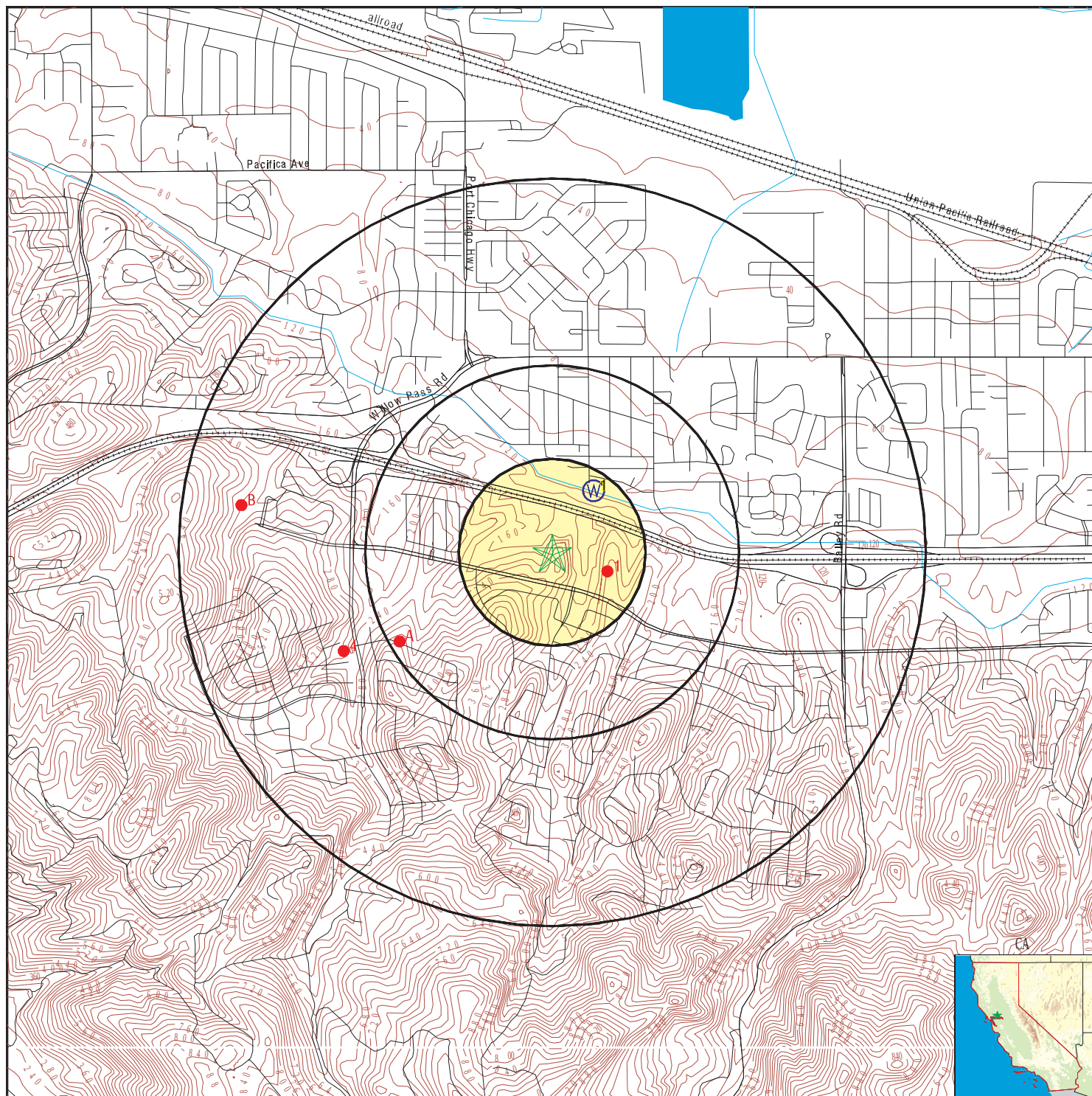
| MAP ID | WELL ID | LOCATION<br>FROM TP |
|--------|---------|---------------------|
| 1      | 1664    | 1/8 - 1/4 Mile NE   |

### OTHER STATE DATABASE INFORMATION

### STATE OIL/GAS WELL INFORMATION

| MAP ID | WELL ID         | LOCATION<br>FROM TP |
|--------|-----------------|---------------------|
| 1      | CAOG11000231958 | 1/8 - 1/4 Mile ESE  |
| A2     | CAOG11000232890 | 1/4 - 1/2 Mile WSW  |
| A3     | CAOG11000232896 | 1/4 - 1/2 Mile WSW  |
| 4      | CAOG11000232875 | 1/2 - 1 Mile WSW    |
| B5     | CAOG11000232864 | 1/2 - 1 Mile West   |
| B6     | CAOG11000232865 | 1/2 - 1 Mile West   |
| B7     | CAOG11000232834 | 1/2 - 1 Mile West   |
| B8     | CAOG11000232835 | 1/2 - 1 Mile West   |

# PHYSICAL SETTING SOURCE MAP - 05098367.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Alvers Ranch  
 ADDRESS: Alvers Ranch Rd and W Leland Rd.  
 Pittsburg CA 94565  
 LAT/LONG: 38.0192 / 121.95621

CLIENT: Engeo Inc.  
 CONTACT: Stephen Fallon  
 INQUIRY #: 05098367.2r  
 DATE: November 06, 2017 3:31 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

**1**  
**NE**  
**1/8 - 1/4 Mile**  
**Lower**

**CA WELLS 1664**

## Water System Information:

|                                    |                                       |               |                       |
|------------------------------------|---------------------------------------|---------------|-----------------------|
| Prime Station Code:                | 02N/01W-15G01 M                       | User ID:      | ENG                   |
| FRDS Number:                       | 0710002003                            | County:       | Contra Costa          |
| District Number:                   | 04                                    | Station Type: | WELL/AMBNT/MUN/INTAKE |
| Water Type:                        | Well/Groundwater                      | Well Status:  | Active Raw            |
| Source Lat/Long:                   | 380118.9 1215711.2                    | Precision:    | 0.5 Mile (30 Seconds) |
| Source Name:                       | HILL STREET WELL 01                   |               |                       |
| System Number:                     | 0710002                               |               |                       |
| System Name:                       | CALIF CITIES WATER - BAY POINT        |               |                       |
| Organization That Operates System: | 3625 WEST 6TH ST<br>LOS ANGELES 90020 |               |                       |
| Pop Served:                        | 17884                                 | Connections:  | 4338                  |
| Area Served:                       | WEST PITTSBURG                        |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1700. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1400. UG/L            |
| Chemical:                          | BORON                                 |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 13. MG/L              |
| Chemical:                          | NITRATE (AS NO3)                      |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 5.11 PCI/L            |
| Chemical:                          | GROSS ALPHA                           |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 3.23 PCI/L            |
| Chemical:                          | GROSS ALPHA COUNTING ERROR            |               |                       |
| Sample Collected:                  | 03-JAN-12                             | Findings:     | 3.31 PCI/L            |
| Chemical:                          | GROSS ALPHA MDA95                     |               |                       |
| Sample Collected:                  | 07-FEB-12                             | Findings:     | 1500. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 07-FEB-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 20.2 C                |
| Chemical:                          | SOURCE TEMPERATURE C                  |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 1600. US              |
| Chemical:                          | SPECIFIC CONDUCTANCE                  |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 8.                    |
| Chemical:                          | PH, FIELD                             |               |                       |
| Sample Collected:                  | 04-APR-12                             | Findings:     | 1000. MG/L            |
| Chemical:                          | TOTAL DISSOLVED SOLIDS                |               |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |            |
|-------------------|------------------------|-----------|------------|
| Sample Collected: | 08-MAY-12              | Findings: | 1700. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 08-MAY-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUN-12              | Findings: | 1200. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUN-12              | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUL-12              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUL-12              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 07-AUG-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 07-AUG-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-SEP-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-SEP-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-OCT-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-OCT-12              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 06-NOV-12              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 06-NOV-12              | Findings: | 990. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-DEC-12              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-DEC-12              | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 1290. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 1100. UG/L |
| Chemical:         | BORON                  |           |            |
| Sample Collected: | 24-JAN-13              | Findings: | 874. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 890. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-FEB-13              | Findings: | 21. MG/L   |
| Chemical:         | NITRATE (AS NO3)       |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                         |           |            |
|-------------------|-----------------------------------------|-----------|------------|
| Sample Collected: | 07-MAY-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 07-MAY-13                               | Findings: | 970. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 04-JUN-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 04-JUN-13                               | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 02-JUL-13                               | Findings: | 420. US    |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 02-JUL-13                               | Findings: | 250. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 06-AUG-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 06-AUG-13                               | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 03-SEP-13                               | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 03-SEP-13                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 21. C      |
| Chemical:         | SOURCE TEMPERATURE C                    |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 8.2        |
| Chemical:         | PH, FIELD                               |           |            |
| Sample Collected: | 01-OCT-13                               | Findings: | 970. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 05-NOV-13                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 05-NOV-13                               | Findings: | 900. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 03-DEC-13                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 03-DEC-13                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 8.11       |
| Chemical:         | PH, LABORATORY                          |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 290. MG/L  |
| Chemical:         | ALKALINITY (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 07-JAN-14                               | Findings: | 350. MG/L  |
| Chemical:         | BICARBONATE ALKALINITY                  |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                       |           |            |
|-------------------|---------------------------------------|-----------|------------|
| Sample Collected: | 07-JAN-14                             | Findings: | 140. MG/L  |
| Chemical:         | HARDNESS (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 29. MG/L   |
| Chemical:         | CALCIUM                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 16. MG/L   |
| Chemical:         | MAGNESIUM                             |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 280. MG/L  |
| Chemical:         | SODIUM                                |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 3.1 MG/L   |
| Chemical:         | POTASSIUM                             |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 130. MG/L  |
| Chemical:         | CHLORIDE                              |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 270. MG/L  |
| Chemical:         | SULFATE                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 0.24 MG/L  |
| Chemical:         | FLUORIDE (F) (NATURAL-SOURCE)         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 2.1 UG/L   |
| Chemical:         | ARSENIC                               |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 1200. UG/L |
| Chemical:         | BORON                                 |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 0.23       |
| Chemical:         | LANGELIER INDEX AT SOURCE TEMP.       |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 17. MG/L   |
| Chemical:         | NITRATE (AS NO <sub>3</sub> )         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 12.        |
| Chemical:         | AGGRSSIVE INDEX (CORROSIVITY)         |           |            |
| Sample Collected: | 07-JAN-14                             | Findings: | 3900. MG/L |
| Chemical:         | NITRATE + NITRITE (AS N)              |           |            |
| Sample Collected: | 04-FEB-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 04-FEB-14                             | Findings: | 980. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 04-MAR-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 04-MAR-14                             | Findings: | 990. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 01-APR-14                             | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |
| Sample Collected: | 01-APR-14                             | Findings: | 940. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                |           |            |
| Sample Collected: | 06-MAY-14                             | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                  |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |           |
|-------------------|------------------------|-----------|-----------|
| Sample Collected: | 06-MAY-14              | Findings: | 980. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 660. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 400. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 03-MAR-15              | Findings: | 5.2 MG/L  |
| Chemical:         | NITRATE (AS NO3)       |           |           |
| Sample Collected: | 07-APR-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 07-APR-15              | Findings: | 850. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 05-MAY-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 05-MAY-15              | Findings: | 830. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 02-JUN-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 02-JUN-15              | Findings: | 860. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 07-JUL-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 07-JUL-15              | Findings: | 910. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 04-AUG-15              | Findings: | 1500. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 04-AUG-15              | Findings: | 920. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 01-SEP-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 01-SEP-15              | Findings: | 950. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 06-OCT-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 06-OCT-15              | Findings: | 880. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 10-NOV-15              | Findings: | 1400. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 10-NOV-15              | Findings: | 840. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |
| Sample Collected: | 01-DEC-15              | Findings: | 1300. US  |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |           |
| Sample Collected: | 01-DEC-15              | Findings: | 840. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |           |



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                        |           |            |
|-------------------|------------------------|-----------|------------|
| Sample Collected: | 05-JAN-16              | Findings: | 1200. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JAN-16              | Findings: | 810. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 4. MG/L    |
| Chemical:         | NITRATE (AS N)         |           |            |
| Sample Collected: | 02-FEB-16              | Findings: | 870. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 01-MAR-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 01-MAR-16              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-APR-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-APR-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 03-MAY-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 03-MAY-16              | Findings: | 950. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 07-JUN-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 07-JUN-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 05-JUL-16              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 05-JUL-16              | Findings: | 1100. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 02-AUG-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 02-AUG-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 06-SEP-16              | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 06-SEP-16              | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 04-OCT-16              | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |
| Sample Collected: | 04-OCT-16              | Findings: | 1100. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS |           |            |
| Sample Collected: | 01-NOV-16              | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE   |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                                         |           |            |
|-------------------|-----------------------------------------|-----------|------------|
| Sample Collected: | 01-NOV-16                               | Findings: | 960. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 06-DEC-16                               | Findings: | 1400. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 06-DEC-16                               | Findings: | 920. MG/L  |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 18-JAN-17                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 18-JAN-17                               | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 18. C      |
| Chemical:         | SOURCE TEMPERATURE C                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.7        |
| Chemical:         | PH, FIELD                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.         |
| Chemical:         | PH, LABORATORY                          |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 230. MG/L  |
| Chemical:         | ALKALINITY (TOTAL) AS CaCO <sub>3</sub> |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 270. MG/L  |
| Chemical:         | BICARBONATE ALKALINITY                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 8.8 MG/L   |
| Chemical:         | CARBONATE ALKALINITY                    |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 2.5 MG/L   |
| Chemical:         | NITRATE (AS N)                          |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 140. MG/L  |
| Chemical:         | HARDNESS (TOTAL) AS CaCO <sub>3</sub>   |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 30. MG/L   |
| Chemical:         | CALCIUM                                 |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 15. MG/L   |
| Chemical:         | MAGNESIUM                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 320. MG/L  |
| Chemical:         | SODIUM                                  |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 3.1 MG/L   |
| Chemical:         | POTASSIUM                               |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 150. MG/L  |
| Chemical:         | CHLORIDE                                |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 350. MG/L  |
| Chemical:         | SULFATE                                 |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 0.27 MG/L  |
| Chemical:         | FLUORIDE (F) (NATURAL-SOURCE)           |           |            |
| Sample Collected: | 08-FEB-17                               | Findings: | 2.6 UG/L   |
| Chemical:         | ARSENIC                                 |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                   |                               |           |            |
|-------------------|-------------------------------|-----------|------------|
| Sample Collected: | 08-FEB-17                     | Findings: | 6.2 UG/L   |
| Chemical:         | SELENIUM                      |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 1.6        |
| Chemical:         | LANGELIER INDEX @ 60 C        |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 13.        |
| Chemical:         | AGGRSSIVE INDEX (CORROSIVITY) |           |            |
| Sample Collected: | 08-FEB-17                     | Findings: | 2.5 MG/L   |
| Chemical:         | NITRATE + NITRITE (AS N)      |           |            |
| Sample Collected: | 07-MAR-17                     | Findings: | 1500. US   |
| Chemical:         | SPECIFIC CONDUCTANCE          |           |            |
| Sample Collected: | 07-MAR-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |
| Sample Collected: | 04-APR-17                     | Findings: | 1600. US   |
| Chemical:         | SPECIFIC CONDUCTANCE          |           |            |
| Sample Collected: | 04-APR-17                     | Findings: | 1000. MG/L |
| Chemical:         | TOTAL DISSOLVED SOLIDS        |           |            |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

**1**

**ESE**

**1/8 - 1/4 Mile**

**OIL\_GAS**

**CAOG11000231958**

|                |                        |              |              |
|----------------|------------------------|--------------|--------------|
| District nun:  | 6                      | Api number:  | 01300200     |
| Blm well:      | N                      | Redrill can: | Not Reported |
| Dryhole:       | Y                      | Well status: | P            |
| Operator name: | Trico Industries, Inc. |              |              |
| County name:   | Contra Costa           | Fieldname:   | Any Field    |
| Area name:     | Any Area               | Section:     | 15           |
| Township:      | 02N                    | Range:       | 01W          |
| Base meridian: | MD                     | Elevation:   | Not Reported |
| Gissourcec:    | hud                    |              |              |
| Comments:      | Status Code 006        |              |              |
| Leasename:     | Alves                  | Wellnumber:  | 1            |
| Epawell:       | N                      | Hydraulica:  | N            |
| Confidenti:    | N                      | Spuddate:    | 12-SEP-64    |
| Welldeptha:    | 7071                   |              |              |
| Redrillfoo:    | 0                      |              |              |
| Abandonedd:    | 05-OCT-64              | Completion:  | Not Reported |
| Directiona:    | Unknown                | Gissymbol:   | PDH          |
| Site id:       | CAOG11000231958        |              |              |

**A2**

**WSW**

**1/4 - 1/2 Mile**

**OIL\_GAS**

**CAOG11000232890**

|                |                            |              |                       |
|----------------|----------------------------|--------------|-----------------------|
| District nun:  | 6                          | Api number:  | 01320296              |
| Blm well:      | N                          | Redrill can: | Not Reported          |
| Dryhole:       | N                          | Well status: | P                     |
| Operator name: | Black Mountain Oil Company |              |                       |
| County name:   | Contra Costa               | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                       | Section:     | 15                    |
| Township:      | 02N                        | Range:       | 01W                   |
| Base meridian: | MD                         | Elevation:   | 360                   |
| Gissourcec:    | hud                        |              |                       |
| Comments:      | Status Code 024            |              |                       |
| Leasename:     | Chevron-Culbertson         | Wellnumber:  | 2                     |
| Epawell:       | N                          | Hydraulica:  | N                     |
| Confidenti:    | N                          | Spuddate:    | 09-JUL-90             |
| Welldeptha:    | 3992                       |              |                       |
| Redrillfoo:    | 0                          |              |                       |
| Abandonedd:    | 27-MAR-96                  | Completion:  | 28-OCT-90             |
| Directiona:    | Not Directionally drilled  | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232890            |              |                       |

**A3**

**WSW**

**1/4 - 1/2 Mile**

**OIL\_GAS**

**CAOG11000232896**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                |                            |              |                       |
|----------------|----------------------------|--------------|-----------------------|
| District nun:  | 6                          | Api number:  | 01320302              |
| Blm well:      | N                          | Redrill can: | Not Reported          |
| Dryhole:       | N                          | Well status: | P                     |
| Operator name: | Black Mountain Oil Company |              |                       |
| County name:   | Contra Costa               | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                       | Section:     | 15                    |
| Township:      | 02N                        | Range:       | 01W                   |
| Base meridian: | MD                         | Elevation:   | Not Reported          |
| Gissourcec:    | hud                        |              |                       |
| Comments:      | Status Code 024            |              |                       |
| Leasename:     | Chevron-Culbertson         | Wellnumber:  | 3                     |
| Epawell:       | N                          | Hydraulica:  | N                     |
| Confidenti:    | N                          | Spuddate:    | 29-SEP-90             |
| Welldeptha:    | 4133                       |              |                       |
| Redrillfoo:    | 0                          |              |                       |
| Abandonedd:    | 27-MAR-96                  | Completion:  | 01-NOV-90             |
| Directiona:    | Not Directionally drilled  | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232896            |              |                       |

4

WSW

1/2 - 1 Mile

OIL\_GAS

CAOG11000232875

|                |                     |              |                       |
|----------------|---------------------|--------------|-----------------------|
| District nun:  | 6                   | Api number:  | 01320282              |
| Blm well:      | N                   | Redrill can: | Not Reported          |
| Dryhole:       | Y                   | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc. |              |                       |
| County name:   | Contra Costa        | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                | Section:     | 15                    |
| Township:      | 02N                 | Range:       | 01W                   |
| Base meridian: | MD                  | Elevation:   | Not Reported          |
| Gissourcec:    | hud                 |              |                       |
| Comments:      | Status Code 006     |              |                       |
| Leasename:     | Culbertson          | Wellnumber:  | 1                     |
| Epawell:       | N                   | Hydraulica:  | N                     |
| Confidenti:    | N                   | Spuddate:    | 12-JUL-88             |
| Welldeptha:    | 3825                |              |                       |
| Redrillfoo:    | 0                   |              |                       |
| Abandonedd:    | 23-JUL-88           | Completion:  | Not Reported          |
| Directiona:    | Unknown             | Gissymbol:   | PDH                   |
| Site id:       | CAOG11000232875     |              |                       |

B5

West

1/2 - 1 Mile

OIL\_GAS

CAOG11000232864

|                |                     |              |                       |
|----------------|---------------------|--------------|-----------------------|
| District nun:  | 6                   | Api number:  | 01320274              |
| Blm well:      | N                   | Redrill can: | Not Reported          |
| Dryhole:       | N                   | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc. |              |                       |
| County name:   | Contra Costa        | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                | Section:     | 16                    |
| Township:      | 02N                 | Range:       | 01W                   |
| Base meridian: | MD                  | Elevation:   | Not Reported          |
| Gissourcec:    | gps                 |              |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|             |                                      |             |           |
|-------------|--------------------------------------|-------------|-----------|
| Comments:   | GPS Date 06/05/2007, Status Code 024 |             |           |
| Leasename:  | Seeno-Scott                          | Wellnumber: | 3         |
| Epawell:    | N                                    | Hydraulica: | N         |
| Confidenti: | N                                    | Spuddate:   | 04-JAN-88 |
| Welldeptha: | 3967                                 |             |           |
| Redrillfoo: | 0                                    |             |           |
| Abandonedd: | 10-JUL-95                            | Completion: | 30-JAN-88 |
| Directiona: | Unknown                              | Gissymbol:  | PDG       |
| Site id:    | CAOG11000232864                      |             |           |

### B6

#### West

#### 1/2 - 1 Mile

OIL\_GAS

CAOG11000232865

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320274              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | Not Reported          |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 3                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 04-JAN-88             |
| Welldeptha:    | 3967                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-JUL-95                            | Completion:  | 30-JAN-88             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232865                      |              |                       |

### B7

#### West

#### 1/2 - 1 Mile

OIL\_GAS

CAOG11000232834

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320244              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | 274                   |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 1                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 17-JUN-85             |
| Welldeptha:    | 4000                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-APR-92                            | Completion:  | 11-JUL-85             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232834                      |              |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

**B8**  
**West**  
**1/2 - 1 Mile**

OIL\_GAS CAOG11000232835

|                |                                      |              |                       |
|----------------|--------------------------------------|--------------|-----------------------|
| District nun:  | 6                                    | Api number:  | 01320244              |
| Blm well:      | N                                    | Redrill can: | Not Reported          |
| Dryhole:       | N                                    | Well status: | P                     |
| Operator name: | Chevron U.S.A. Inc.                  |              |                       |
| County name:   | Contra Costa                         | Fieldname:   | Willow Pass Gas (ABD) |
| Area name:     | East                                 | Section:     | 16                    |
| Township:      | 02N                                  | Range:       | 01W                   |
| Base meridian: | MD                                   | Elevation:   | 274                   |
| Gissourcec:    | gps                                  |              |                       |
| Comments:      | GPS Date 06/05/2007, Status Code 024 |              |                       |
| Leasename:     | Seeno-Scott                          | Wellnumber:  | 1                     |
| Epawell:       | N                                    | Hydraulica:  | N                     |
| Confidenti:    | N                                    | Spuddate:    | 17-JUN-85             |
| Welldeptha:    | 4000                                 |              |                       |
| Redrillfoo:    | 0                                    |              |                       |
| Abandonedd:    | 10-APR-92                            | Completion:  | 11-JUL-85             |
| Directiona:    | Unknown                              | Gissymbol:   | PDG                   |
| Site id:       | CAOG11000232835                      |              |                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

### AREA RADON INFORMATION

State Database: CA Radon

#### Radon Test Results

| Zipcode | Num Tests | > 4 pCi/L |
|---------|-----------|-----------|
| 94565   | 29        | 2         |

Federal EPA Radon Zone for CONTRA COSTA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 94565

Number of sites tested: 4

| Area                    | Average Activity | % <4 pCi/L   | % 4-20 pCi/L | % >20 pCi/L  |
|-------------------------|------------------|--------------|--------------|--------------|
| Living Area - 1st Floor | 1.375 pCi/L      | 100%         | 0%           | 0%           |
| Living Area - 2nd Floor | Not Reported     | Not Reported | Not Reported | Not Reported |
| Basement                | Not Reported     | Not Reported | Not Reported | Not Reported |



# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

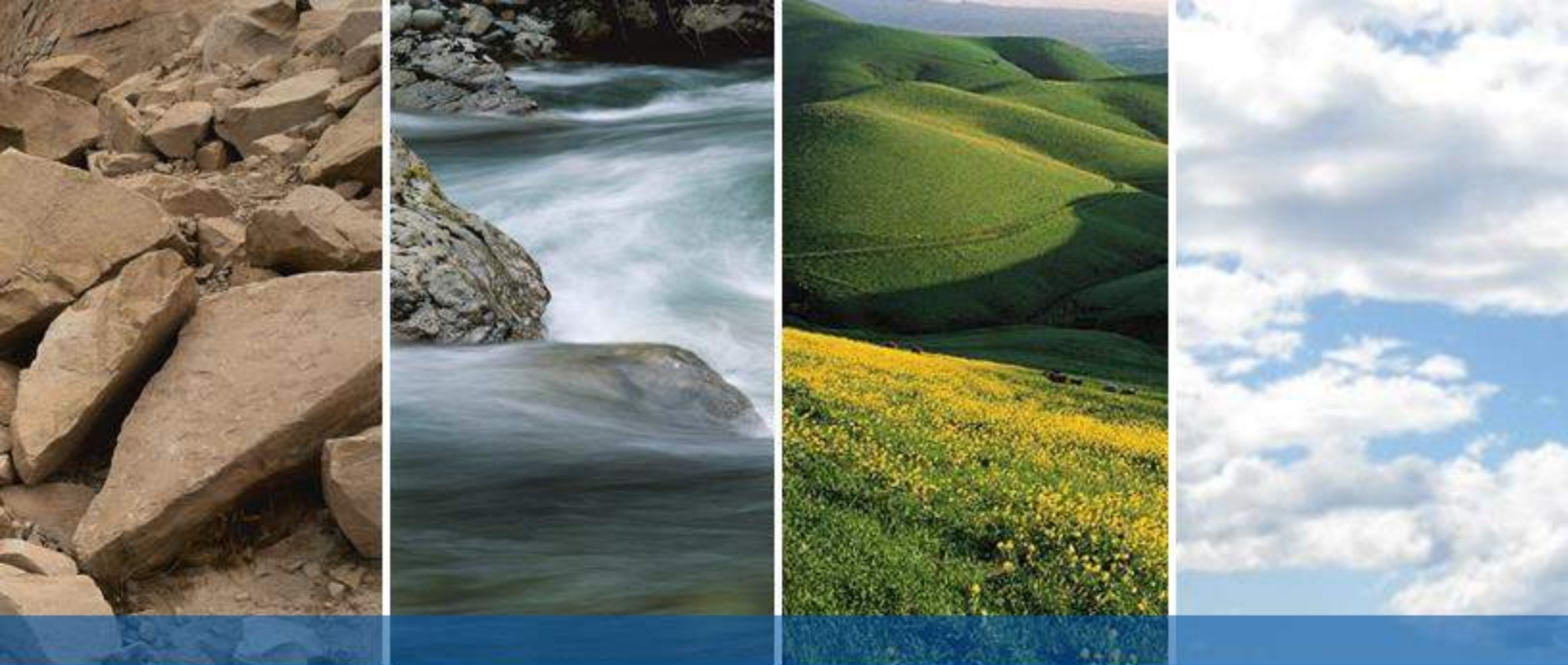
Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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## **APPENDIX B**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Sanborn Map Report**



Alves Ranch

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.3

November 06, 2017

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Certified Sanborn® Map Report

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.3

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Certification #** 67AF-481A-930B

**PO #** P2017.001.652

**Project** Alves Ranch

### UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 67AF-481A-930B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

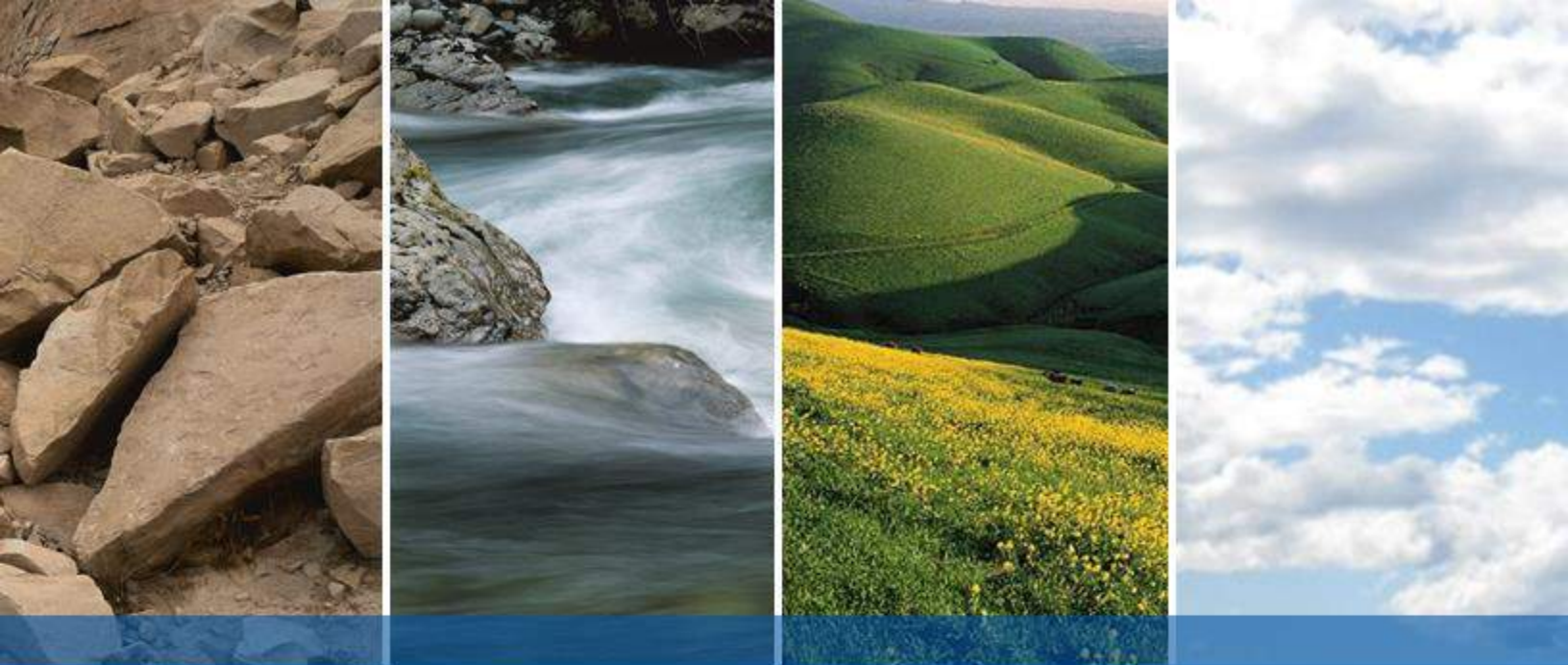
### Limited Permission To Make Copies

Engeo Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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## **APPENDIX C**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Historical Topographic Map Report**



Alves Ranch

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.4

November 06, 2017

# EDR Historical Topo Map Report

## with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# EDR Historical Topo Map Report

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.4

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

**P.O.#** P2017.001.652

**Project:** Alves Ranch

**Latitude:** 38.0192 38° 1' 9" North

**Longitude:** -121.95621 -121° 57' 22" West

**UTM Zone:** Zone 10 North

**UTM X Meters:** 591619.31

**UTM Y Meters:** 4208459.35

**Elevation:** 222.78' above sea level

**Maps Provided:**

2012                      1907  
1994, 1997  
1980  
1973  
1968  
1953  
1918  
1908, 1912

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



Honker Bay  
2012  
7.5-minute, 24000



Clayton  
2012  
7.5-minute, 24000

### 1994, 1997 Source Sheets



Clayton  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1979

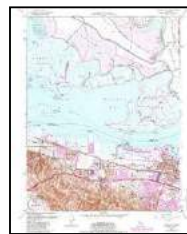


Honker Bay  
1997  
7.5-minute, 24000  
Aerial Photo Revised 1997

### 1980 Source Sheets



Clayton  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1979

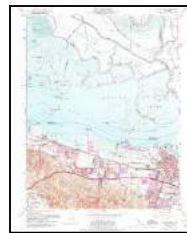


Honker Bay  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1979

### 1973 Source Sheets



Clayton  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973



Honker Bay  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973

## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1968 Source Sheets**



Clayton  
1968  
7.5-minute, 24000  
Aerial Photo Revised 1968



Honker Bay  
1968  
7.5-minute, 24000  
Aerial Photo Revised 1968

### **1953 Source Sheets**



Clayton  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1949



Honker Bay  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1949

### **1918 Source Sheets**



Honker Bay  
1918  
7.5-minute, 31680

### **1908, 1912 Source Sheets**



Antioch  
1908  
15-minute, 62500

## ***Topo Sheet Key***

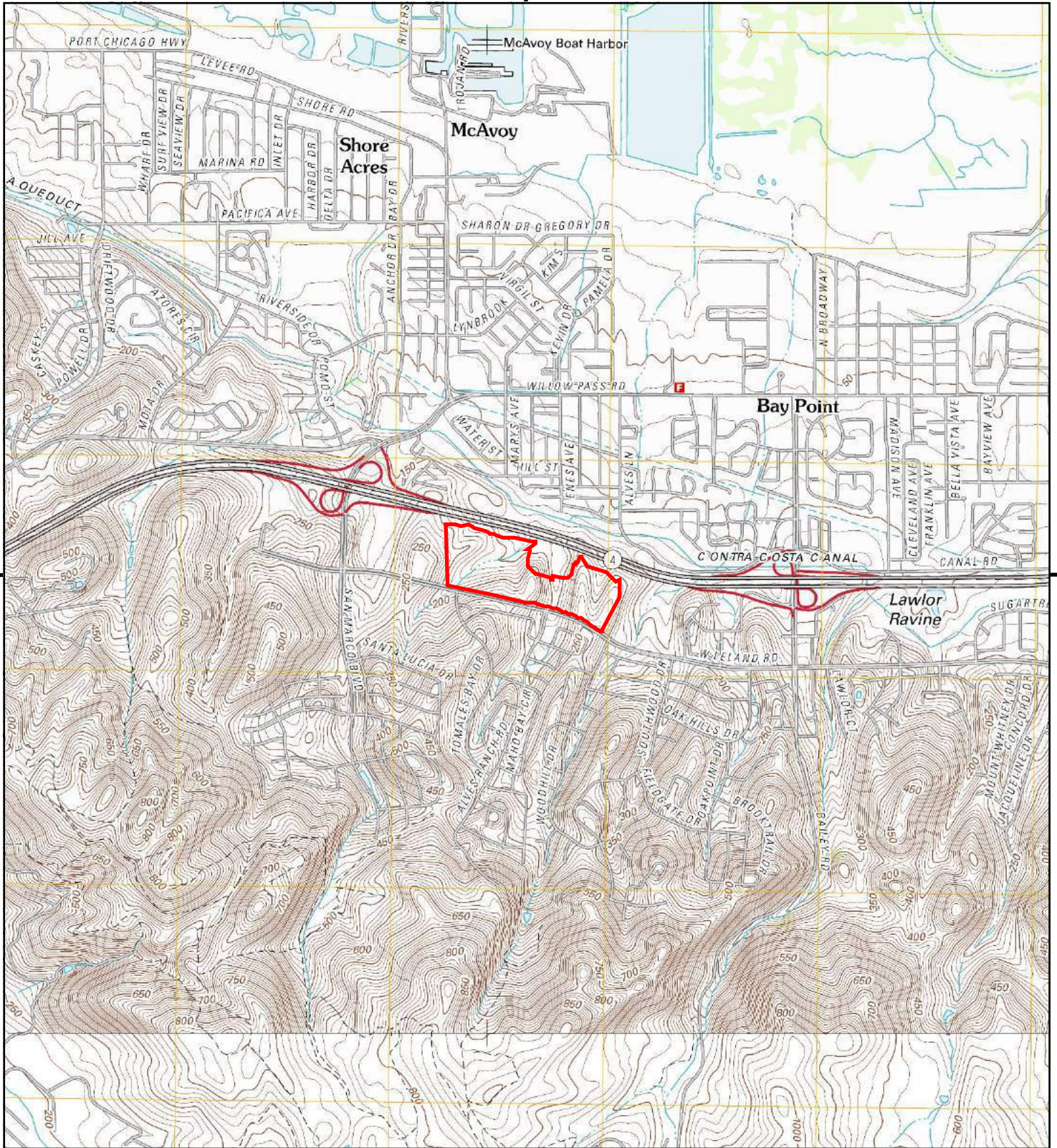
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1907 Source Sheets**

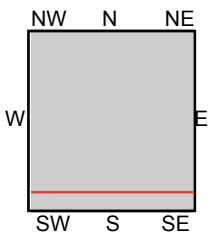
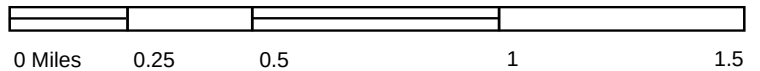


Antioch  
1907  
15-minute, 62500





This report includes information from the following map sheet(s).

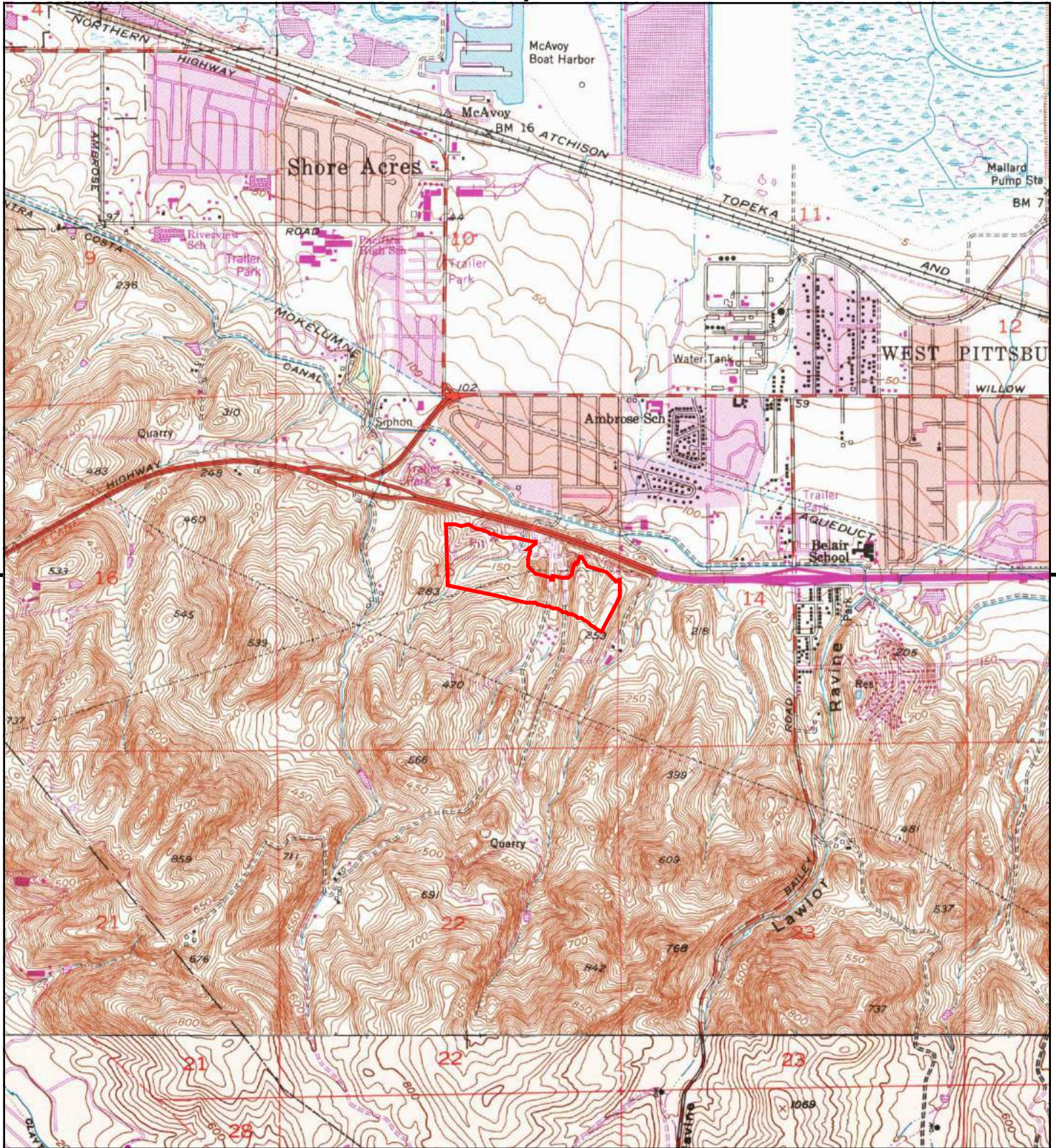


TP, Honker Bay, 2012, 7.5-minute  
S, Clayton, 2012, 7.5-minute

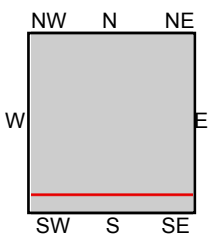
**SITE NAME:** Alvers Ranch  
**ADDRESS:** Alvers Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
**CLIENT:** Engeo Inc.







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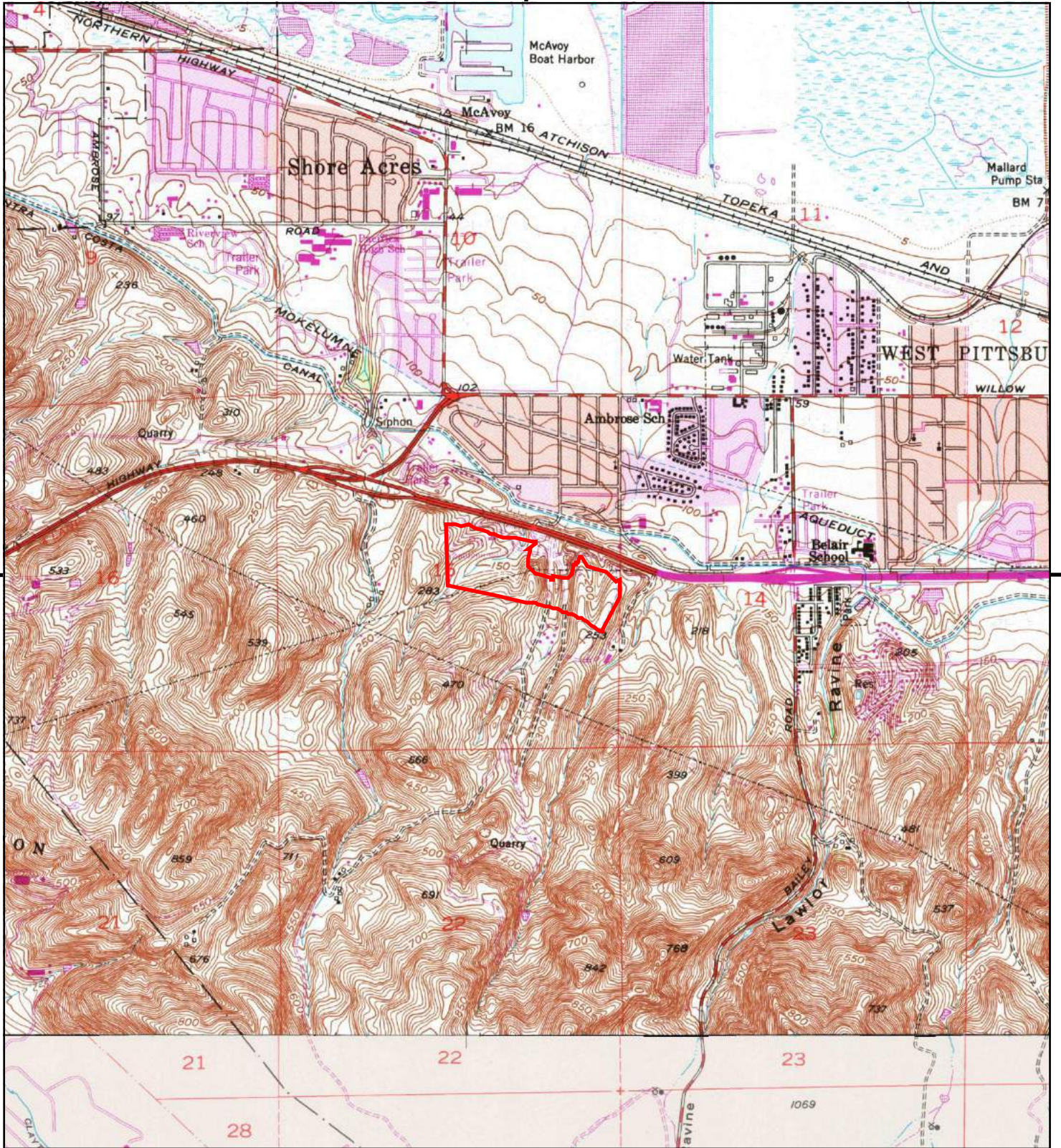


TP, Honker Bay, 1997, 7.5-minute  
S, Clayton, 1994, 7.5-minute

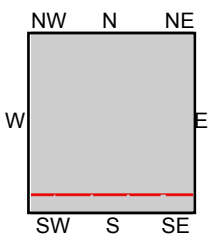
SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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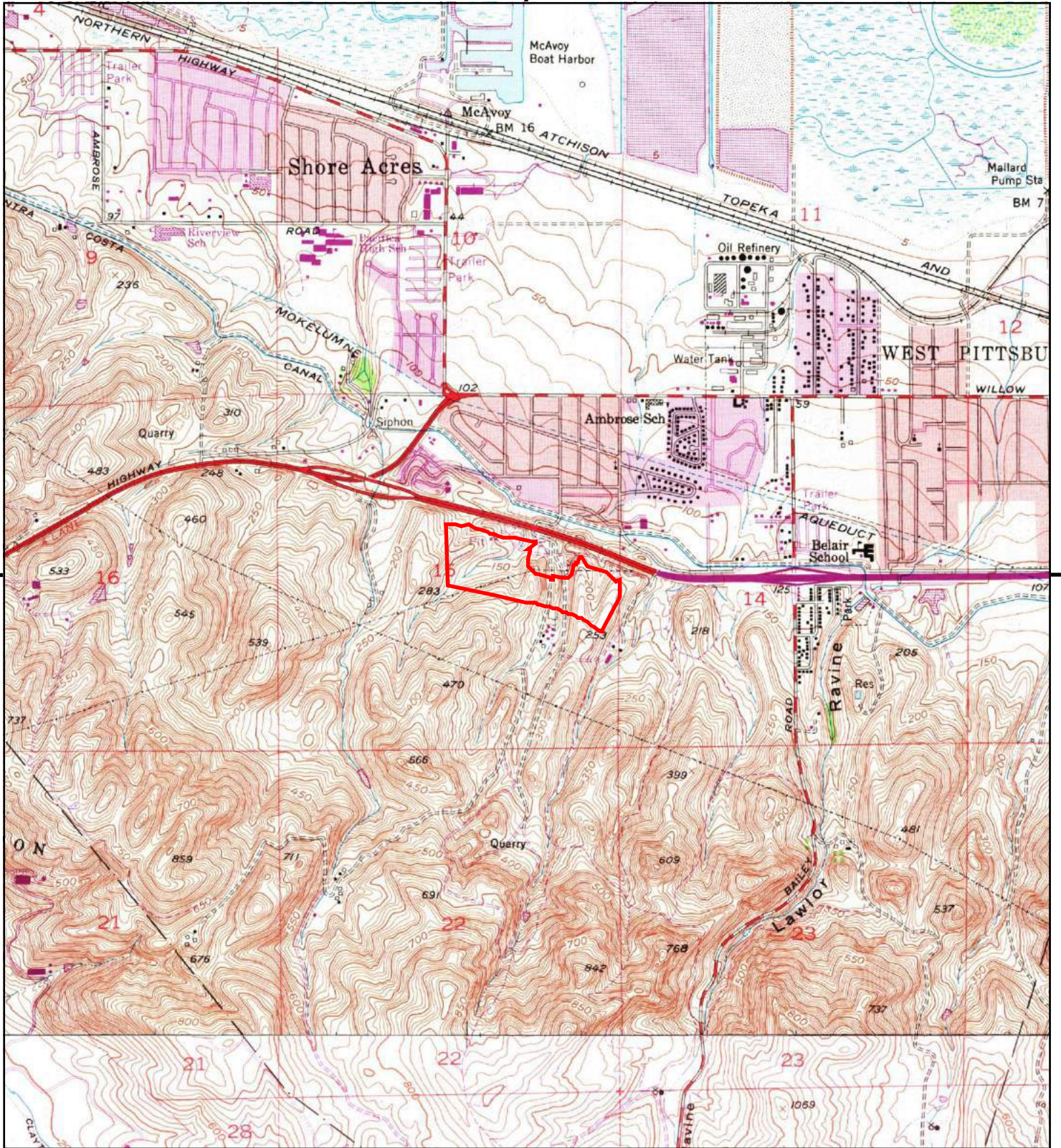


TP, Honker Bay, 1980, 7.5-minute  
S, Clayton, 1980, 7.5-minute

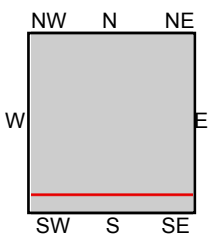
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ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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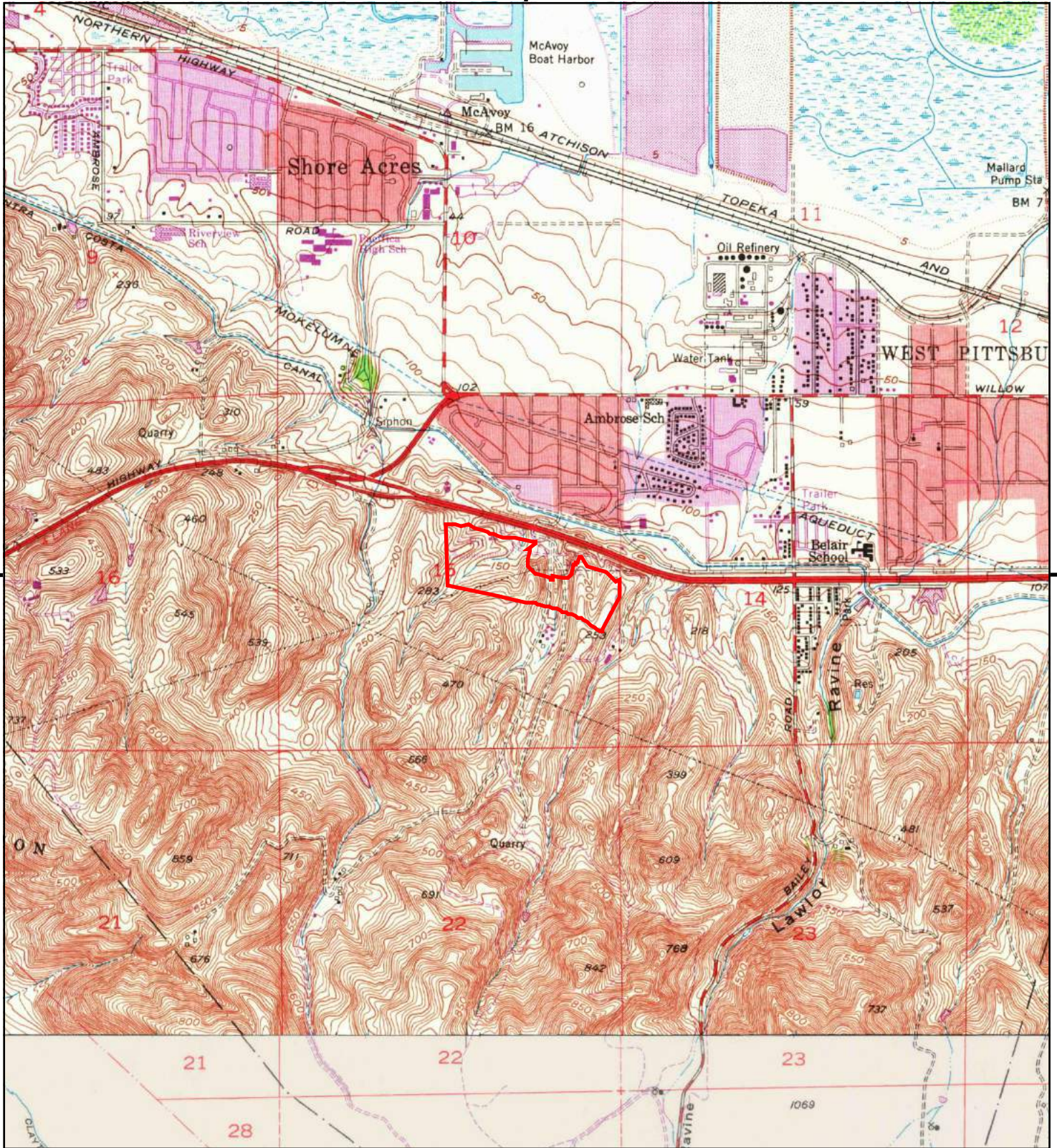


TP, Honker Bay, 1973, 7.5-minute  
S, Clayton, 1973, 7.5-minute

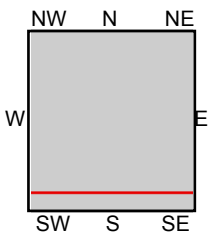
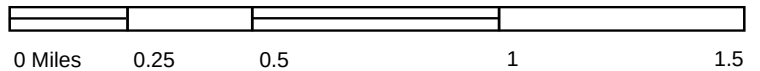
SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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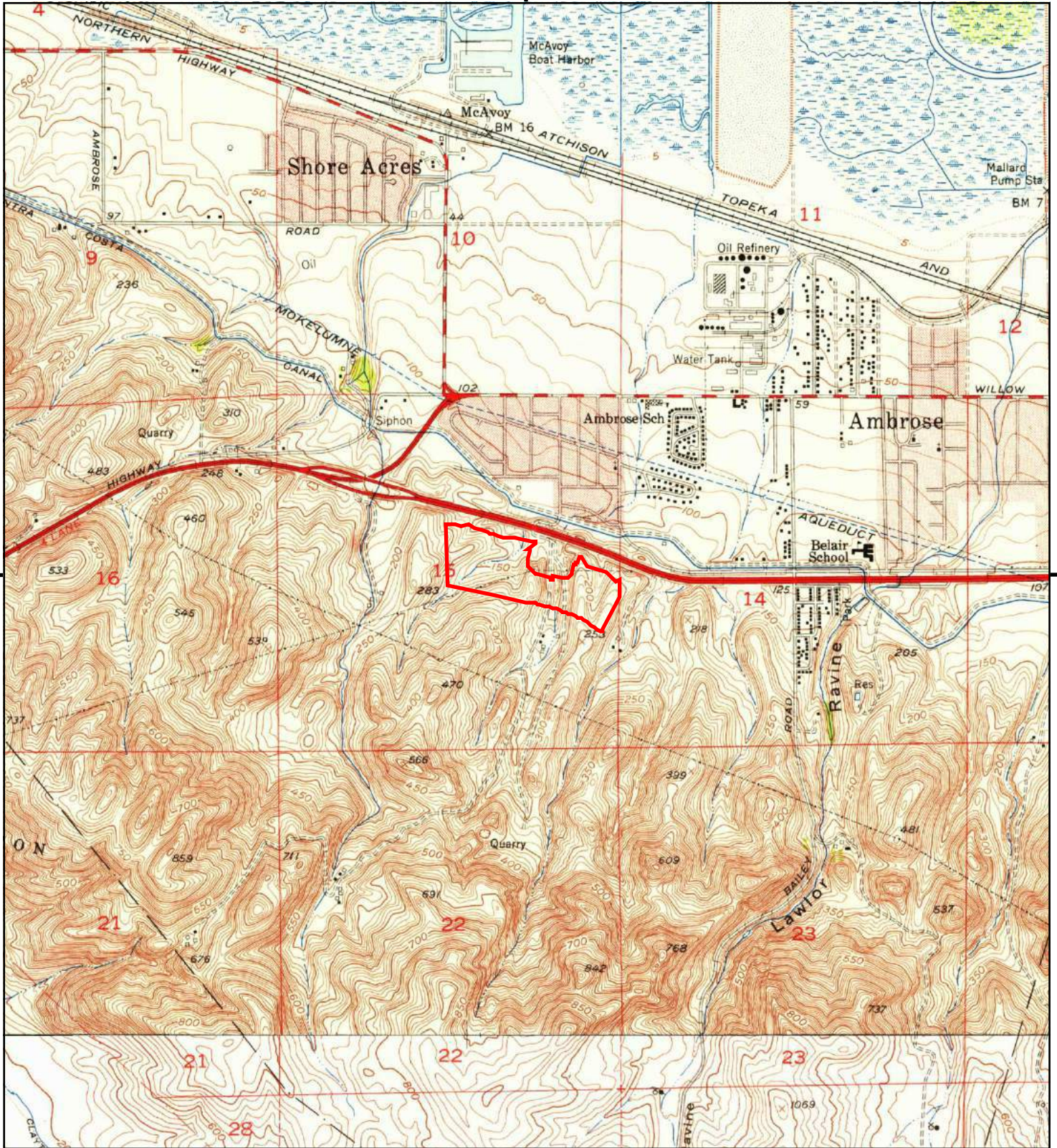


TP, Honker Bay, 1968, 7.5-minute  
S, Clayton, 1968, 7.5-minute

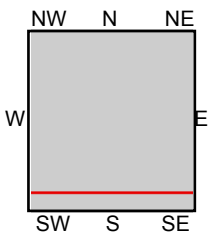
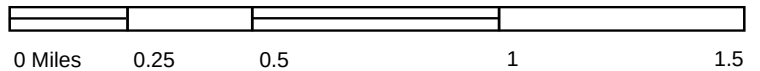
SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







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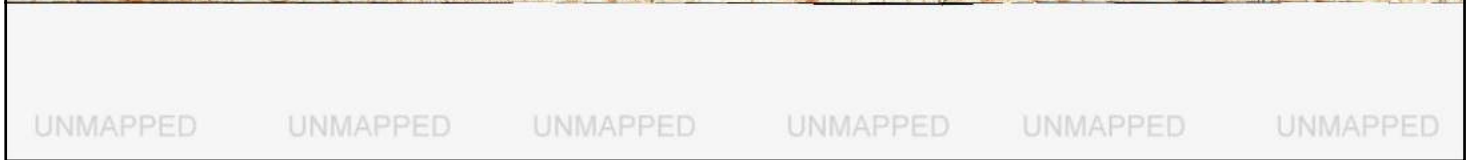
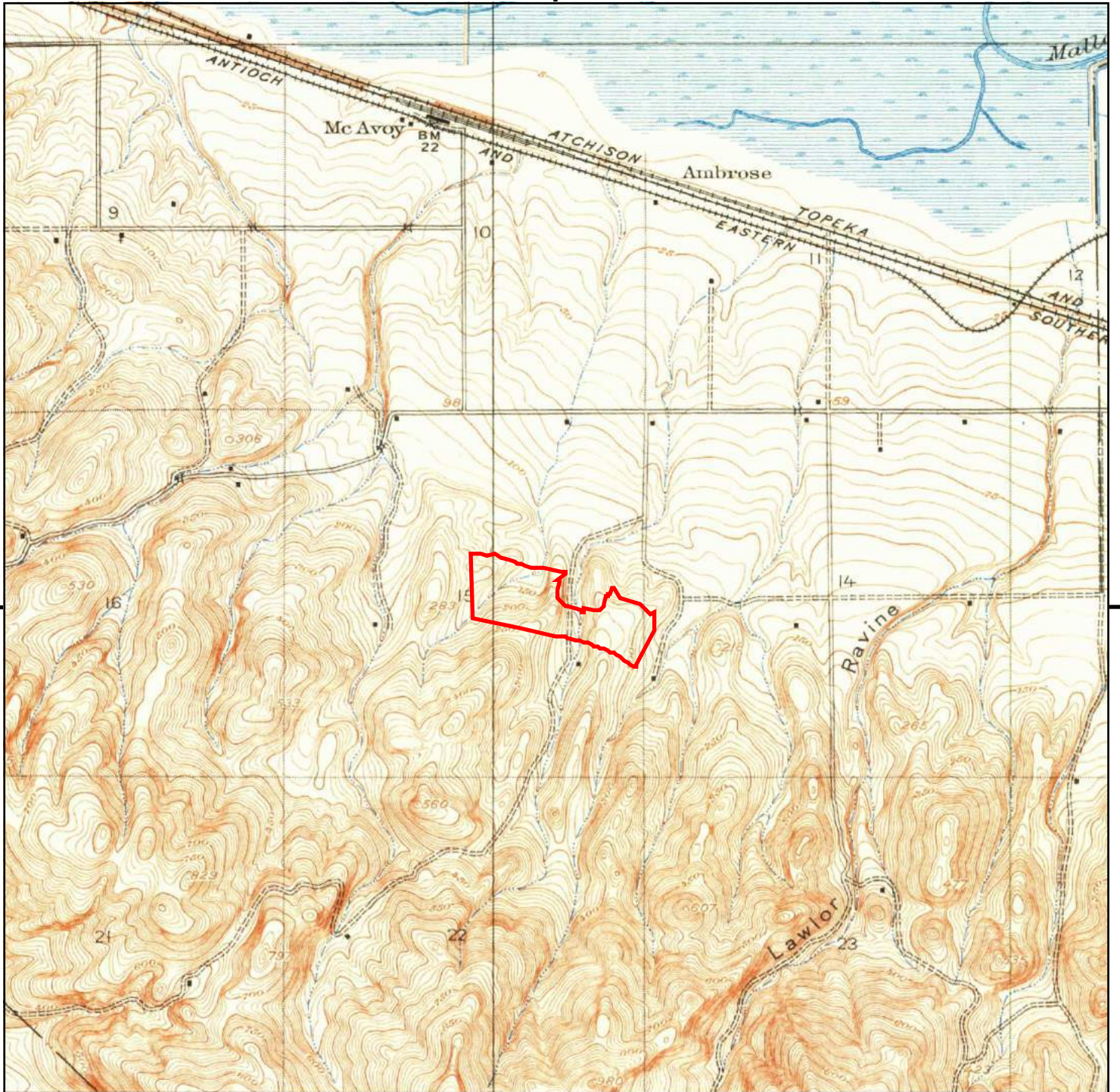


TP, Honker Bay, 1953, 7.5-minute  
S, Clayton, 1953, 7.5-minute

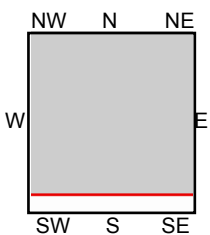
SITE NAME: Alves Ranch  
ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

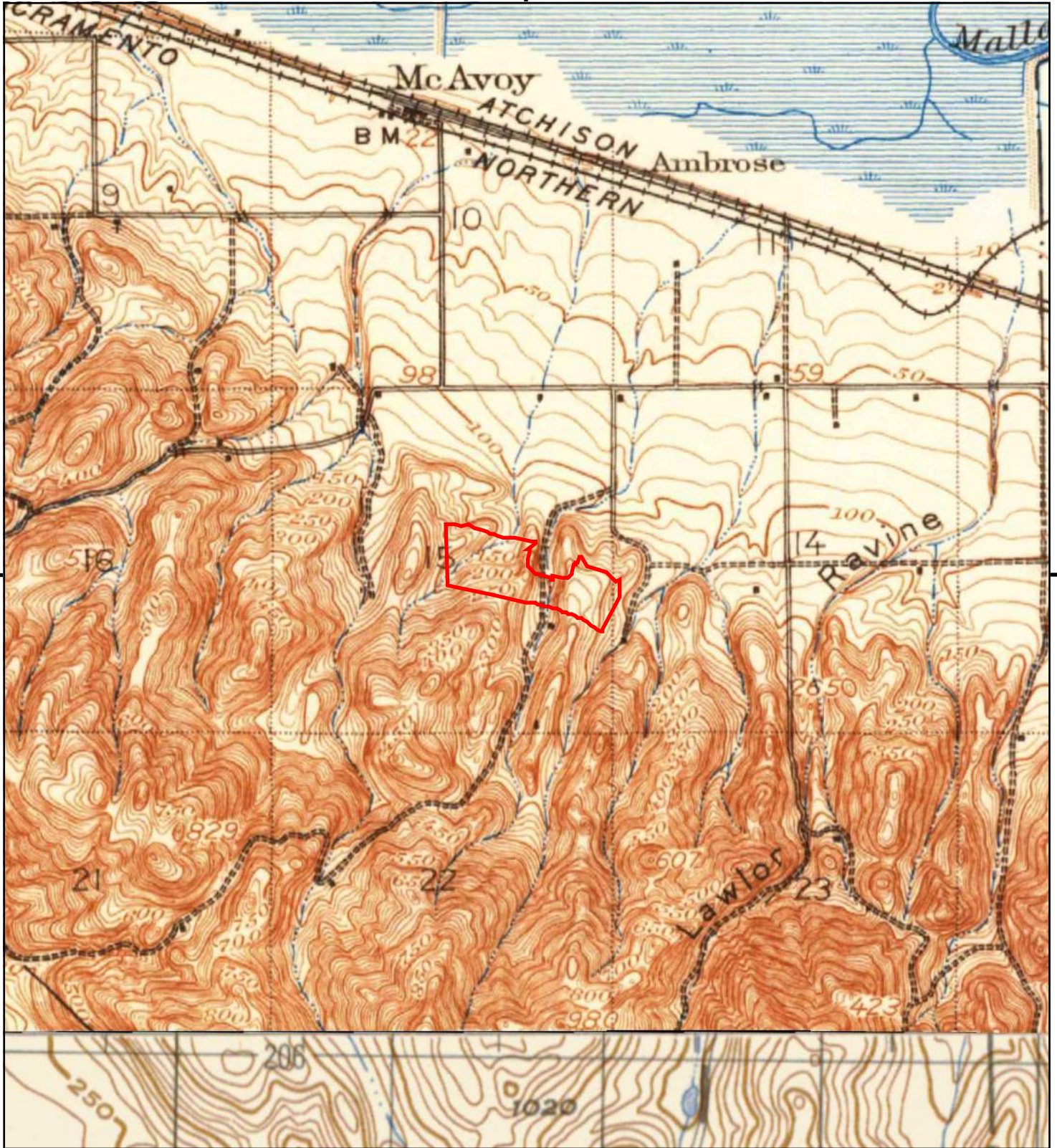


TP, Honker Bay, 1918, 7.5-minute

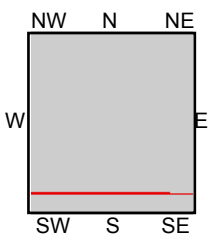
SITE NAME: Alves Ranch  
 ADDRESS: Alves Ranch Rd and W Leland Rd.  
 Pittsburg, CA 94565  
 CLIENT: Engco Inc.







This report includes information from the following map sheet(s).

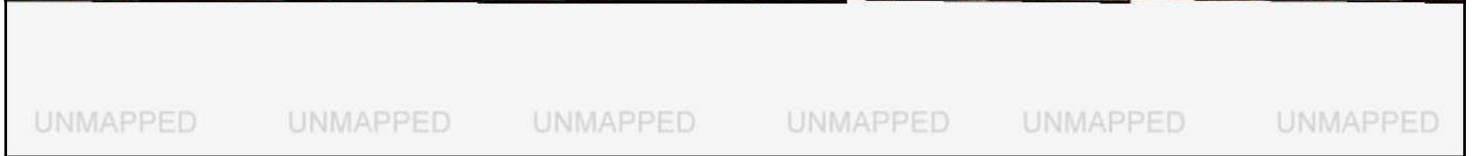
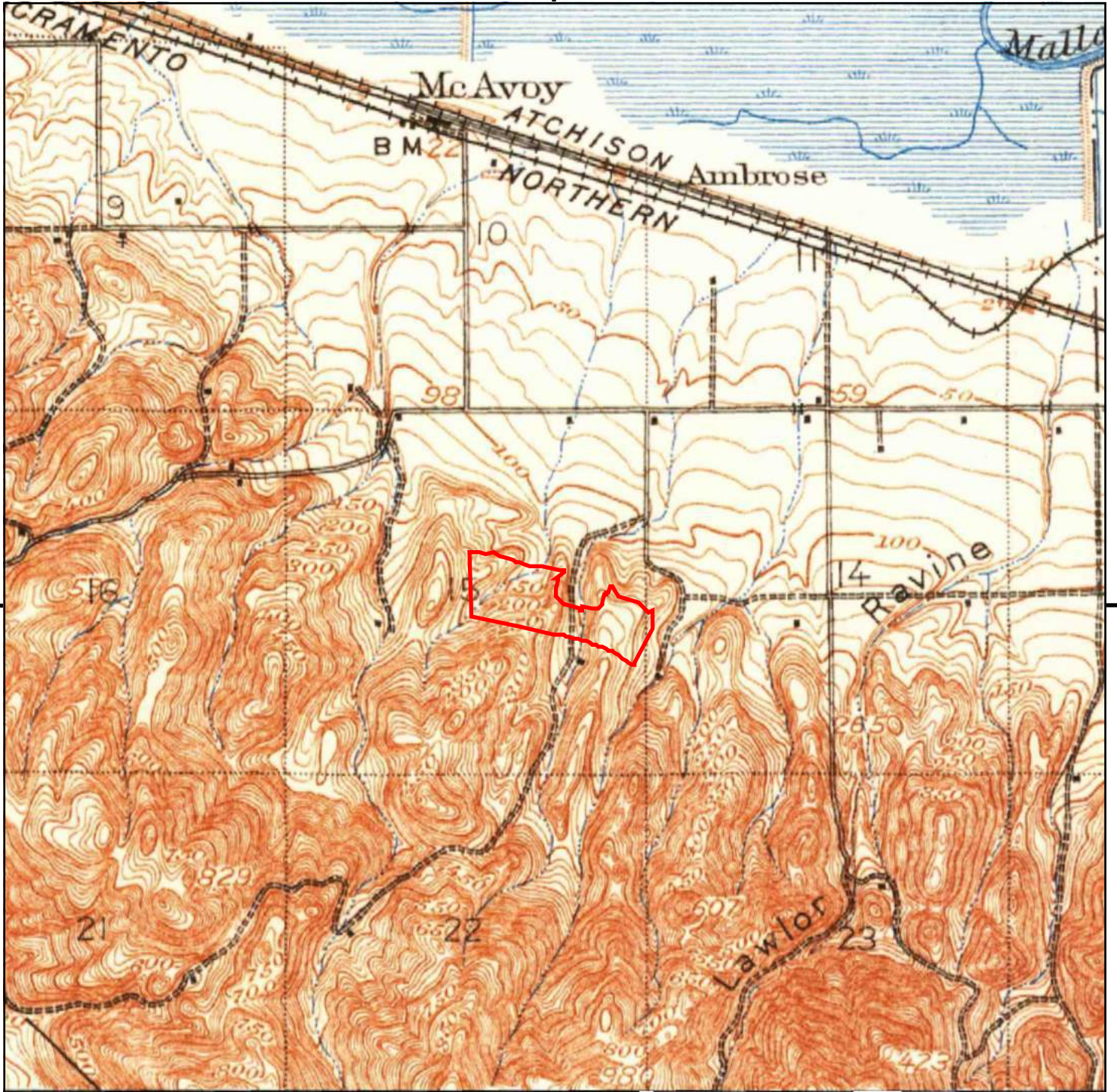


TP, Antioch, 1908, 15-minute  
SE, MT. DIABLO, 1912, 15-minute

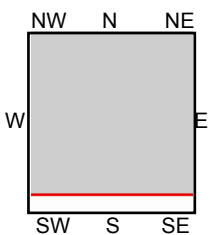
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ADDRESS: Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565  
CLIENT: Engeo Inc.







This report includes information from the following map sheet(s).

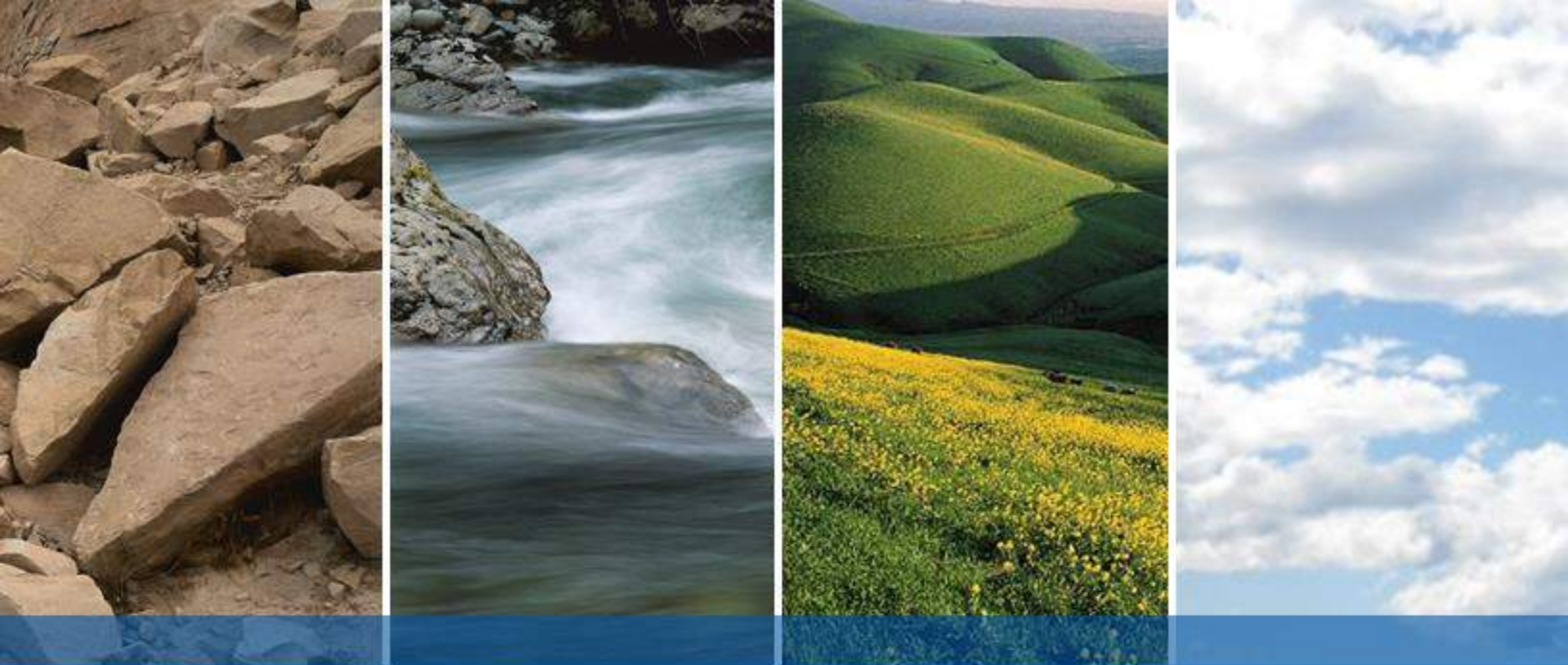


TP, Antioch, 1907, 15-minute

SITE NAME: Alves Ranch  
 ADDRESS: Alves Ranch Rd and W Leland Rd.  
 Pittsburg, CA 94565  
 CLIENT: Engeo Inc.







## **APPENDIX D**

**FIRST AMERICAN TITLE COMPANY**

**Preliminary Title Report**



*First American Title*

## **First American Title Company**

**4750 Willow Road, Suite 100  
Pleasanton, CA 94588**

Escrow Officer: Michelle Chan  
Phone: (925)738-4050  
Fax No.: (866)648-7806  
E-Mail: mlchan@firstam.com

Title Officer: Kimberly Speer  
Phone: (925)356-7195  
Fax No.: (714)689-4257  
E-Mail: kspeer@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

### **PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 28, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.
2. Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:

Community Facilities District Mt Diablo Mello Roos.

3. The land lies within the boundaries of assessment/community facilities District 1999-01, as disclosed by a map filed OCTOBER 5, 1999 in BOOK 65, PAGE 39 of maps of assessment and community facilities districts.
4. The land lies within the boundaries of assessment/community facilities District 2000-1, as disclosed by a map filed JUNE 8, 2000 in BOOK 66, PAGE 27 of maps of assessment and community facilities districts.
5. The land lies within the boundaries of Southwest Pittsburg Geologic Hazard Abatement District II, as disclosed by an assessment map in Book 81, Page 33 recorded MARCH 22, 2007 as INSTRUMENT NO. 2007-0084381 of Official Records.



6. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

7. An easement for RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES and incidental purposes, recorded DECEMBER 7, 1937 as BOOK 449, PAGE 307 of Official Records.

In Favor of: PACIFIC GAS AND ELECTRIC COMPANY

Affects: A PORTION OF THE LAND

8. An easement for ELECTRICAL, POWER TRANSMISSION and incidental purposes, recorded DECEMBER 1, 1992 as INSTRUMENT NO. 1992-318205 IN BOOK 18077, PAGE 700 of Official Records.

In Favor of: CONTRA COSTA COUNTY

Affects: A PORTION OF THE LAND

AND RECORDED MARCH 17, 1993 AS INSTRUMENT NO. 1993-66554 IN BOOK 18355, PAGE 639 OF OFFICIAL RECORDS.

9. Abutter's rights of ingress and egress to or from STATE FREEWAY have been relinquished in the document recorded DECEMBER 1, 1992 as BOOK 18077, PAGE 700 of Official Records.

AND RECORDED MARCH 17, 1993 AS INSTRUMENT NO. 1993-66554 IN BOOK 18355, PAGE 639 OF OFFICIAL RECORDS.

10. Abutter's rights of ingress and egress to or from STATE FREEWAY have been relinquished in the document recorded AUGUST 12, 1993 as INSTRUMENT NO. 1993-215279 IN BOOK 18836, PAGE 602 of Official Records.

11. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded AUGUST 12, 1993 as INSTRUMENT NO. 1993-215279 IN BOOK 18836, PAGE 602 of Official Records.

12. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed AUGUST 29, 2001 in Book121, Page 32 .

13. The terms and provisions contained in the document entitled DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PITTSBURG, CALIFORNIA AND ALVES RANCH, LLC AND WILLIAM LYON HOMES, INC. recorded FEBRUARY 25, 2005 as INSTRUMENT NO. 2005-065303 of Official Records.

Document(s) declaring modifications thereof recorded JUNE 14, 2005 as INSTRUMENT NO. 2005-0213402 of Official Records.

Document(s) declaring modifications thereof recorded AUGUST 10, 2006 as INSTRUMENT NO. 2006-0253453 of Official Records.

Document(s) declaring modifications thereof recorded SEPTEMBER 21, 2010 as INSTRUMENT NO. 2010-0199994 of Official Records.

Document(s) declaring modifications thereof recorded OCTOBER 8, 2010 as INSTRUMENT NO. 2010-0218997 of Official Records.

14. AN UNRECORDED REAL ESTATE PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS DATED AUGUST 5, 2003 BY AND BETWEEN ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("SELLER"), AND LYON VISTA DEL MAR 533, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("BUYER"), AS DISCLOSED IN A TEMPORARY CONSTRUCTION EASEMENT RECORDED JUNE 29, 2005, DOCUMENT NO. 2005-0237442, CONTRA COSTA COUNTY RECORDS.

The location of the easement cannot be determined from record information.

15. An easement shown or dedicated on the Map as referred to in the legal description  
For: Private access, public utility and incidental purposes.
16. An easement for TEMPORARY CONSTRUCTION and incidental purposes, recorded JUNE 29, 2005 as INSTRUMENT NO. 2005-0237442 of Official Records.  
In Favor of: LYON VISTA DEL MAR 533, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
Affects: A PORTION OF THE LAND

The location of the easement cannot be determined from record information.

17. The terms and provisions contained in the document entitled AFFORDABLE HOUSING AGREEMENT recorded SEPTEMBER 5, 2006 as INSTRUMENT NO. 2006-0281807 of Official Records.
18. The fact that the land lies within the boundaries of the Los Medanos Community Redevelopment Project Area, as disclosed by various documents of record.
19. Water rights, claims or title to water, whether or not shown by the public records.
20. Rights of parties in possession.
21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

**Prior to the issuance of any policy of title insurance, the Company will require:**

22. With respect to Alves Ranch, LLC, a California limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
  - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
  - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
  - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.

- e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
23. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

|                            |
|----------------------------|
| <b>INFORMATIONAL NOTES</b> |
|----------------------------|

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2016-2017.

|                     |                   |
|---------------------|-------------------|
| First Installment:  | \$14,005.69, PAID |
| Penalty:            | \$0.00            |
| Second Installment: | \$14,005.69, PAID |
| Penalty:            | \$0.00            |
| Tax Rate Area:      | 07-050            |
| A. P. No.:          | 097-700-002-5-01  |

2. The property covered by this report is vacant land.
3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

4. We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

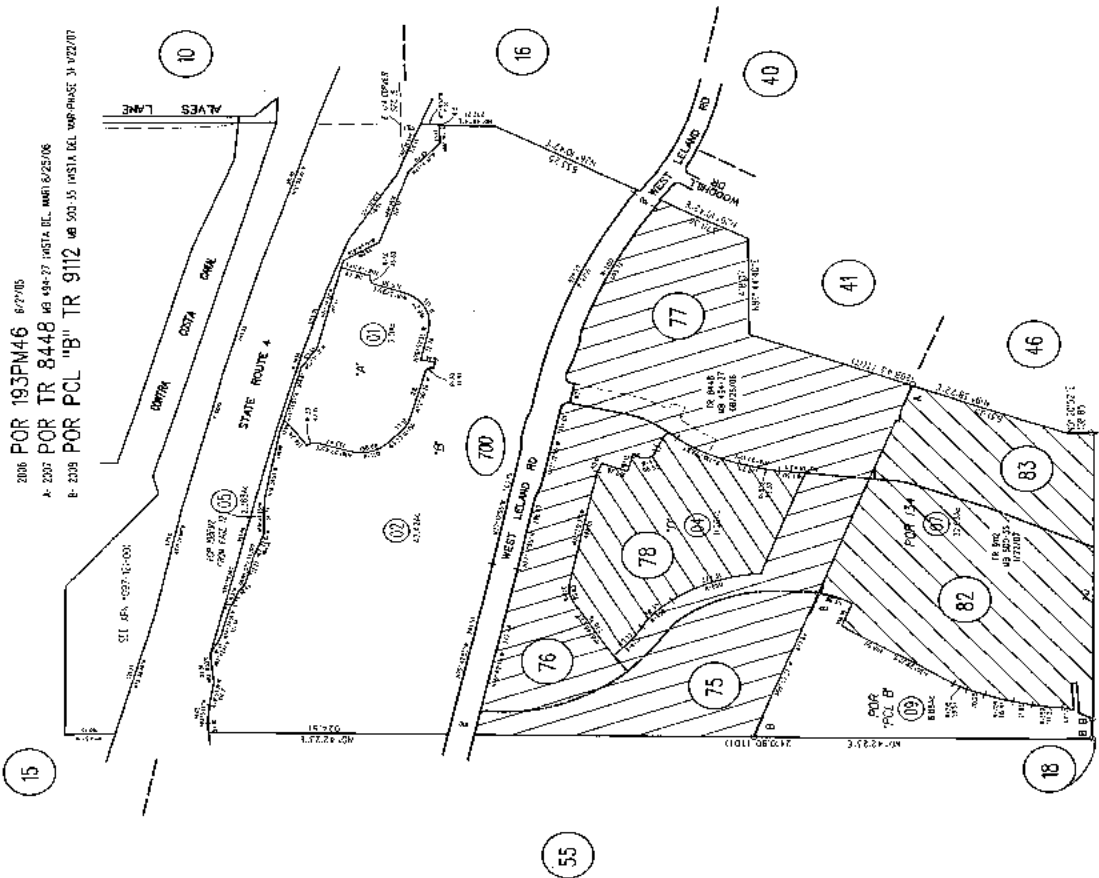
Real property in the City of Pittsburg , County of Contra Costa, State of California, described as follows:

PARCEL B, AS SHOWN ON PARCEL MAP NO. MS 676-05, FILED JUNE 21, 2005 IN BOOK 193 OF PARCEL MAPS, PAGE 46, CONTRA COSTA COUNTY RECORDS.

APN: 097-700-002-5-01

F-17

2008 POR 193PM46 8/2/05  
A- 2007 POR TR 8448 48 484-27 1457A DEL 4401 6/25/06  
B- 2008 POR PCL "B" TR 9112 48 503 35 14531A DEL 4401 6/25/06



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ASSASSIN'S PARCELS MAY NOT COMPLETELY MATCH LOT SPOTS OR BEING IN CONFORMANCE.

700  
700  
700

THE ASSASSIN'S MAP &  
BOOK 97 PAGE 70  
CONTRA COSTA COUNTY, CALIF.

***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;



- d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  - 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  - 4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  - 5. Failure to pay value for Your Title.
  - 6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  - 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  - 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  - 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

#### **LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:  
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.  
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | <u>Your Deductible Amount</u>                                             | <u>Our Maximum Dollar Limit of Liability</u> |
|------------------|---------------------------------------------------------------------------|----------------------------------------------|
| Covered Risk 16: | 1% of Policy Amount Shown in Schedule A or \$2,500<br>(whichever is less) | \$10,000                                     |
| Covered Risk 18: | 1% of Policy Amount Shown in Schedule A or \$5,000<br>(whichever is less) | \$25,000                                     |
| Covered Risk 19: | 1% of Policy Amount Shown in Schedule A or \$5,000<br>(whichever is less) | \$25,000                                     |
| Covered Risk 21: | 1% of Policy Amount Shown in Schedule A or \$2,500<br>(whichever is less) | \$5,000                                      |

#### **2006 ALTA LOAN POLICY (06-17-06)**

##### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

##### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

##### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

#### 2006 ALTA OWNER'S POLICY (06-17-06)

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



*First American Title*

#### **Privacy Information**

#### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### **Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### **Information Obtained Through Our Web Site**

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### **Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### **Cookies**

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

[FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### **Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

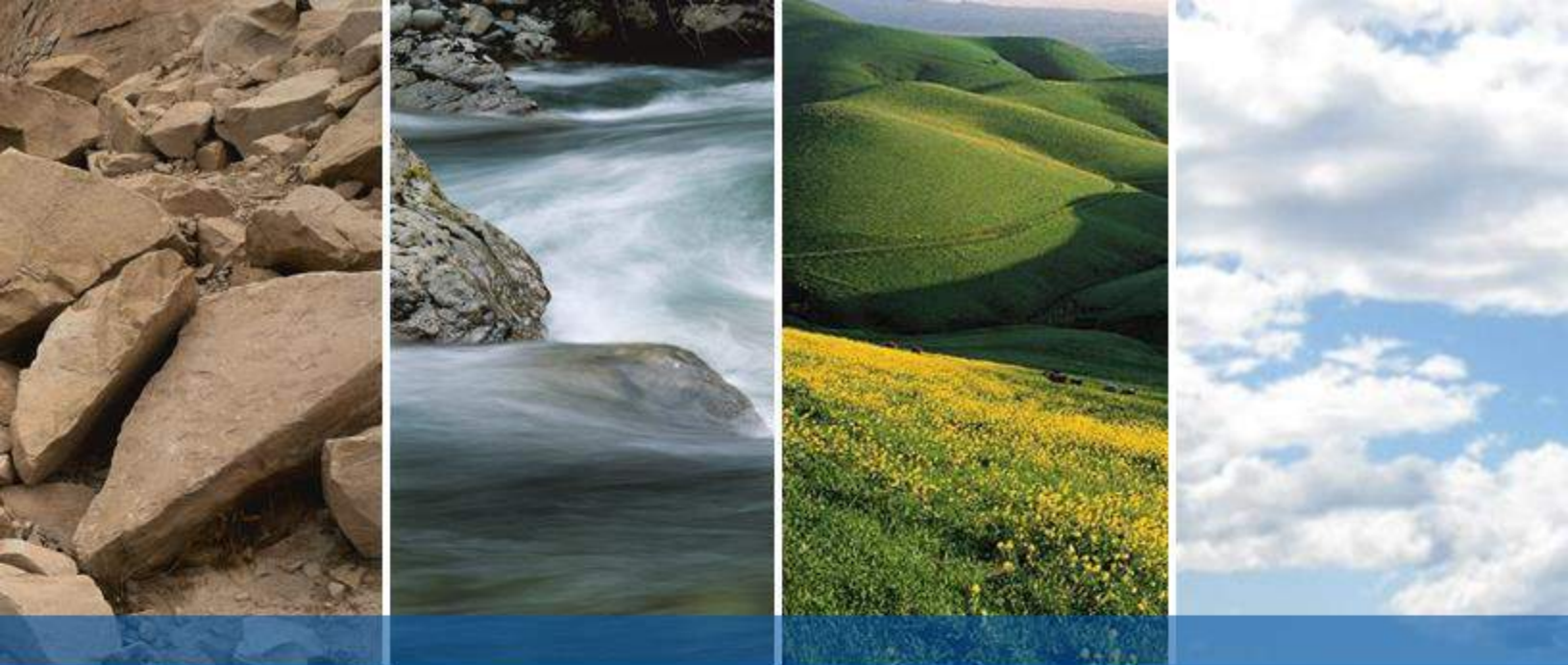
**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



## **APPENDIX E**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**Aerial Photo Decade Package**



## **Alves Ranch**

Alves Ranch Rd and W Leland Rd.

Pittsburg, CA 94565

Inquiry Number: 5098367.9

November 06, 2017

# **The EDR Aerial Photo Decade Package**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Aerial Photo Decade Package

11/06/17

**Site Name:**

Alves Ranch  
Alves Ranch Rd and W Leland  
Pittsburg, CA 94565  
EDR Inquiry # 5098367.9

**Client Name:**

Engeo Inc.  
2010 Crow Canyon Place  
San Ramon, CA 94583  
Contact: Stephen Fallon



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

### Search Results:

| <u>Year</u> | <u>Scale</u> | <u>Details</u>                  | <u>Source</u> |
|-------------|--------------|---------------------------------|---------------|
| 2012        | 1"=500'      | Flight Year: 2012               | USDA/NAIP     |
| 2010        | 1"=500'      | Flight Year: 2010               | USDA/NAIP     |
| 2009        | 1"=500'      | Flight Year: 2009               | USDA/NAIP     |
| 2006        | 1"=500'      | Flight Year: 2006               | USDA/NAIP     |
| 2005        | 1"=500'      | Flight Year: 2005               | USDA/NAIP     |
| 1998        | 1"=500'      | Flight Date: August 23, 1998    | USDA          |
| 1993        | 1"=500'      | Acquisition Date: July 11, 1993 | USGS/DOQQ     |
| 1984        | 1"=500'      | Flight Date: June 08, 1984      | USDA          |
| 1979        | 1"=500'      | Flight Date: August 16, 1979    | USDA          |
| 1966        | 1"=500'      | Flight Date: May 15, 1966       | USDA          |
| 1963        | 1"=500'      | Flight Date: July 15, 1963      | USGS          |
| 1958        | 1"=500'      | Flight Date: August 13, 1958    | USDA          |
| 1939        | 1"=500'      | Flight Date: July 25, 1939      | USDA          |
| 1937        | 1"=500'      | Flight Date: August 25, 1937    | USDA          |

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INQUIRY #: 5098367.9

YEAR: 2012

1" = 500'







INQUIRY #: 5098367.9

YEAR: 2010

— = 500'







INQUIRY #: 5098367.9

YEAR: 2009

— = 500'







INQUIRY #: 5098367.9

YEAR: 2006

— = 500'







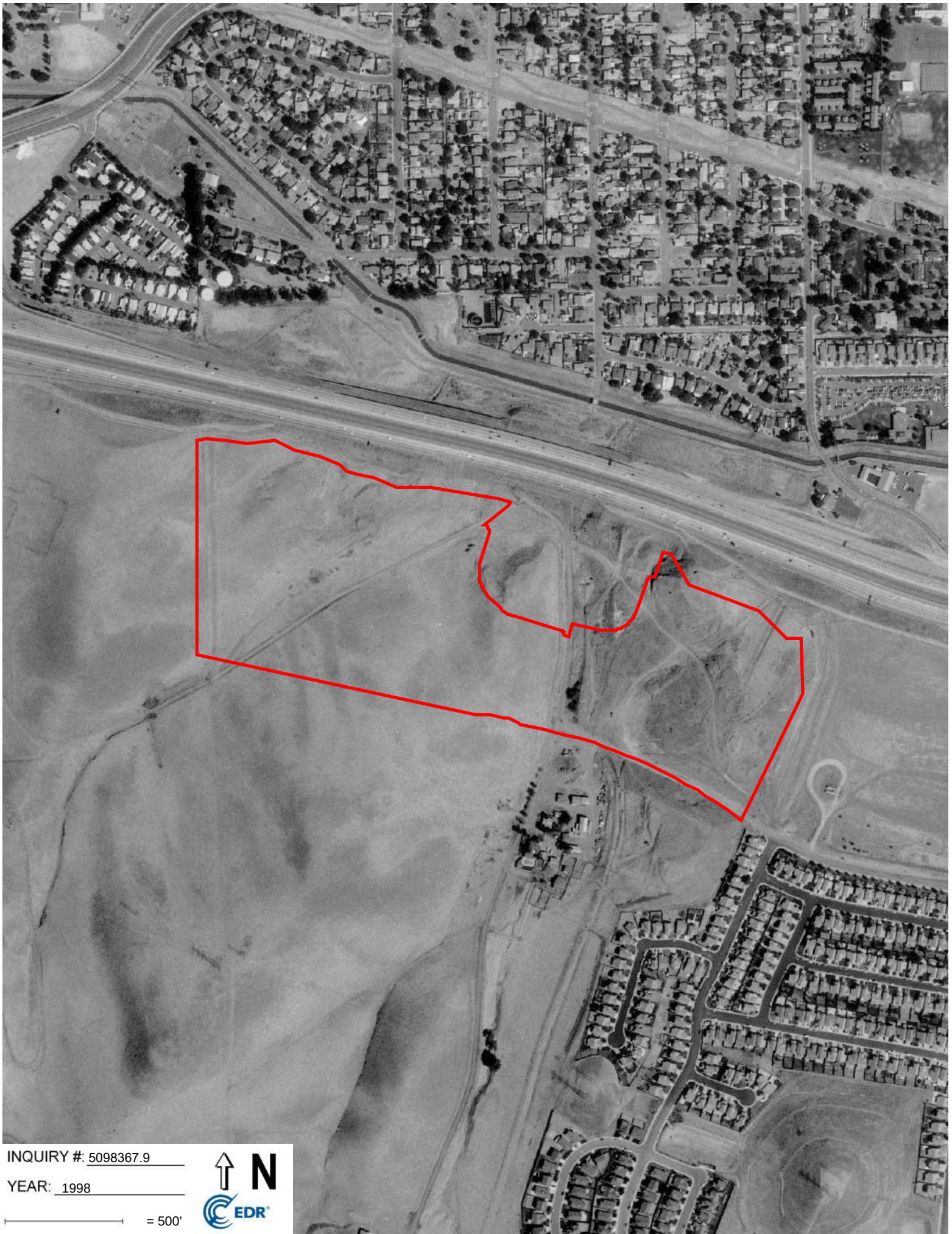
INQUIRY #: 5098367.9

YEAR: 2005

— = 500'







INQUIRY #: 5098367.9

YEAR: 1998

— = 500'







INQUIRY #: 5098367.9

YEAR: 1993

— = 500'







INQUIRY #: 5098367.9

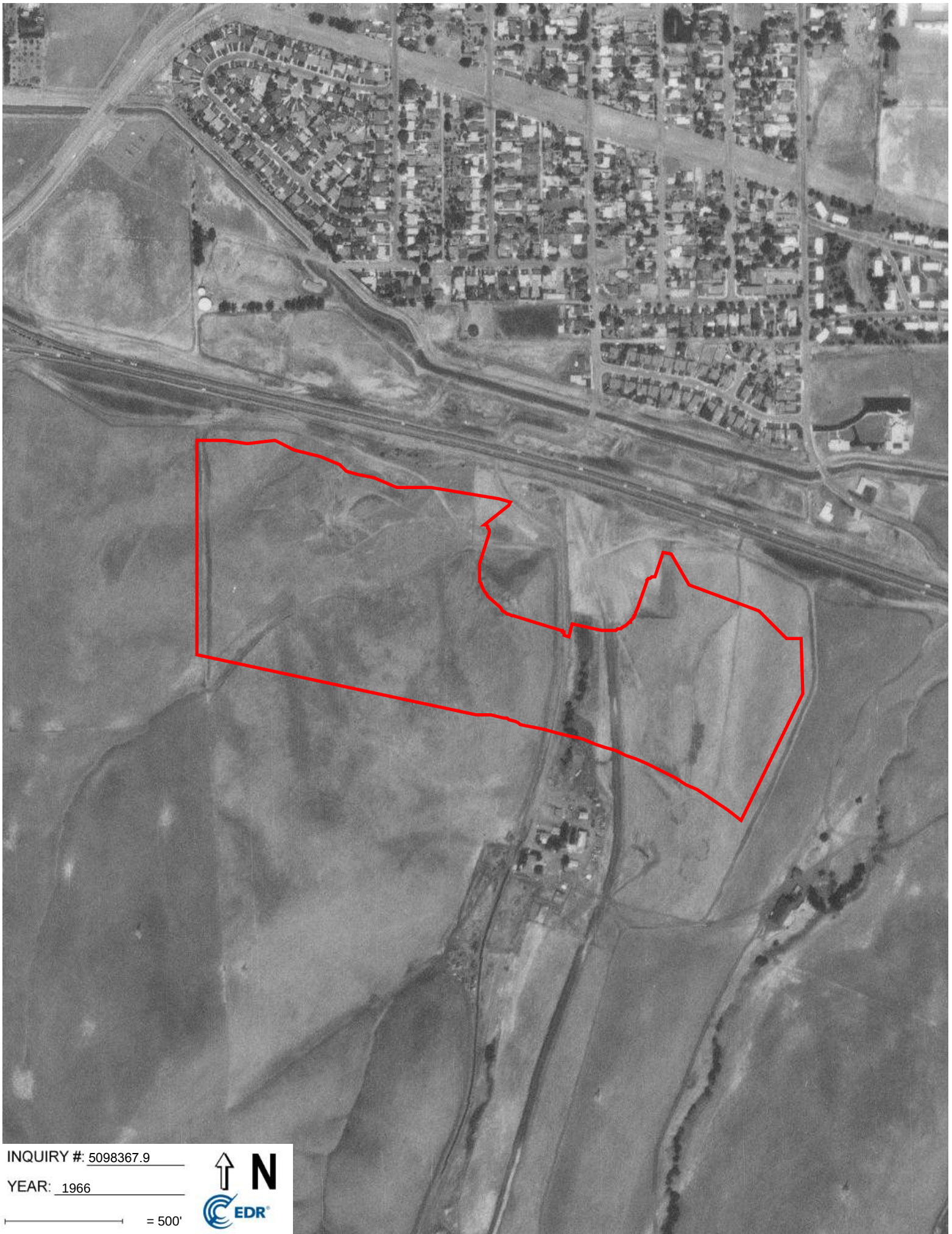
YEAR: 1984

— = 500'









INQUIRY #: 5098367.9

YEAR: 1966

— = 500'







INQUIRY #: 5098367.9

YEAR: 1963

— = 500'







INQUIRY #: 5098367.9

YEAR: 1958

— = 500'







INQUIRY #: 5098367.9

YEAR: 1939

— = 500'







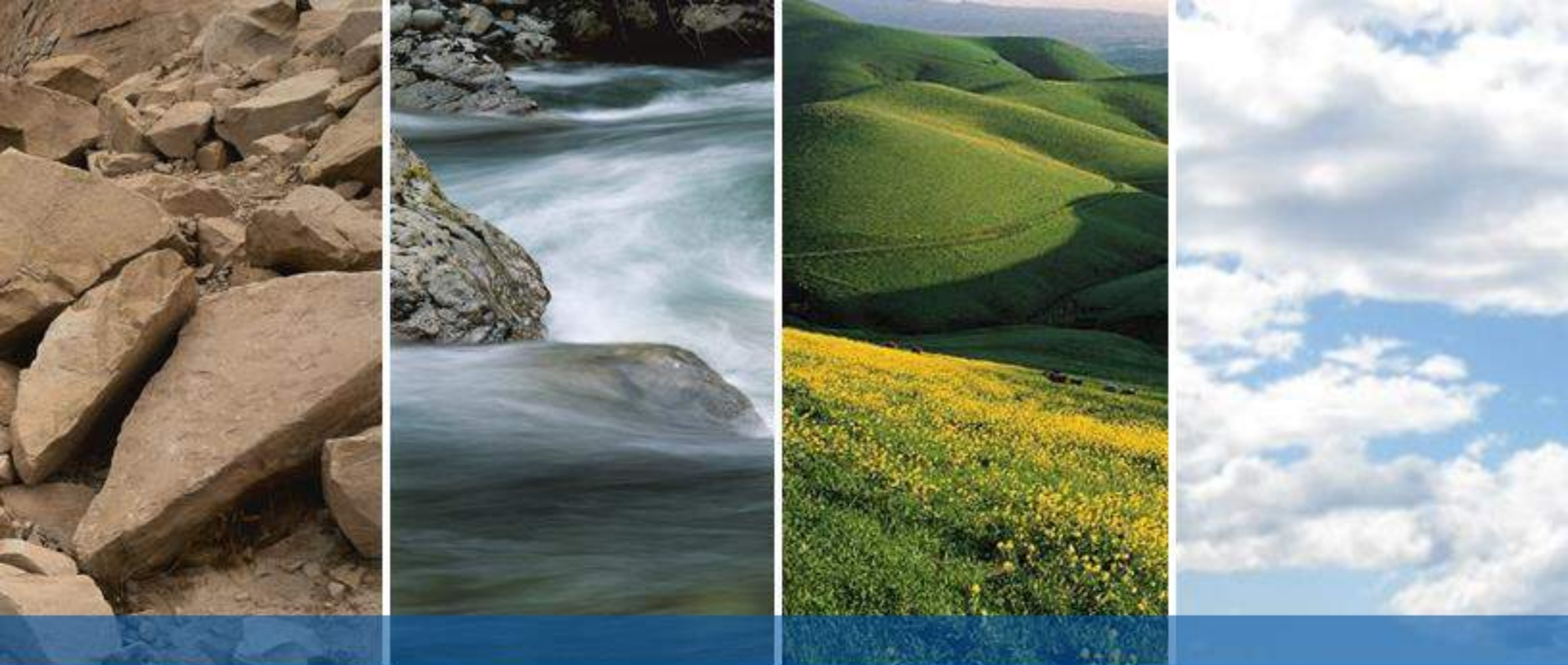
INQUIRY #: 5098367.9

YEAR: 1937

— = 500'

 **N**





## **APPENDIX F**

**ENVIRONMENTAL DATA RESOURCES, INC.**

**City Directory**

**Alves Ranch**

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

Inquiry Number: 5098367.5  
November 08, 2017

## The EDR-City Directory Image Report



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### SECTION

Executive Summary

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City Directory Images

***Thank you for your business.***

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with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

*infoUSA*<sup>®</sup>

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>      | <u>Source</u>                |
|-------------|-------------------------------------|--------------------------|------------------------------|
| 2014        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2010        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2004        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1999        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1994        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1989        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1985        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1980        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1975        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |

## FINDINGS

### TARGET PROPERTY STREET

Alves Ranch Rd and W Leland Rd.  
Pittsburg, CA 94565

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

#### ALVES RANCH RD

|      |       |                              |                             |
|------|-------|------------------------------|-----------------------------|
| 2014 | pg A1 | EDR Digital Archive          |                             |
| 2010 | pg A3 | EDR Digital Archive          |                             |
| 2004 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1999 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1994 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1989 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1985 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1980 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1975 | -     | Haines Criss-Cross Directory | Street not listed in Source |

#### W LELAND RD

|      |        |                              |                                           |
|------|--------|------------------------------|-------------------------------------------|
| 2014 | pg A2  | EDR Digital Archive          |                                           |
| 2010 | pg A4  | EDR Digital Archive          |                                           |
| 2004 | pg A5  | Haines Criss-Cross Directory |                                           |
| 1999 | pg A6  | Haines Criss-Cross Directory |                                           |
| 1994 | pg A7  | Haines Criss-Cross Directory |                                           |
| 1989 | pg A8  | Haines Criss-Cross Directory |                                           |
| 1985 | pg A9  | Haines Criss-Cross Directory |                                           |
| 1980 | pg A10 | Haines Criss-Cross Directory |                                           |
| 1975 | -      | Haines Criss-Cross Directory | Target and Adjoining not listed in Source |

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**

**ALVES RANCH RD 2014**

|      |                           |
|------|---------------------------|
| 2701 | JACKSON, DWAYNE N         |
| 2705 | CACHUELA, NOEL C          |
| 2709 | ESCOTO, EFREN P           |
| 2713 | SMITH, JOSEPH W           |
| 2714 | STADE, BARRY P            |
| 2717 | VONGNAKHONE, VILAYPHONE V |
| 2718 | FELGINA, MALANA           |
| 2721 | HILLARD, LARRY            |
| 2722 | LAURINO, TRISTAN E        |
| 2725 | BARILLAS, MARIO C         |
| 2729 | VALENTINE, FELICIA        |
| 2733 | JIA, XIAOHONG             |
| 2736 | VUONG, VINH V             |
| 3008 | WILLIAMS LYON HOMES SALES |

**W LELAND RD      2014**

|      |                               |
|------|-------------------------------|
| 1224 | MURRAY, KATHRYN               |
| 1321 | ELLIOTT HARRY T               |
|      | ELLIOTT, HARRY T              |
| 1341 | MEEKS, MARK E                 |
| 1700 | AECOM GLOBAL II LLC           |
|      | METROPOLITAN COF & CONCESSION |
| 1712 | DOTTS, JOHN M                 |



**ALVES RANCH RD 2010**

|      |                         |
|------|-------------------------|
| 2701 | JACKSON, DWAYNE N       |
| 2705 | CACHUELA, NOEL C        |
| 2709 | ESCOTO, EFREN P         |
| 2713 | SMITH, JOSEPH W         |
| 2714 | OCCUPANT UNKNOWN,       |
| 2717 | VONGNAKHONE, VILAYPHONE |
| 2718 | OCCUPANT UNKNOWN,       |
| 2721 | MATTHEWS & MATTHEWS INC |
|      | OCCUPANT UNKNOWN,       |
| 2722 | OCCUPANT UNKNOWN,       |
| 2725 | BARILLAS, MARIO C       |
| 2729 | PATEL, GOVIND B         |
| 2733 | OCCUPANT UNKNOWN,       |
| 2736 | OCCUPANT UNKNOWN,       |

**W LELAND RD 2010**

|      |                      |
|------|----------------------|
| 1224 | CONNOLLY, MICHELLE B |
| 1232 | FARGA, ABDALLAH M    |
| 1321 | ELLIOTT HARRY T      |
|      | ELLIOTT, HARRY T     |
| 1331 | VILLANUEVA, OSCAR    |
| 1341 | MEEKS, MARK E        |

## W LELAND RD 2004

|       |                       |              |        |
|-------|-----------------------|--------------|--------|
| 1094  | ●HOLLAND Nina         | 925-709-1801 | +3     |
| 1096  | ●EXNER Stephanie      | 00           | 0      |
| 1098  | ●JOSON Oscar          | 925-261-0502 | 0      |
| 1130  | ●STROUP Jim           | 00           | 1      |
| X     | SUGARTREE DR          |              |        |
| 1200  | ●AGUILAR Miguel       | 00           | 1      |
| 1208  | ●BRISENO Delia        | 00           | 0      |
|       | DELGADO Fernando      | 925-458-8755 | 9      |
| 1216  | ●FAJARDO Cesar        | 00           | 1      |
| 1224  | ●COBERN Wade          | 00           | +3     |
| 1232E | ●FARAG Abdallah       | 00           | 0      |
| 1240  | ●WATERHOUSE W         | 00           | 0      |
| 1243  | XXXX                  | 00           |        |
| X     | CHESTNUT DR           |              |        |
| 1321  | ●ELLIOTT Harry        | 00           | 0      |
| 1331  | ●DEBOLT Reynaldo      | 00           | +3     |
| 1341  | ●LEARY James          | 00           | 0      |
| X     | WILLOW AVE            |              |        |
| X     | BAILEY RD             |              |        |
| X     | OAK HILLS DR          |              |        |
| X     | SOUTHWOOD DR          |              |        |
| 1700  | ★ ENTERTNMNT JUNCTION | 925-709-8037 | 0      |
| 1895  | XXXX                  | 00           |        |
| X     | WOODHILL DR           |              |        |
| ★     | 3 BUS                 | 112 RES      | 28 NEW |

## W LELAND RD 1999

|      |                   |              |        |
|------|-------------------|--------------|--------|
| 1098 | ● JASON Oscar     | 925-458-6073 | 1      |
| X    | CHESTNUT DR       |              |        |
| 1200 | ● WENGERT Alisa J | OO           | +9     |
| 1208 | DELGADO Fernando  | 925-458-8755 | +9     |
| 1224 | BLANCHETTE David  | 925-458-5055 | +9     |
| 1232 | ● KADIR Lamia     | OO           | 8      |
| 1240 | XXXX              | OO           |        |
| 1321 | ● GARDNER Paul S  | OO           | 8      |
| 1331 | DIMALANTA Dante L | 925-709-9304 | +9     |
| 1341 | XXXX              | OO           |        |
| 1700 | XXXX              | OO           |        |
| 1901 | ALVES Alaric J    | 925-458-2494 |        |
|      | ● ALVES Gertrude  | 925-458-2494 |        |
| ★    | 1 BUS             | 77 RES       | 14 NEW |

W LELAND RD 1994

|      |                |              |
|------|----------------|--------------|
| 1098 | JOSON Oscar    | 458-607      |
| 1200 | XXXX           | 00           |
| 1208 | XXXX           | 00           |
| 1224 | XXXX           | 00           |
| 1232 | XXXX           | 00           |
| 1341 | HILL Tamara    | 458-307      |
| 1901 | ALVES Alaric J | 458-249      |
|      | ALVES Gertrue  | 458-249      |
| ★    | 3 BUS          | 52 RES 2 NEW |

W LELAND RD 1989

|      |                |              |
|------|----------------|--------------|
| 1096 | XXXX           | 00           |
| 1098 | CARROLL John L | 458-3943 7   |
| 1200 | XXXX           | 00           |
| 1208 | XXXX           | 00           |
| 1216 | LEE Joseph W   | 458-8793 +9  |
| 1224 | TALIAFERRO C R | 458-1870 +9  |
| 1232 | XXXX           | 00           |
| 1240 | XXXX           | 00           |
| ★    | 4 BUS          | 57 RES 5 NEW |

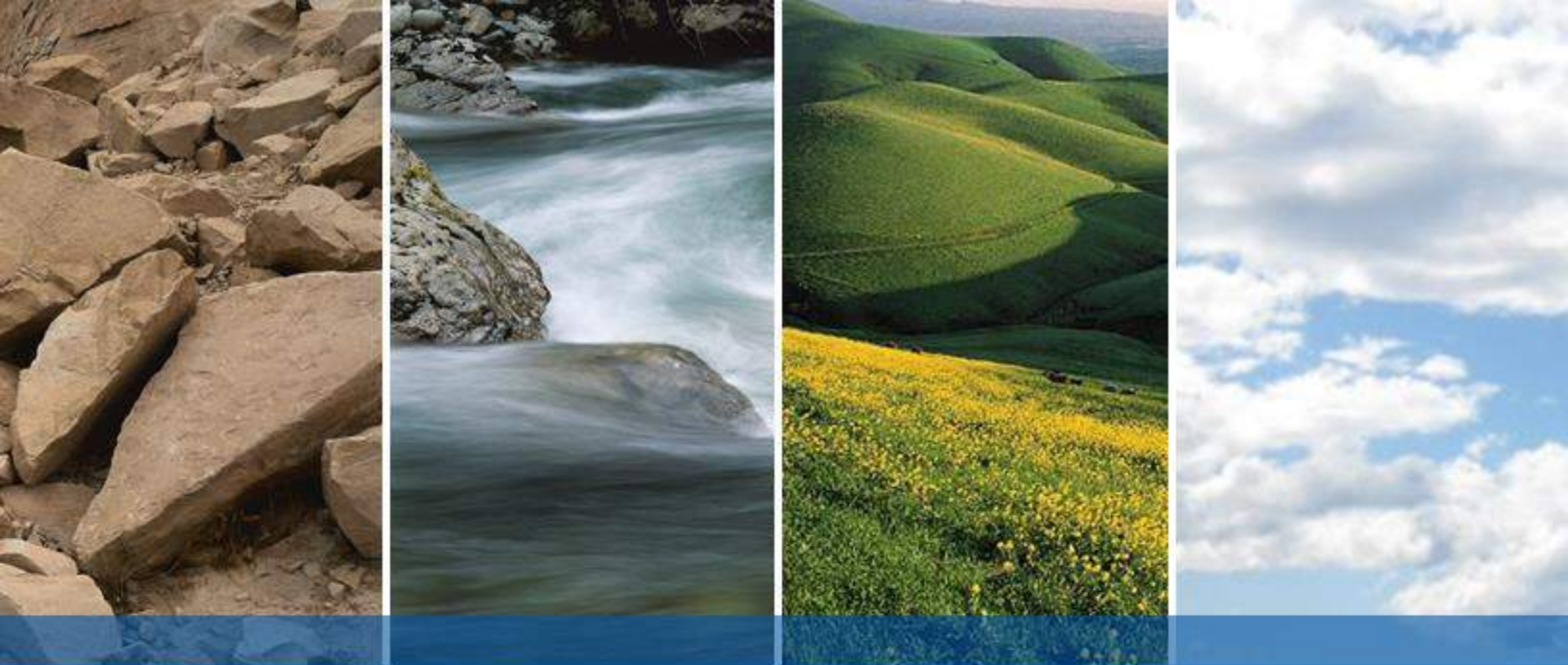
## W LELAND RD 1985

|      |                  |             |       |
|------|------------------|-------------|-------|
| 390  | SASKE ANTHONY    | 427-4654    | 4     |
| 1096 | WESDORF DONALD D | 458-3456    | 4     |
| 1200 | XXXX             | 00          |       |
| 1208 | XXXX             | 00          |       |
| 1216 | XXXX             | 00          |       |
| 1232 | MORRISON CURTIS  | 458-1770 +5 |       |
| 1240 | XXXX             | 00          |       |
| ★    | 3 BUS            | 51 RES      | 7 NEW |

W LELAND RD 1980

|      |                   |             |
|------|-------------------|-------------|
| 1200 | XXXX              | 00          |
| 1208 | SMITH DONALD      | 458-3123 9  |
| 1216 | XXXX              | 00          |
| 1232 | BETTS ED          | 458-5460 +0 |
| 1240 | ANWEILER EDWARD M | 458-4932 9  |
| ★    | 2 BUS             | 42 RES      |
|      |                   | 8 NEW       |





## **APPENDIX G**

### **QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**

**JEFFREY ADAMS, PHD, PE**  
**Principal Engineer**

**EDUCATION**

BS, Civil Engineering, University of Illinois at Chicago, 1994

MS, Civil Engineering, University of Illinois at Chicago, 1996

PhD, Civil Engineering, University of Illinois at Chicago, 1999

MBA, Concentration in Real Estate and Finance, University of Washington, 2004

**EXPERIENCE**

Years with ENGEO: 17

**REGISTRATIONS & CERTIFICATIONS**

Professional Engineer, CA, 69633  
Environmental Manager, NV, 2150  
40 Hour HAZWOPER Training, CA, 12100257636

**SPECIALIZATIONS**

- Environmental & Stormwater Permitting
- Environmental Assessments and Remediation
- Environmental Restoration
- Geologic Hazard Abatement Districts (GHADs)
- Groundwater Modeling
- MS Project

Jeff joined ENGEO in 1999 and is a Principal Engineer directing environmental assessment, characterization, and remediation projects, geotechnical field reconnaissance and explorations, and engineering design and analyses. Jeff has provided financial analyses on real estate development projects as well as project cost-benefit analyses. He also is heavily involved in our Entitlement and Permitting Support services as well as our programs for Geologic Hazard Abatement Districts.

Jeff has performed numerous Phase I and II Environmental Site Assessments and site characterizations, as well as a number of analyses and studies utilizing federal, state, and local directives. He specializes in Brownfield redevelopment projects requiring integrated solutions for the mitigation of geotechnical and environmental hazards. Jeff is experienced in developing financial models, cash flow projections and budgets for a variety of projects requiring innovative financial solutions.

**Select Project Experience**

**Foster City Civic Center—Foster City, CA**

*Group Leader, Assistant Project Manager.* Jeff provided technical oversight for phase one environmental site assessment for the Foster City Civic Center site and environmental characterization operations for the site, which was suspected of having been affected by unauthorized petroleum hydrocarbon releases within the subsurface. Following the completion of a soil gas survey, Jeff and team demonstrated that vapor intrusion mitigation systems were not necessary for proposed development, providing a significant cost savings to the project. The project consists of a multi-use urban infill development.

**Alameda Landing—Alameda, CA**

*Group Leader, Project Manager.* Jeff managed the completion of a phase one environmental site assessment for the Alameda Landing site. He also directed recent environmental characterization operations for the site, which was suspected of having been affected by naturally-occurring methane deposits within the subsurface. Working closely with innovative protocols, Jeff was able to demonstrate to regulatory oversight officials that expensive vapor intrusion mitigation systems were not necessary for proposed residential structures, potentially saving millions of dollars to the site developer. The project consists of a multi-phased single-family and multi-family residential housing development.

**1000 Howe Road—Martinez, CA**

*Project Engineer.* Jeff provided a phase-one environmental site assessment for the project. In addition, he provided a preliminary geotechnical report for this property that has been used as a trucking company's storage yard. The project is a residential development that consists of single- and multiple-story detached residential units.

**Jefferson Street Development—Oakland, CA**

*Project Manager.* Jeff served as Project Manager. He provided comprehensive environmental and geotechnical consultation services for a Brownfields redevelopment project in downtown Oakland. The project included several challenges, including limited site access due to onsite business activities, environmental impact related to previous site use, and the presence of several adjacent mid-rise structures. Jeff developed cost effective remedial value engineering solutions to mitigate the presence of geotechnically and environmentally-constraining subsurface solutions. Jeff worked with the design team to establish cost-effective retaining wall and foundation systems, designed and observed a subsurface environmental mitigation program, and assisted in the design of a structure wide vapor barrier. The project, serving as a cornerstone of the revitalization of downtown Oakland, is an excellent example of Jeff's proficiency in delivering cost effective solutions to facilitate Brownfields redevelopment. The project consists of a multi-story residential condominium structure.

**San Ramon Village Plaza—Dublin, CA**

*Project Manager.* Jeff served as Project Engineer. He contributed to an environmental peer review of previous land uses, which included a former dry cleaner. Further investigation identified impact due to former site operations. Jeff assisted in a remediation program, closely collaborating with other consultants representing differed parties of the property transaction. The site was efficiently remediated, allowing for redevelopment. The project consists of a high-density residential development within the 4.68-acre mixed-use San Ramon Village Plaza site. The project consists of a high-density residential development within the 4.68-acre mixed-use San Ramon Village Plaza site.

**Los Banos Airport—Los Banos, CA**

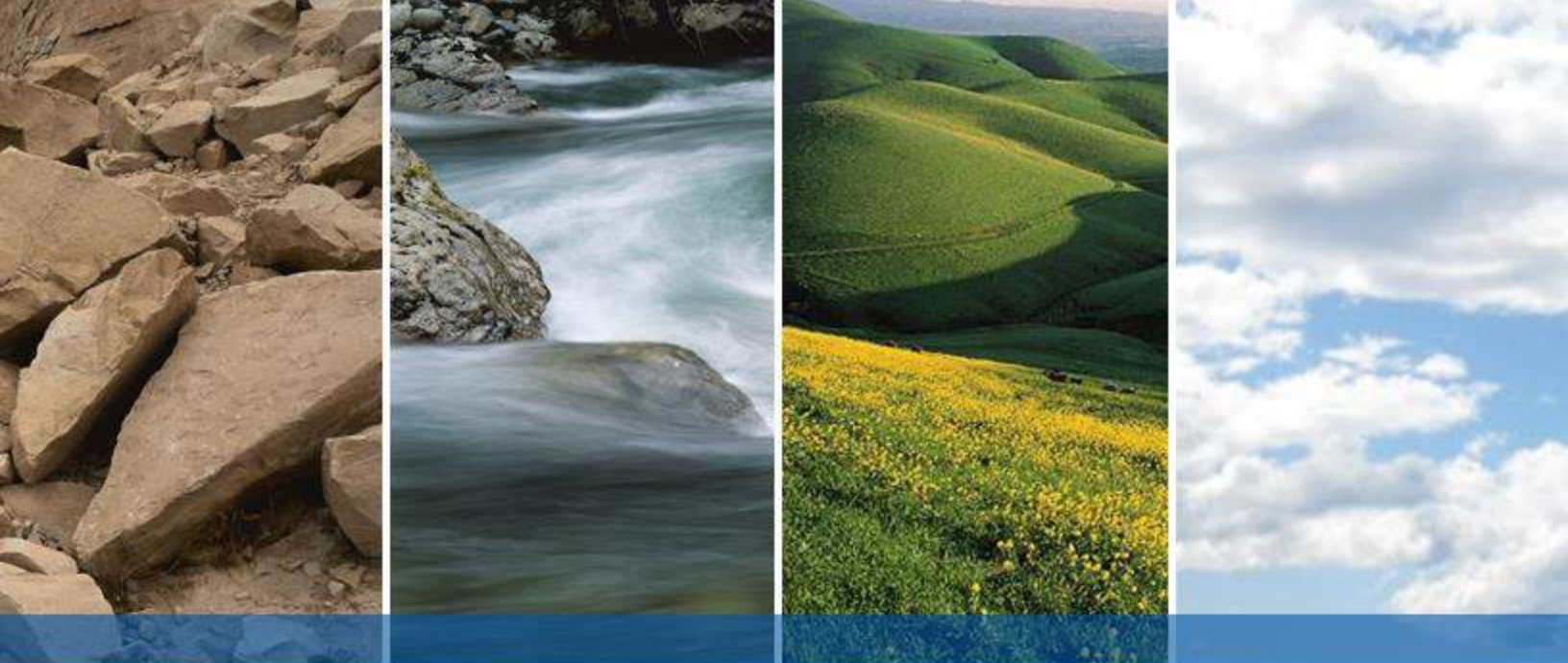
*Project Engineer.* Jeff provided a Phase I Environmental Site Assessment and a Conceptual Soil Remediation Work Plan as part of a multi-phase development. In addition to the Phase I Environmental Site Assessment he provided a soil and groundwater characterization program. The Los Banos Airport project measures approximately 112 acres in area.

**Questa @ Neighborhood H - Mountain House—Mountain House, CA**

*Project Manager.* Jeff served as project manager. He assisted in the preparation a phase one environmental site assessment in fall 2010. Under Jeff's leadership, the project team was able to effectively navigate through the complex historic records and ownership legacy associated with the property. The report that satisfied the demands and deadline of both the ownership entity and the financial institutions associated with the property. ENGEO performed a phase I environmental site assessment on the finished lots within Questa @ Neighborhood H of the Mountain House project.

**Lockheed Martin Storm Water Pond No 4—Sunnyvale, CA**

*Project Manager.* Jeff provided permitting consultation services, including the federal and state permitting required for the maintenance of a stormwater detention system. Jeff has also provided geotechnical and environmental support to evaluate the geotechnical conditions of the site. He also determined the absence of environmentally impacted materials within the site area. The site consists of a stormwater detention basin measuring approximately 4.5 acres in area and located adjacent to sensitive habitat.



DRAFT

SAN RAMON  
SAN FRANCISCO  
SAN JOSE  
OAKLAND  
LATHROP  
ROCKLIN  
SANTA CLARITA  
IRVINE  
CHRISTCHURCH  
WELLINGTON

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## Appendix E: Hydrological Resources Supporting Information

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## **E.1 - Alves Ranch Detention Basin Analysis**



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TO: Joseph Azar DATE: June 5, 2018

FROM: Sarah Rahimi, P.E. JOB#: RJAA.51.18

SUBJECT: Alves Ranch Detention Basin Analysis

This memorandum summarizes the analysis Schaaf & Wheeler completed on the Vista Del Mar Project existing Detention Basin located on the Alves Ranch property north of West Leland Road in Pittsburg, CA (see Fig. 1). The Basin currently has a water quality storage volume capacity of 5 acre-feet. The water quality storage volume was sized to treat the post development runoff from the Vista Del Mar project.

The Vista Del Mar detention basin was designed to mitigate the post development 10 year peak flow from The Vista Del Mar, San Marco and Alves Ranch developments within the drainage areas of Line B-1 and Line B. The Line B-1 drainage area drains a portion of the San Marcos project to an existing 30" RCP that runs under Highway 4. Line B drainage area drains the Vista Del Mar project and the Alves Ranch property to an existing 42" RCP that runs under Highway 4. The Detention Basin detains flow from approximately 0.4 square miles directly south (entering the basin from the "Line B" storm drain pipe) in addition to detaining high flows from a diversion structure on the "Line B-1" storm drain pipe to the west, which drains approximately 0.1 square miles.



**Figure 1: Schematic and Aerial Map of Basin, Storm Drain Lines, and Flow Directions.**

The basin has four primary means of evacuating stored water:

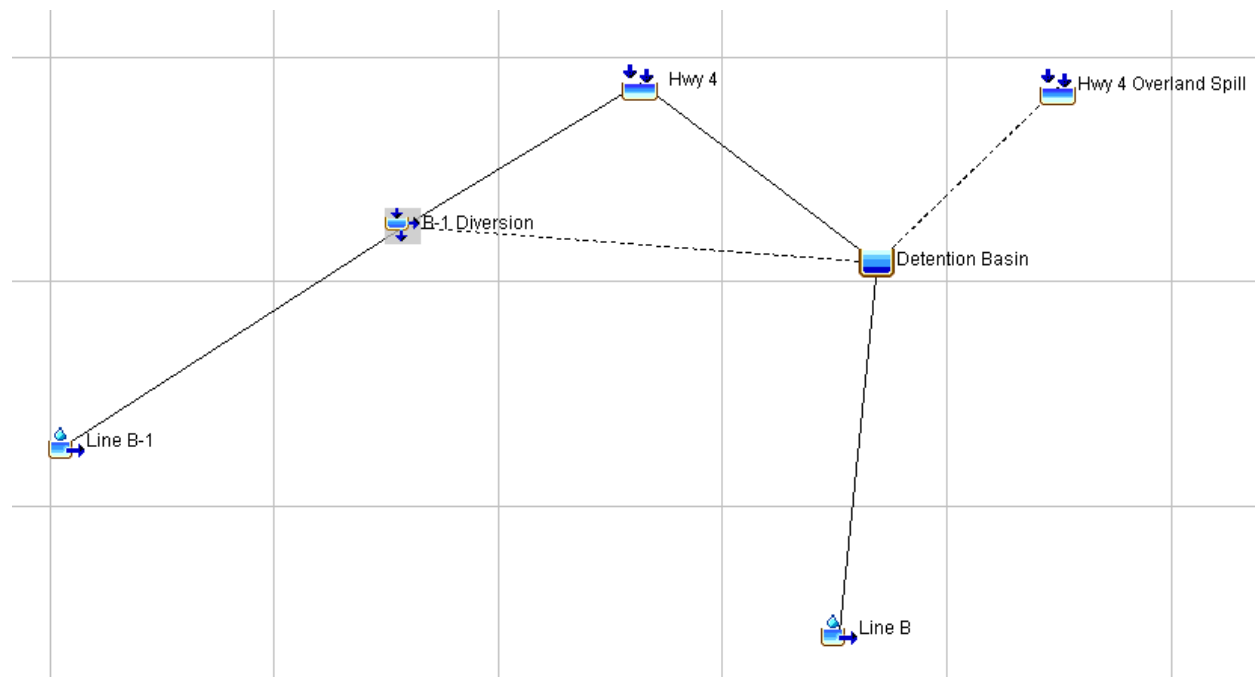
1. The primary, **low flow outlet** for the basin is a 2.6' x 1' rectangular opening controlling flow into the outlet structure and 42-inch diameter outlet pipe. This outlet currently has its center at approximately elevation 126 feet NGVD (6.0 feet above the basin invert).
2. A **dewatering outlet** structure lies near the basin invert (120 feet NGVD). This consists of a sealed riser pipe with eight 1-1/2" diameter holes controlling outflow. This structure allows the basin to dewater while meeting water quality requirements for the storage volume between the invert and the primary outlet.
3. A **60-inch diameter overflow outlet** connects to the same outflow structure and 42-inch pipe as the primary low flow outlet. This horizontal pipe opening allows water to enter the outlet structure as weir flow over the perimeter of the pipe, starting at elevation 142 feet NGVD.
4. Finally, the dam has a concrete-lined **emergency spillway** structure at its northeast corner that allows uncontrolled spill above 143.2 feet NGVD onto Highway 4 (for extreme inflow events).

The basin was previously designed using Contra Costa County methodology. In its current configuration, the basin detains 5 AF of water quality storage (“dead storage”). The basin’s outlet structures were also designed to meet specific post-development peak storm discharge requirements, based on a 10-year design standard on 12-hr duration. Peak storm discharge limits to Highway 4 set by the June 2004 EIR for the Vista Del Mar development area were 50 cfs for Line B and 67 cfs for Line B-1.

Because of the height of the embankment at Highway 4, the Basin is considered by the State to be a reservoir, impounded by an earthen dam. Based on a letter from DSOD dated May 30, 2012, the State has accepted the Dam as constructed.

## Analysis

With the proposed Alves Ranch development in the drainage area, the required water quality storage will increase to a total of 6.2 acre-feet. The analysis in HEC-HMS (Figure 2) focused on the modification of the primary outlet to provide additional water quality storage.



**Figure 2. HEC-HMS Model Schematic of Study Area**

## Hydrologic Model

Input parameters for Watershed "B" and "B-1" were previously estimated based on full build-out of the Vista Del Mar, San Marco and Alves Ranch developments as originally planned based on the approved 2008 Detention Basin Design Study.

While the original model was created using Contra Costa County HYDRO 6 hydrographs and HEC-1 detention basin routing, hydrology standards in the County have since changed. Currently, Contra Costa County supplies a HEC-HMS template that has been utilized in this analysis for both the development of the hydrographs based on County rainfall patterns and for routing flow through the detention basin. HEC-HMS was used to model the project area and the detention basin.

## Basin Infiltration Properties

The constant loss rates based on land use type have been provided by RJA, which were based on the approved Vista Del Mar Detention Basin Design Study (2008). These values are summarized in Table 1 and Table 2 and are considered typical impervious cover for each land use type.

**Table 1: Updated Calculation of Constant Loss for Watershed "B"**

| Land Use                                         | Area | Constant Loss<br>(in/hr) | Product |
|--------------------------------------------------|------|--------------------------|---------|
| Courtyard Homes                                  | 11.0 | 0.05                     | 0.55    |
| 4,000 SF lots                                    | 24.2 | 0.06                     | 1.452   |
| 6,000 SF lots                                    | 63.1 | 0.06                     | 3.786   |
| Open Space<br>(former Estate Lots)               | 7.2  | 0.17                     | 1.224   |
| Water Tank/ Pump Sta.                            | 0.2  | 0.06                     | 0.012   |
| West Leland Road                                 | 6.5  | 0.02                     | 0.130   |
| Open Space                                       | 64.5 | 0.17                     | 10.965  |
| Freeway                                          | 7.0  | 0.02                     | 0.140   |
| Freeway Open Space                               | 2.9  | 0.17                     | 0.493   |
| Single family (Alley type)<br>(North of Leyland) | 31.5 | 0.05                     | 1.575   |
| Open Space (north of<br>Leland)                  | 5.9  | 0.017                    | 1.003   |
| Business Commercial                              | 12.0 | 0.03                     | 1.003   |
| School                                           | 6.3  | 0.08                     | 0.504   |
| Park                                             | 5.0  | 0.15                     | 0.75    |
| Detention Basin                                  | 7.3  | 0.06                     | 0.438   |

**Total: 254.6 23.382**

**Average 0.092**

**Table 2: Updated Calculation of Constant Loss for Watershed "B-1"**

| Land Use         | Area | Constant Loss<br>(in/hr) | Product |
|------------------|------|--------------------------|---------|
| SF Homes         | 36.7 | 0.06                     | 2.202   |
| Apartments       | 16.7 | 0.04                     | 0.668   |
| Apartments       | 10   | 0.04                     | 0.400   |
| West Leland Road | 1.26 | 0.02                     | 0.025   |
| Open Space       | 3.02 | 0.17                     | 0.513   |
| Freeway          | 0.67 | 0.02                     | 0.013   |

**Total: 68.35 3.822**

**Average 0.056**

**Basin Lag Time**

Original lag times of 0.13 hours for both basins were used per the approved 2008 Vista Del Mar Detention Basin Design Study.

**Basin and Outlets**

The detention basin was modeled in HEC-HMS with an elevation-storage curve along with the two outlets (low flow and dewatering) and two spillways (60 in overflow and emergency spillway). The HEC-HMS

model is capable of calculating the hydraulic rating curve for defined outlet openings, but it is also capable of utilizing user-defined rating curve for more complicated outlet structures. Outlets are input into the model as shown in Table 3. Because the 60-inch overflow first acts as a circular weir, then becomes pressurized with increasing water surface elevations, it is defined as a "Spillway" in the model with a user-defined rating curve reflecting this behavior.

**Table 3: Detention Basin Model Element**

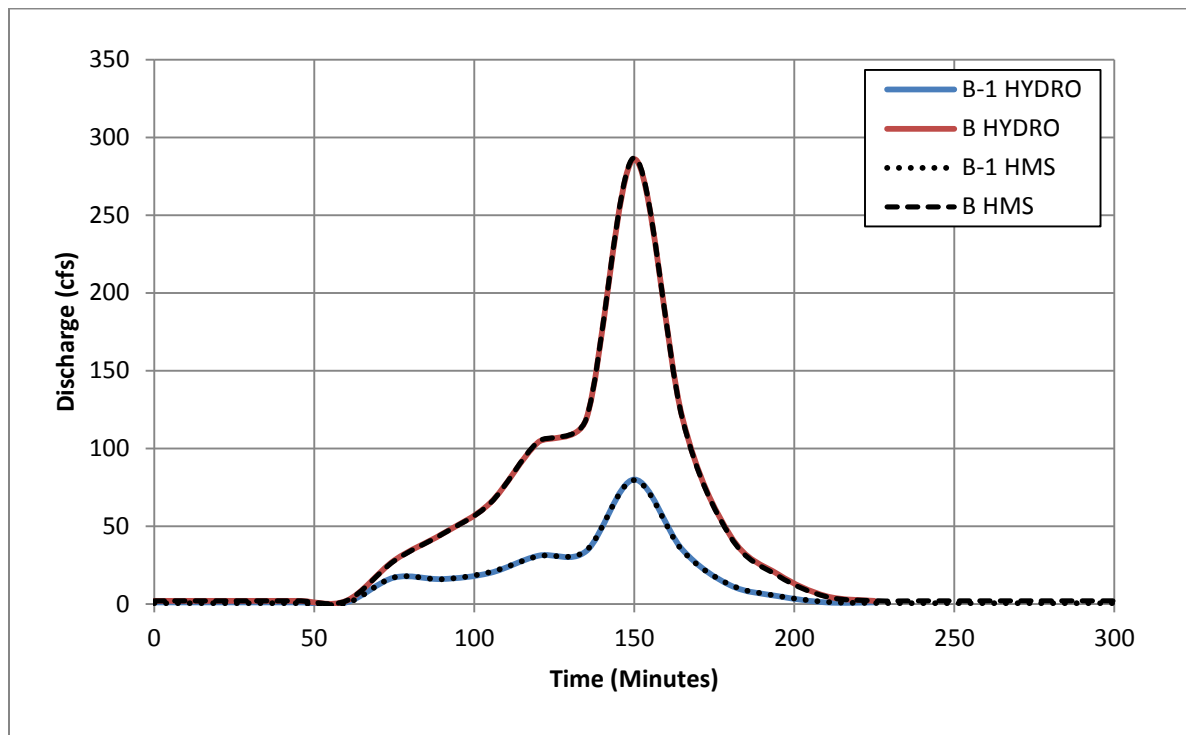
| Outlet                    | Model ID   | Method                                                 | Modification                                               |
|---------------------------|------------|--------------------------------------------------------|------------------------------------------------------------|
| <b>Low Flow Outlet</b>    | Outlet 1   | Orifice Outlet<br>(Defined Area/Coefficient)           | Center El: 128.0 ft<br>Area: 2.6 sq ft<br>Coefficient 0.62 |
| <b>Dewatering Outlet</b>  | Outlet 2   | Orifice Outlet<br>(Defined Area/Coefficient)           | Center El: 120.0<br>Area: 0.18 sq ft<br>Coefficient 0.60   |
| <b>60-in Overflow</b>     | Spillway 1 | Specified Spillway<br>(Rating Curve)                   | 60-in outlet at 142 ft<br>Elevation- Discharge curve       |
| <b>Emergency Spillway</b> | Spillway 2 | Broad-Crested Spillway<br>(Defined Length/Coefficient) | Elevation 143.2 ft<br>Length 72 ft<br>Coefficient 2.63     |

## Model Design Storm Configuration

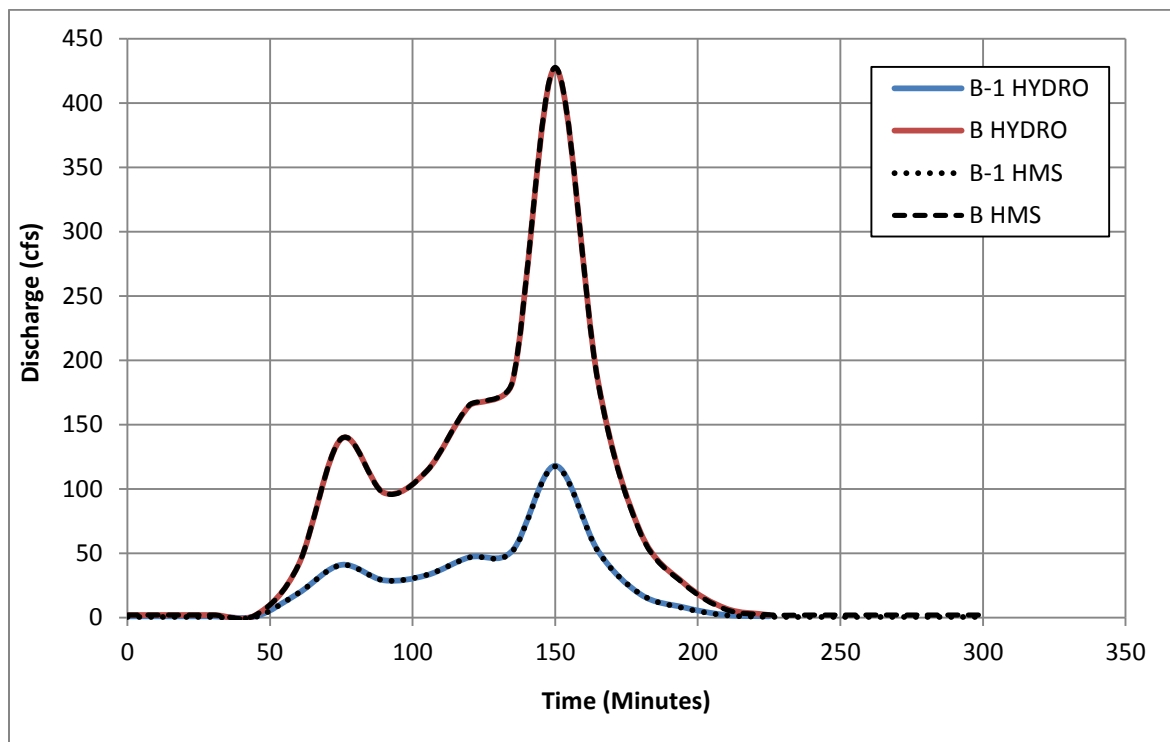
The HEC-HMS was calibrated to match the hydrographs produced from the HYDRO 6 model.

### *Previous Analysis Basin Parameters*

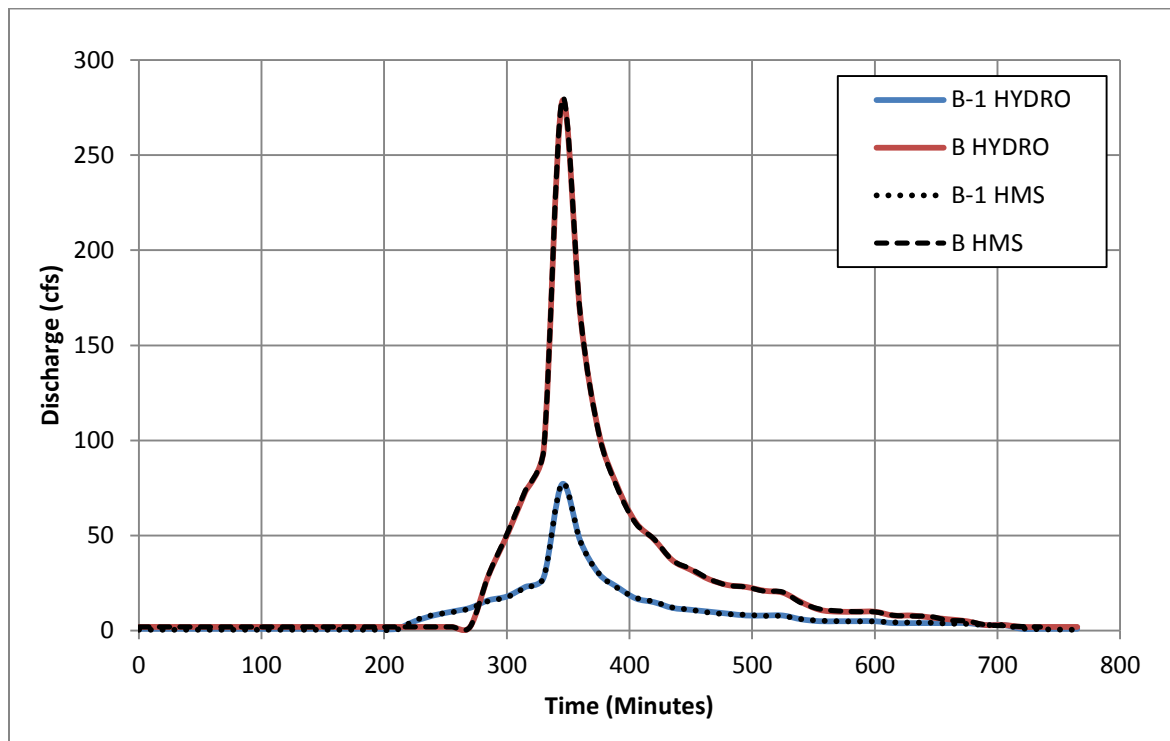
The model was run with the existing basin configuration to ensure the results are similar to the original analysis. This provides a means of ensuring the HEC-HMS results have not diverged significantly from the previously used HYDRO6 results. The 10-year and 100-year, 3-hour and 12-hour runoff hydrographs are shown in Figure 4 – Figure 6 and match very well with the results produced by the County HYDRO model of these basins. The 10-year and 100-year, 24-hour HEC-HMS and HYDRO6 hydrographs do not match that well, as shown in Figure 7 and Figure 8. To calibrate the model to better match the HYDRO hydrographs, NOAA statistics were used, which results in a better match.



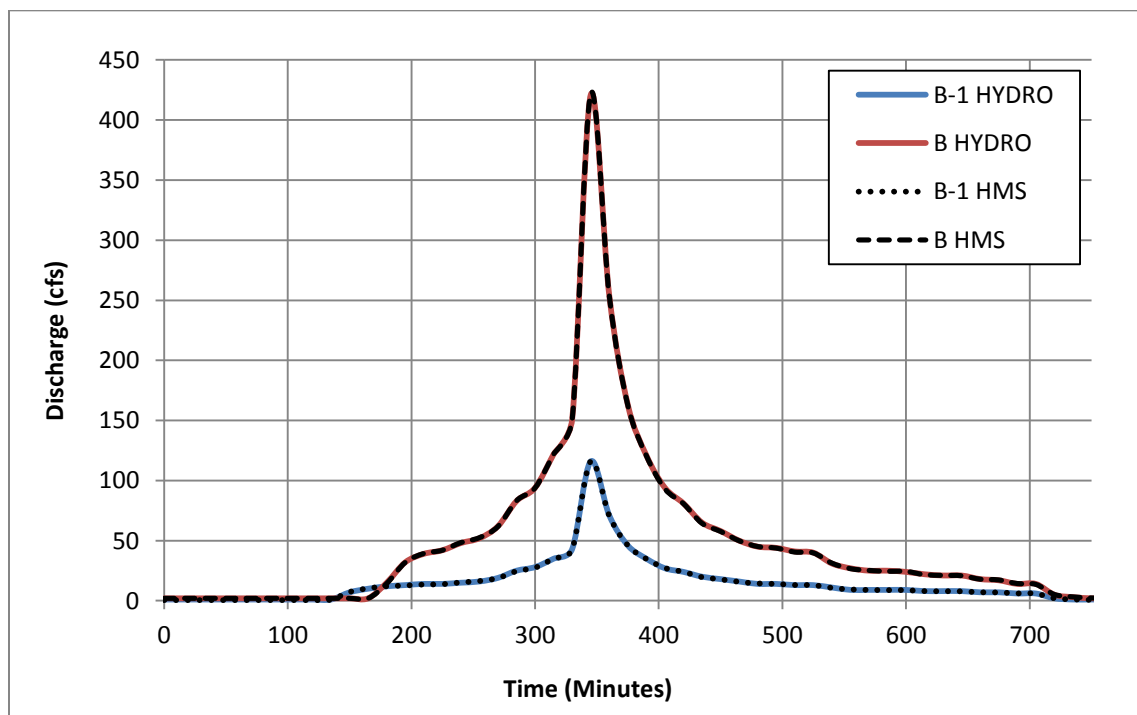
**Figure 3. 10-year, 3 hour Runoff Hydrographs**



**Figure 4: 100-year, 3-hour Runoff Hydrographs**

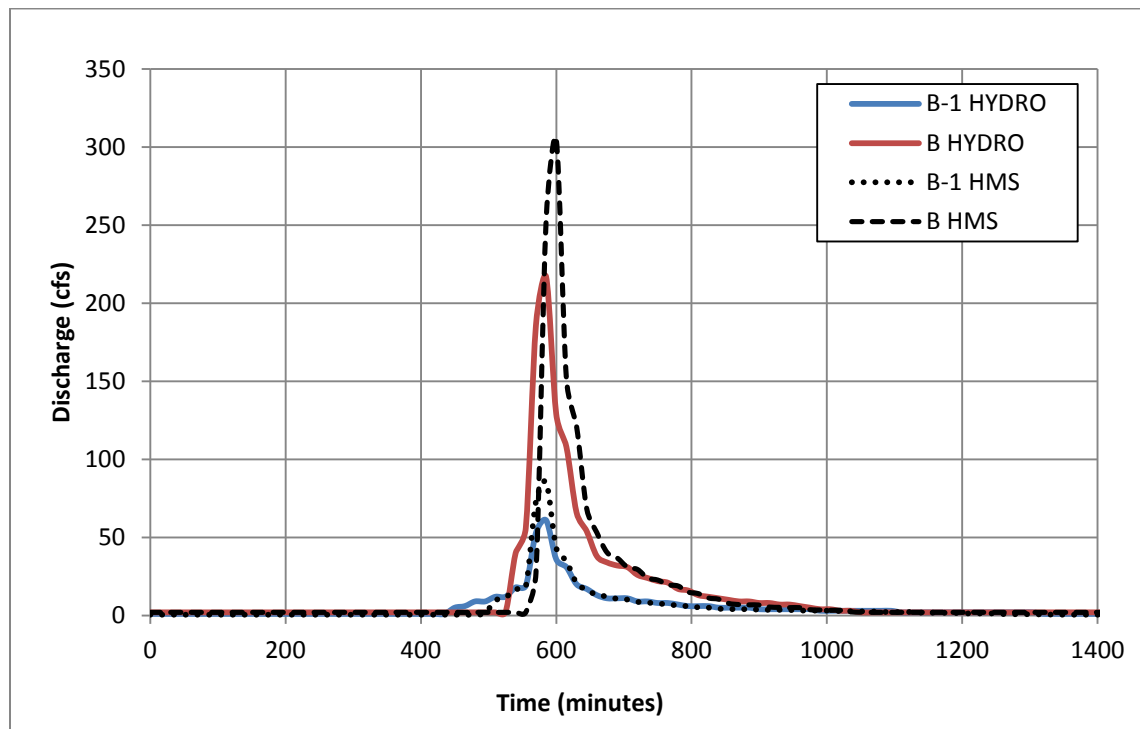


**Figure 5. 10-yr, 12- hour Runoff Hydrograph**

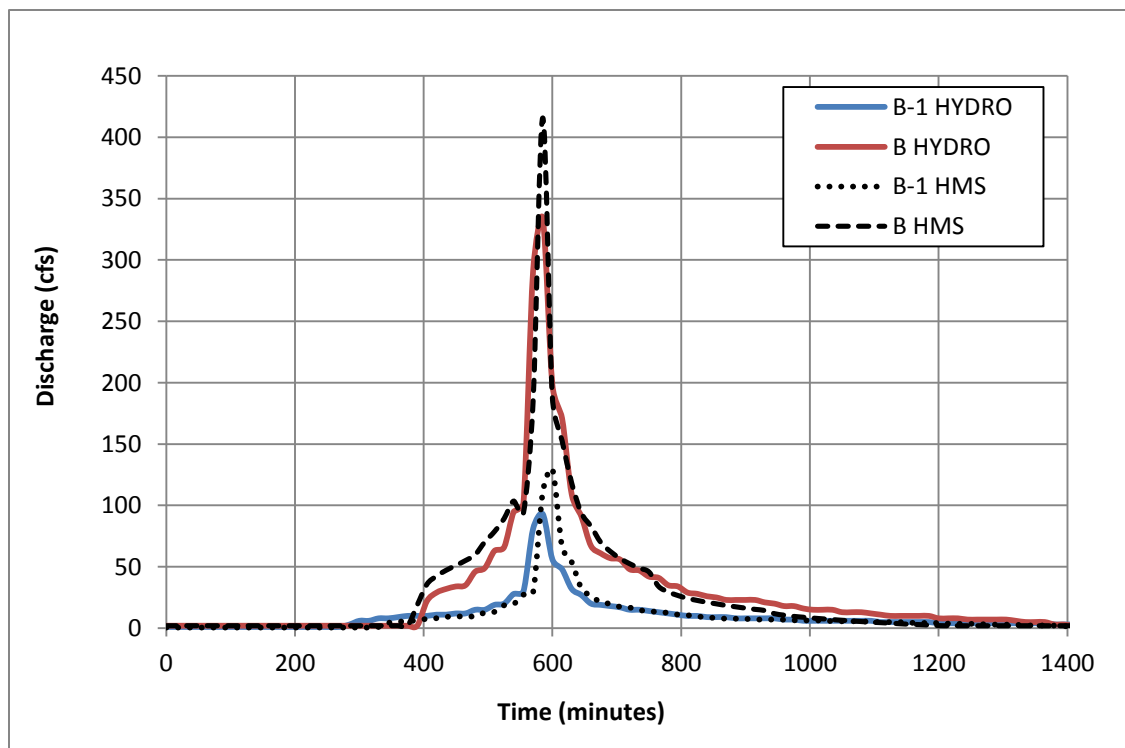


**Figure 6. 100-yr, 12-hour Runoff Hydrograph**





**Figure 7. 10-yr, 24-hour Runoff Hydrograph**



**Figure 8: 100-year, 24-hour Runoff Hydrographs**

## Model Results

### Dewatering Structure and Low Flow Outlet

To meet the required water quality storage, the low flow structure was modified so that the height of low flow outlet is at 128.0 NGVD. This configuration retains the required 6.2 ac-ft required for the water quality volume. The area of the dewatering structure was increased to 0.18 sq ft to allow the additional water to drain. The water quality volume drains in approximately 46.1 hours. This will require one (1) additional 1.5 inch diameter hole located at elevation 120 ft.

### Basin Performance for Design Storms

The 12-hr 10-yr maximum discharge limits to Highway 4 set by the June 2004 Vista Del Mar EIR development area were 50 cfs for Line B. Table 4 summarizes the peak flow for Line B.

**Table 4. Basin Performance for Design Storms**

| Location                      | 10-yr (cfs)                 |                                     | 100-yr (cfs)                |                                     |
|-------------------------------|-----------------------------|-------------------------------------|-----------------------------|-------------------------------------|
|                               | Developed without Detention | Developed with Detention/ Diversion | Developed without Detention | Developed with Detention/ Diversion |
| <b>Line B @ Freeway 3-hr</b>  | 287.2                       | 34.4                                | 428.6                       | 47.1                                |
| <b>Line B @ Freeway 12-hr</b> | 279.5                       | 36.9                                | 422.9                       | 51.9                                |
| <b>Line B @ Freeway 24-hr</b> | 304.5                       | 38.8                                | 417.5                       | 57.5                                |

A summary of the peak water surface elevation for the 100-yr storm in the detention basin is summarized below.

**Table 5. Detention Basin Peak Water Surface Elevations**

| Duration     | 10-yr                              |                                             | 100-yr                             |                                             |
|--------------|------------------------------------|---------------------------------------------|------------------------------------|---------------------------------------------|
|              | Water Surface Elevation (ft, NGVD) | Freeboard from Concrete Spillway (143.2 ft) | Water Surface Elevation (ft, NGVD) | Freeboard from Concrete Spillway (143.2 ft) |
| <b>3-hr</b>  | 133.8                              | 9.4                                         | 139.2                              | 4.0                                         |
| <b>12-hr</b> | 134.7                              | 8.5                                         | 141.7                              | 1.5                                         |
| <b>24-hr</b> | 135.5                              | 7.7                                         | 142.2                              | 1.0                                         |

### Diversion of Line B-1 Drainage System

The maximum allowable 12-hour 10-year design flow to Line B-1 at Highway is 67 cfs per the June 2004 Vista Del Mar EIR. Table 6 summarizes the peak flows at the diversion structure and at Highway 4.

**Table 6. Diversion Structure Performance for Design Storms**

| Duration     | 10-yr Peak Flow (cfs)             |                                    |                                       | 100-yr                            |                                    |                                       |
|--------------|-----------------------------------|------------------------------------|---------------------------------------|-----------------------------------|------------------------------------|---------------------------------------|
|              | Line B-1 Peak Flow into Structure | Peak Discharge to HWY 4 (Line B-1) | Peak Flow to Basin from B-1 Diversion | Line B-1 Peak Flow into Structure | Peak Discharge to HWY 4 (Line B-1) | Peak Flow to Basin from B-1 Diversion |
| <b>3-hr</b>  | 79.6                              | <b>60.6</b>                        | 18.9                                  | 117.5                             | 68.9                               | 48.7                                  |
| <b>12-hr</b> | 77.5                              | <b>60.1</b>                        | 17.4                                  | 116.0                             | 68.6                               | 47.4                                  |
| <b>24-hr</b> | 85.6                              | <b>62.1</b>                        | 23.5                                  | 114.8                             | 68.4                               | 46.5                                  |

## Conclusion

The HEC-HMS model was calibrated to the HYDRO6/HEC-1 modeling from the previous analysis. With the proposed Alves Ranch development plans as a basis for modification, the HMS model indicates that the low level outlet may be raised by 2.0 ft and still meets previously approved criteria per 2008 Vista Del Mar Detention Basin Design Study.

The 12-hr, 10-year storm peak discharge to Line B will be 36.9 cfs (50 cfs maximum allowable at HWY 4 per EIR). The 12-hr, 10-year storm peak discharge to Line B-1 will be 60.1 cfs (67 cfs maximum allowable at HWY 4 per EIR). The maximum 12-hr, 10-year storm peak discharge from Line B-1 to the basin is 17.4 cfs. And the 12-hr, 100-yr WSEL is contained within the basin.

## **E.2 - Preliminary Stormwater Calculations**

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Project No.  
**3328.105.504**

June 4, 2018

Mr. Scott Roylance  
William Lyon Homes, Inc.  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583

Subject: Subdivision 8448  
Alves Ranch and Vista Del Mar Properties  
Pittsburg, California

## **PRELIMINARY CALCULATIONS TO SUPPORT STORMWATER MANAGEMENT PLAN UPDATE**

- References:
1. Balance Hydrologics; Preliminary Recommendations Based on Peer Review of Stormwater Management Documents for the Alves Ranch and Vista Del Mar Projects (Subdivision 8448), August 12, 2008
  2. ENGEO; Response to Comments – City of Pittsburg Stormwater Management Plan Update, July 9, 2008. Project No. 3328.105.503
  3. ENGEO; Stormwater Management Plan Update – Alves Ranch/ Vista Del Mar Projects; July 8, 2008; Project No. 3328.105.503.
  4. ENGEO; Response to Comments – City of Pittsburg Stormwater Management Plan Update, August 21, 2008. Project No. 3328.105.503.
  5. Ruggeri-Jensen-Azar Inc: Hydrologic Calculations, Alves Ranch and Vista Del Mar Project, Pittsburg, California, June 2018.

Mr. Roylance:

At your request, we have updated calculations performed in References 1 through 4 regarding the Alves Ranch/Vista Del Mar project located in Pittsburg, California. The purpose of the calculations is to demonstrate that the originally planned water quality basin at the outfall of the project is still adequate in size to treat stormwater runoff from the project, given changes in the land plans to both the Alves Ranch and Vista Del Mar projects since 2008.

## **METHODOLOGY**

As per the original methodology approved for the project in 2008, basin sizing follows methods developed by the Contra Costa County Clean Water program based on unit capture of rainfall runoff in relationship to percentage of Directly Connected Impervious Area (DCIA) of tributary watersheds. In order to recalculate the water quality volume required, we compared tributary areas and DCIAs for both projects based on our 2008 calculations in Reference 4 and information furnished to us by Ruggeri-Jensen-Azar Inc. in Reference 5. Using the same procedures discussed in References 1 through 4, we estimate the water quality pond for the project to have a required volume of 6.17 acre-ft.

Our calculations are attached to this report.

We understand that the land plan for the Alves Ranch project north of Leland Road is still in the preliminary phase. We therefore recommend that these calculations and the water quality basin design be verified after the final land planning on the project has been completed. However, the preliminary calculations performed in this analysis indicate that the required volume in the water quality basin is slightly less than as originally calculated in 2008.

## CLOSURE

This review presents our opinions specific to the stormwater management aspects for the proposed development. If changes occur in the nature or design of the project, we should be allowed to review such changes and provide additional comments as appropriate. Our services were limited to the review of the stormwater components of the project only. We strived to perform our review services in accordance with generally accepted engineering principles and practices currently employed in the area; no warranty is expressed or implied.

If you have any questions or comments regarding this letter, please call and we would be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Ingrid Verastegui  
iv/jb/ue/jf



Jonathan Buck, GE



Attachments: DCIA Calculations  
Land Plan from Ruggeri-Jensen-Azar

**Directly Connected Impervious Area ( 2007 Contra Costa County Method)**

| Section | DCIA Area<br>(acre) | DCIA % of Area | Unit Basin Storage Size or<br>80% Capture<br>(feet) | Volume Required<br>(acre-feet) | Volume Required<br>(cubic feet) |
|---------|---------------------|----------------|-----------------------------------------------------|--------------------------------|---------------------------------|
| 1       | 28.30               | 0.55           | 0.03430                                             | 0.97                           | 42,283                          |
| 2       | 35.00               | 0.53           | 0.03256                                             | 1.14                           | 49,641                          |
| 3       | 24.20               | 0.65           | 0.03968                                             | 0.96                           | 41,829                          |
| 4       | 11.00               | 0.5            | 0.03140                                             | 0.35                           | 15,046                          |
| 5       | 11.30               | 0.6            | 0.03662                                             | 0.41                           | 18,025                          |
| 6       | 6.50                | 0.82           | 0.04907                                             | 0.32                           | 13,894                          |
| 7       | 31.50               | 0.75           | 0.04650                                             | 1.46                           | 63,805                          |
| 9*      | 12.00               | n/a            | n/a                                                 | n/a                            | n/a                             |
| 10      | 7.30                |                |                                                     |                                |                                 |
| 11      | 28.90               | 0.04           | 0.00805                                             | 0.23                           | 10,134                          |
| 12      | 42.80               | 0.04           | 0.00756                                             | 0.32                           | 14,095                          |
| 13*     | 5.90                | n/a            | n/a                                                 | n/a                            | n/a                             |
| 14**    | 7.00                | n/a            | n/a                                                 | n/a                            | n/a                             |
| 15*     | 2.90                | n/a            | n/a                                                 | n/a                            | n/a                             |

\* Areas 9, 13 & 15 are self treating areas. Not included in water quality volume calculations.

\*\* Area 14 is off site drainage from freeway. Not included in water quality calculations

Watershed Area (acres) 254.6

Mean Annual Precipitation 17

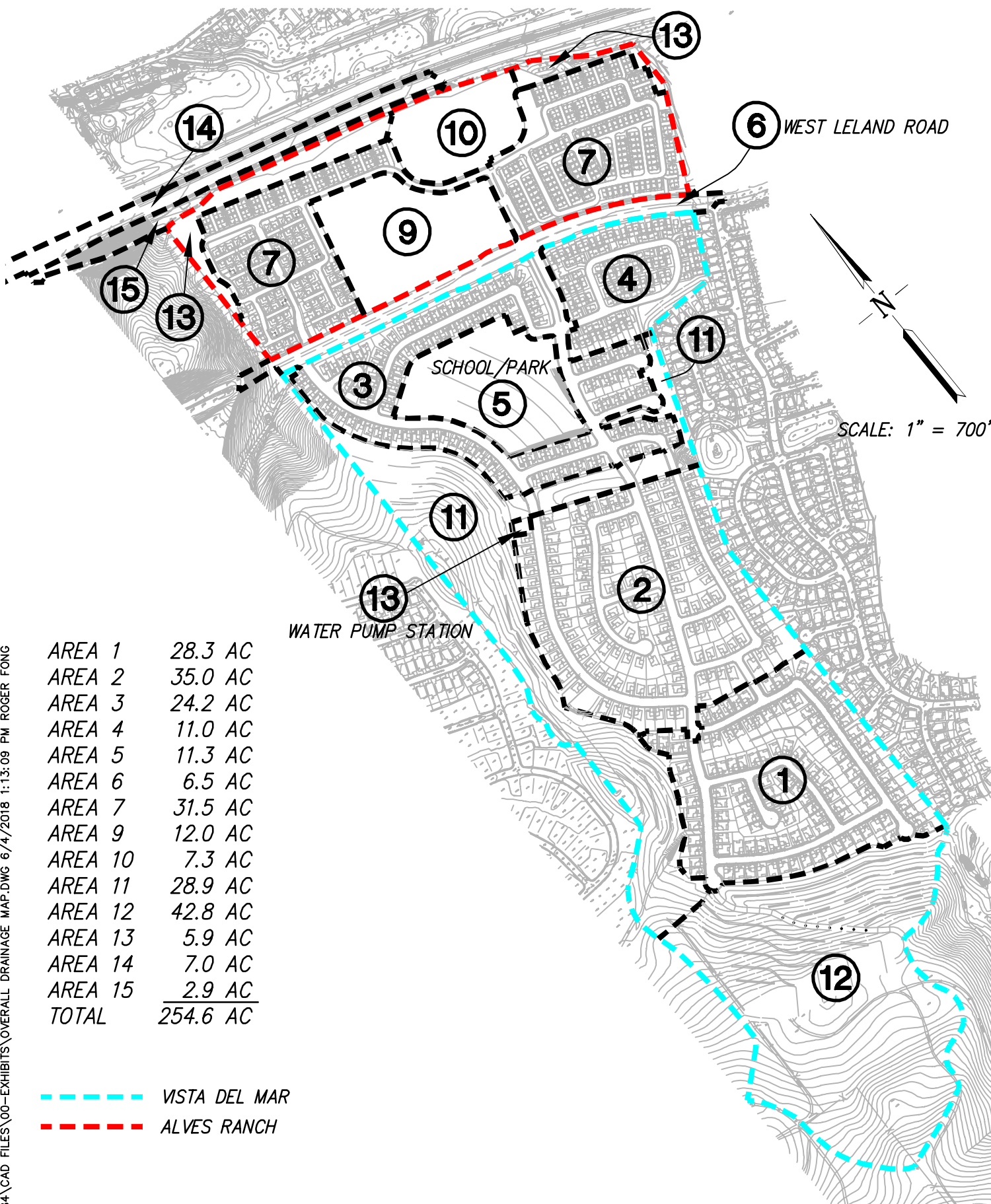
Volume = (Unit Basin Storage Size for 80% Capture) x (DCIA Area)

**Volume Required:**

Volume (acre-feet) 6.17

Volume (cubic feet) 268,751





|              |                 |
|--------------|-----------------|
| AREA 1       | 28.3 AC         |
| AREA 2       | 35.0 AC         |
| AREA 3       | 24.2 AC         |
| AREA 4       | 11.0 AC         |
| AREA 5       | 11.3 AC         |
| AREA 6       | 6.5 AC          |
| AREA 7       | 31.5 AC         |
| AREA 9       | 12.0 AC         |
| AREA 10      | 7.3 AC          |
| AREA 11      | 28.9 AC         |
| AREA 12      | 42.8 AC         |
| AREA 13      | 5.9 AC          |
| AREA 14      | 7.0 AC          |
| AREA 15      | 2.9 AC          |
| <b>TOTAL</b> | <b>254.6 AC</b> |

----- VISTA DEL MAR  
 ----- ALVES RANCH

## Appendix F: Noise Memorandum

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Acoustics

Audiovisual

Telecommunications

Security

5 June 2018

Mandy Leung  
**William Lyon Homes**  
2603 Camino Ramon, Suite 450  
San Ramon, CA 94583  
Email: mandy.leung@lyonhomes.com

Subject: **Alves Ranch – Pittsburg, CA**  
**Revised Noise Contour Analysis**  
Salter Project: 18-0340

Dear Mandy:

In 2008, we prepared noise contours for the subject project per the request of the City of Pittsburg. The site plan has been updated, and you requested that we revise our analysis. This letter contains a summary of our noise contour analysis, and figures indicating the future cumulative plus project noise environment and mitigation to allow the project to meet the City's exterior noise standards. In summary, noise barriers can reduce future exterior noise levels to meet the project's exterior noise standards.

#### **ACOUSTICAL CRITERIA**

As stated in our previous studies<sup>1</sup>, the draft environmental impact report contains the following mitigation requirements for the project:

Mitigation 14-1 (b) Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to "normally acceptable" levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barrier, or the buildings themselves.

Mitigation 14-1 (c) Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA Ldn. The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.

The City interprets "Normally Acceptable" as a limit of 60 dB L<sub>dn</sub> and 65 dB L<sub>dn</sub> for single-family and multi-family residential developments, respectively.

---

<sup>1</sup> See our 24 July 2007 Environmental Noise Feasibility Study and our 15 February 2008 Noise Contour Analysis reports

Charles M. Salter, PE  
David R. Schwind, FASA  
Eric (Broadhurst) Mori, PE  
Philip N. Sanders, LEED AP  
Thomas A. Schindler, PE  
Durand R. Begault, PhD, FAES  
Ken Graven, PE, RCDD, CTS-D  
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Katherine M. Moore  
Jordan L. Roberts  
Sybille M. Roth  
Justin P. Reidling  
Lauren von Blohn  
Wilson Shao  
Winter R. Saeedi  
Jake M. Schpero  
Hester Ng

## ANALYSIS

To quantify future cumulative plus project noise levels, we used topographical and site plan<sup>2</sup> information provided to us to prepare computer generated noise contours for the site (Figure 1). Data obtained from our on-site noise measurements were used to calibrate noise levels generated by vehicular traffic along Highway 4. To account for potential increases in traffic noise levels since our previous study, we added 1 dB to the previous levels. This is based on a report dated November 2007, by the Metropolitan Transportation Commission estimating that vehicle trips in the San Francisco Bay Area will increase by approximately 1 percent per year through the year 2035<sup>3</sup>. Over a ten-year period, this corresponds with a 1-decibel increase in average noise levels.

Noise barriers were added to our analysis where needed to meet the project noise criteria. The lot locations where these are needed are depicted on the enclosed Figure 2 along with the necessary barrier heights. The precise location and configuration will need to be determined for each barrier based on the final site layout. Noise levels shown in Figure 1 include the anticipated effect of the noise barriers. The contours are for a typical receiver height of 5-foot above grade. All noise barriers should be constructed with a surface weight not less than four pounds per square foot and be free of gaps, cracks, or openings, including along the base and at building intersections.

If the multi-family/duet units will have private balconies, many would be exposed to noise levels up to approximately 75 dB  $L_{dn}$ , which exceeds of the City's 65 dB  $L_{dn}$  exterior noise goal. Therefore, any balconies located in areas indicated on Figure 3 would require additional mitigation. This could include partial height or full "greenhouse-type" noise barriers. The specific treatments shall be determined on a unit-by-unit basis. Results of the unit-by-unit analysis, including the description of the necessary noise control treatments, shall be submitted to the City with the building plans and approved prior to issuance of a building permit.

\* \* \*

This concludes our current comments for the Alves Ranch project in Pittsburg, California. Should you have any questions, please do not hesitate to contact us.

Sincerely,

**CHARLES M. SALTER ASSOCIATES, INC.**



Jeremy L. Decker, PE  
Vice President

Enclosures as noted

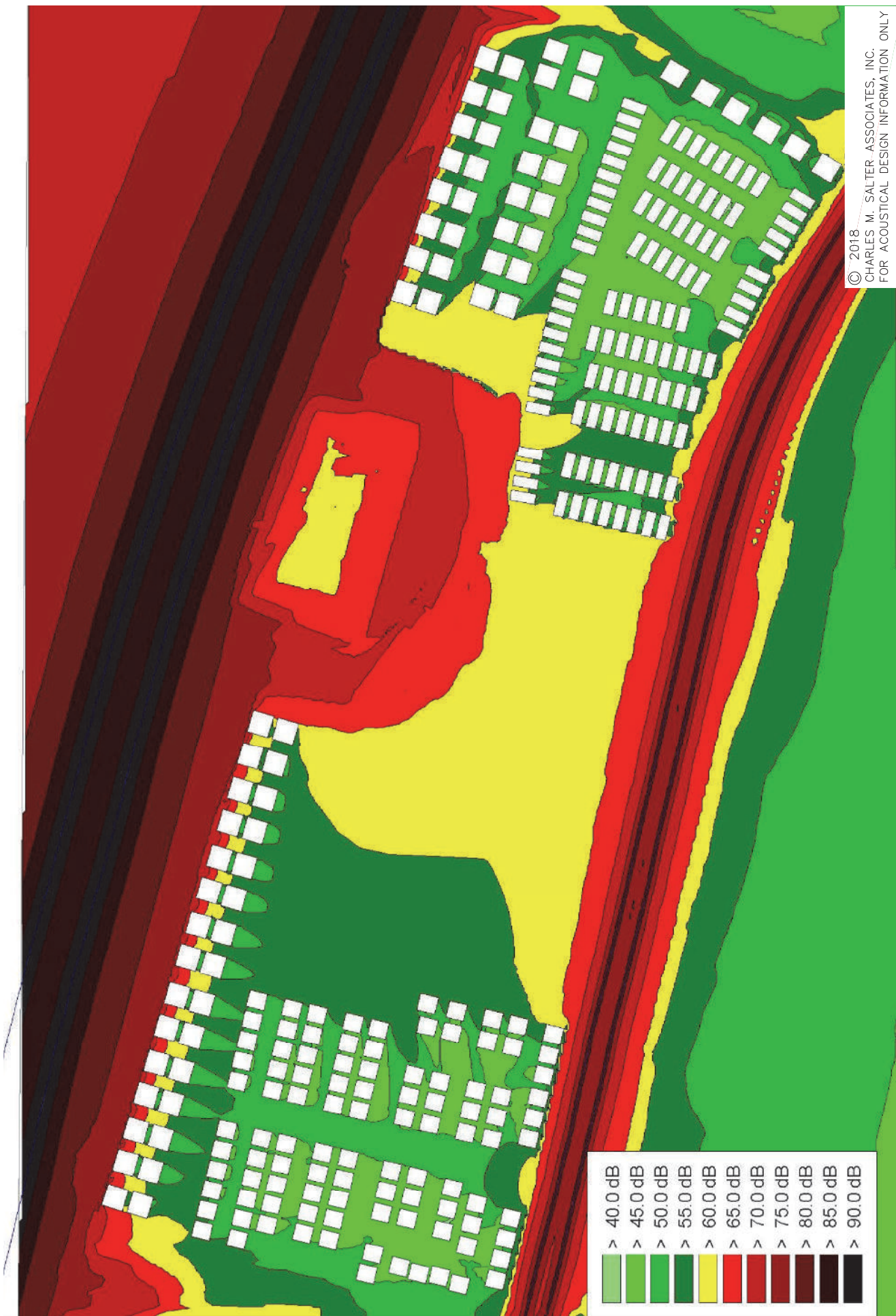
Acoustics  
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<sup>2</sup> Both received from William Lyon Homes on 17 May 2018.

<sup>3</sup> Transportation 2035 Change in Motion, Travel Forecasts for the San Francisco Bay Area 2009 Regional Transportation Plan Vision 2035 Analysis, November 2007, Tables E.17.2 and E.18.2.





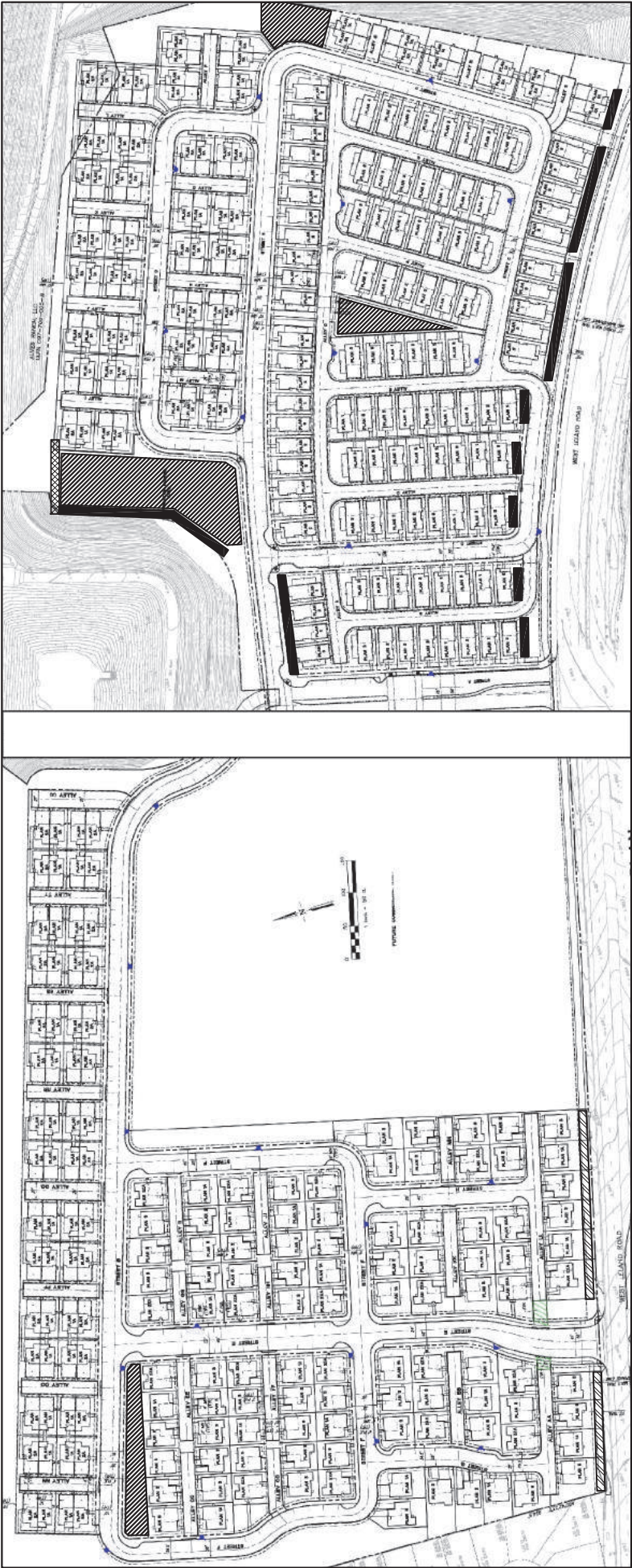
ALVES RANCH: NOISE CONTOURS FOR FUTURE  
CUMULATIVE (PLUS PROJECT) CONDITIONS

FIGURE 1

CSA #  
18-0340

JLD  
06.05.18





— = 6-FOOT NOISE BARRIER  
▨ = 8-FOOT NOISE BARRIER  
■ = 7-FOOT NOISE BARRIER

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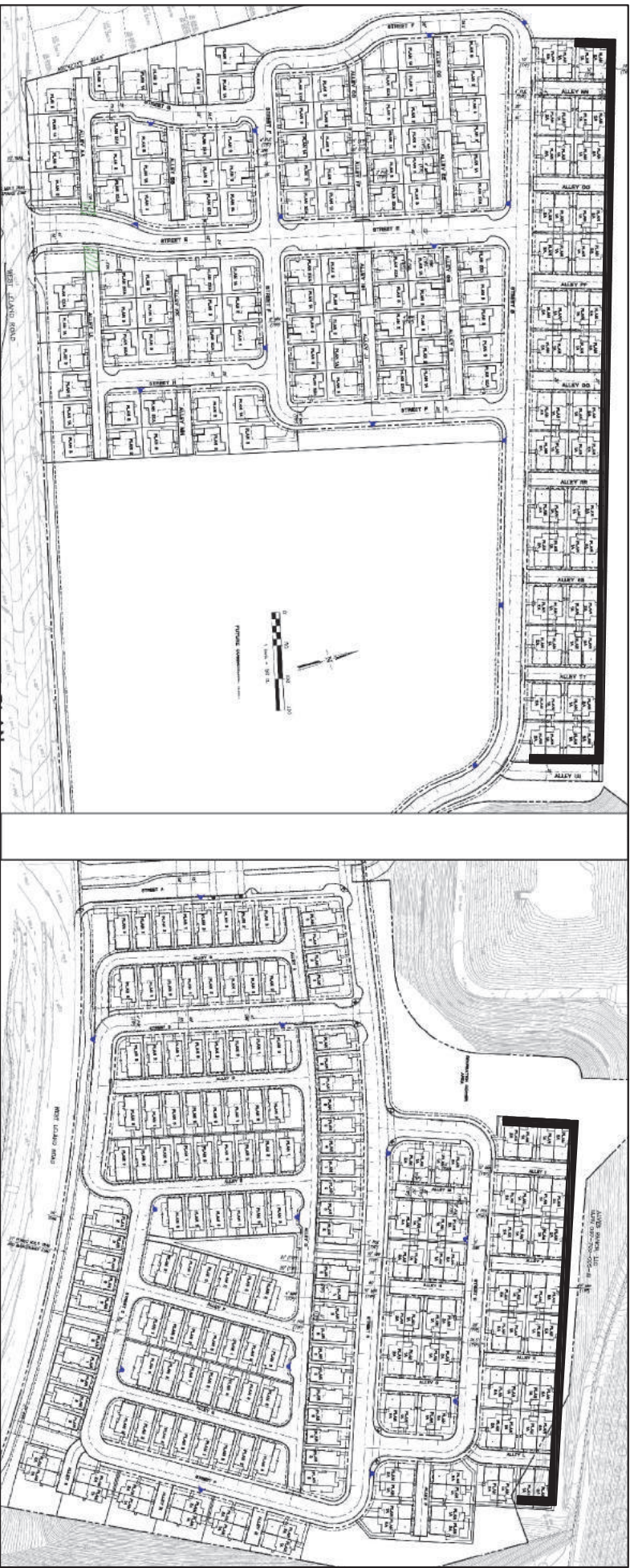
# ALVES RANCH: LOCATIONS WHERE NOISE BARRIERS NEEDED FOR OUTDOOR USE AREAS

FIGURE 2

CSA #  
08-0340

JLD  
06.05.18





= LDN > 65 DB

ALVES RANCH: IF PROVIDED, AREAS WHERE  
 DUET OUTDOOR—USE AREAS NEED MITIGATION

FIGURE 3

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CSA # 08-0340  
 JLD 06.01.18



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## **Appendix G: Traffic Memorandum**

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## DRAFT MEMORANDUM

Date: June 13, 2018  
To: Mary Bean, First Carbon Solutions  
From: Kathrin Tellez and Mark Howard  
**Subject: Alves Ranch – Trip Generation Assessment**

*WC18-3500.02*

---

Fehr & Peers prepared a trip generation assessment for the Alves Ranch project on West Leland Road at Alves Ranch Road in Pittsburg. The site was originally entitled to develop 560 multi-family dwelling units and 257,000 square-feet of business commercial uses, and is currently proposed to be developed with up to 346 single-family dwelling units and up to approximately 140,000 square-feet of general retail uses, including up to a 40,000 square-foot grocery store. The purpose of this assessment is to determine if the currently proposed project would generate vehicle traffic at levels similar to or less than levels generated by the original entitlements.

Results of the comparison indicate that the current proposal would generate similar levels of vehicle traffic as compared to the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate the same overall levels of vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation may be necessary to ensure that intersections that serve the site are adequate to accommodate the expected travel flows.

The following presents our project understanding, trip generation comparison, and conclusions.

### PROJECT BACKGROUND AND UNDERSTANDING

The project site is located on West Leland Road at Alves Ranch Road in Pittsburg, as shown on **Figure 1**. The site is bound by State Route 4 to the north, a residential development to the west, West Leland Road to the south, and an undeveloped parcel to the east. Surrounding land uses are



primarily residential, with the Pittsburg/Bay Point BART station in close proximity to the site (approximately 1,500 feet). A shopping center is located at the corner of West Leland Road at Bailey Road, less than one-mile from the site.

A certified Environment Impact Report was prepared in 2004 (2004 EIR), which documented the transportation impacts of the then proposed project, which included 563 apartment units, 206,000 up which included a mixture of housing types with up to 170 single-family homes, 308 apartment units, 170,000 square feet of office, and 51,500 square feet of retail uses; a trip generation assessment prepared for the 2008 project concluded that the trip generation was lower than the entitled project and that the severity of the transportation impacts identified as part of the 2004 EIR would not change.

As currently contemplated, the approximately 38-acre site is proposed to be developed with up to 346 dwelling units, including 136-attached single-family homes and 210 detached single-family homes on 26 acres. The remaining 12-acres would be developed with general retail uses, with a maximum development size of approximately 140,000 square feet, including up to a 40,000 square foot grocery store.

Access to the site is proposed from two locations on West Leland Road. As part of the project, Alves Ranch Road would be extended north into the site and form the fourth leg of an existing signalized intersection with West Leland Road. A full access unsignalized intersection is also proposed on West Leland Road, west of Alves Ranch Road, off-set with Tomales Bay Drive on the south side of West Leland Road, which would remain a right-in/right-out side-street stop controlled intersection. An emergency vehicle access location would be provided on the eastern portion of the site, approximately 750 feet east of Alves Ranch Road.

As part of the project, a 10-foot wide trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk in the west. Subsequent to the completion of the project, there would be a sidewalk gap of approximately 1,100 feet on the north side of West Leland Avenue between Woodhill Drive and the BART access roadway. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the project.

## TRIP GENERATION

Trip generation is the process of estimating the total amount of trips generated by a site, as well as the expected travel mode. For this project, trip generation rates presented in the Institute of



Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) were used. For the 2004 and 2008 analyses, the 7th Edition of the Trip Generation publication was used. Since the time those analyses were prepared, ITE released several updates to the *Trip Generation Manual* and the most current manual is the most appropriate source to estimate potential project trips. The 2004 and 2008 trip generation estimates considered a 6 percent transit reduction for the projects residential uses to account for the close proximity to the BART station, and a 20 percent internalization factor between the retail and residential portions of the site, reflecting that many future retail patrons would already be within the general project vicinity and would not need to travel on the local or regional roadway system to access the site.

At retail establishments, such as the one that could be developed as part of the commercial parcel, driveway traffic comprises: (1) new traffic generated by the project, (2) traffic that would otherwise already be on the adjacent roadways but the driver decides to stop at the site (e.g., to purchase an item on their way home from work), and (3) traffic on other nearby roadways, but the driver decides to take a short detour to stop at the site. The trips in Item 2 are referred to as “pass-by” trips and the trips in Item 3 are referred to as “diverted-link” trips.

Information contained in the ITE *Trip Generation Handbook* and surveys of similar uses was used to estimate pass-by and diverted-link trips. For grocery stores, the average pass-by rate is 36 percent, and the average diverted linked trip rate is 32 percent during PM peak hour (limited data is available for the AM peak hour). In other words, at a grocery store, approximately, 68 percent of the traffic entering and exiting the site is already on the surrounding roadway system – not a new vehicle trip to the area. For shopping centers, the average pass-by rate is 32 percent and the average diverted linked trip rate is 16 percent, or approximately 50 percent of the vehicle traffic is already on the roadway system.

For this assessment, a pass-by/diverted trip reduction was applied to the grocery store component of the project only as this is a specific proposed use and the trip making characteristics are well documented. For the proposed general retail, no pass-by or diverted trip reduction was taken, similar to the 2004 EIR and 2008 Addendum as there is no information about the those proposed uses. As the project components are better defined, the application of appropriate pass-by rates is recommended.

The proposed project trip generation estimates are presented in **Table 1**, which shows that the current project proposal is expected to generate approximately 7,810 weekday daily trips, including 436 morning peak hour and 774 evening peak hour trips when considering the same transit and



internal trip reductions as the 2004 EIR and 2008 Addendum analysis, as well as application of a pass-by/diverted-trip reduction for the grocery store component.

**TABLE 1  
PROPOSED PROJECT WEEKDAY TRIP GENERATION**

| Use                                                       | Size                | Daily  | Morning |     |       | Evening |     |       |
|-----------------------------------------------------------|---------------------|--------|---------|-----|-------|---------|-----|-------|
|                                                           |                     |        | In      | Out | Total | In      | Out | Total |
| Single Family Homes <sup>1</sup>                          | 346 units           | 3,080  | 60      | 180 | 240   | 203     | 119 | 322   |
| Grocery Store <sup>2</sup>                                | 40,000 square feet  | 4,270  | 92      | 61  | 153   | 188     | 181 | 369   |
| Shopping Center <sup>3</sup>                              | 100,000 square feet | 3,780  | 58      | 36  | 94    | 183     | 198 | 381   |
| Less Pass-by/ Diverted Supermarket Only <sup>4</sup>      |                     | -1,710 | --      | --  | --    | -75     | -72 | -147  |
| Less Internal trips between all project uses <sup>5</sup> |                     | -1,610 | -13     | -38 | -51   | -95     | -56 | -151  |
| Total Vehicle Trips                                       |                     | 7,810  | 197     | 239 | 436   | 404     | 370 | 774   |

- ITE land use category 210 – Single-Family Homes (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 9.44 (X)  
AM Peak Hour: T = 0.74(X); Enter = 25%; Exit = 75%  
PM Peak Hour: T = 0.99 (X); Enter = 63%; Exit = 37%  
Trip generation results reflect 6 percent reduction to account for transit use.
  - ITE land use category 850 – Grocery Store (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 106.78(X)  
AM Peak Hour: T = 3.82 (X); Enter = 60%; Exit = 40%  
PM Peak Hour: T = 9.24 (X); Enter = 51%; Exit = 49%
  - ITE land use category 820 – Shopping Center (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 37.75(X)  
AM Peak Hour: T = 0.94(X); Enter = 62%; Exit = 38%  
PM Peak Hour: T = 3.81 (X); Enter = 48%; Exit = 52%
  - Reflects a 40 percent pass-by/diverted trip reduction for grocery store only trips.
  - Reflects a 20 percent reduction of retail trips to account for internal interactions between the grocery store, retail and residential portions of the project.
- Source: *Trip Generation Manual* (10<sup>th</sup> Edition), ITE, 2017; Fehr & Peers, 2018.





The resulting trip generation estimates from Table 1 were then compared to the trip generation estimates for the project evaluated in the 2004 EIR and the 2008 Addendum, as presented in **Table 2**. This comparison shows that compared to the 2004 EIR project, the current proposal would generate slightly more daily vehicle trips, approximately 30 percent fewer morning peak hour trips, and slightly fewer evening peak hour trips. As compared to the 2008 Addendum project, the current proposal would generate slightly more daily vehicle trips, almost one-third fewer morning peak hour trips, and slightly more evening peak hour trips.

**TABLE 2**  
**TRIP GENERATION COMPARISON**

| Scenario                                              | Daily | Morning |     |       | Evening |     |       |
|-------------------------------------------------------|-------|---------|-----|-------|---------|-----|-------|
|                                                       |       | In      | Out | Total | In      | Out | Total |
| 2004 EIR                                              | 7,550 | 351     | 283 | 634   | 345     | 444 | 789   |
| 2008 Addendum                                         | 7,090 | 313     | 263 | 576   | 340     | 409 | 749   |
| Current Proposal                                      | 7,810 | 197     | 239 | 436   | 404     | 370 | 774   |
| Difference between Current Proposal and 2004 EIR      | 260   | -154    | -44 | -198  | 59      | -74 | -15   |
| Difference between Current Proposal and 2008 Addendum | 720   | -116    | -24 | -140  | 64      | -39 | 25    |

Source: Addendum to the 2004 Environmental Impact Report for the Vista Del Mar Project, August 2008 and Fehr & Peers, 2018.

During the PM peak hour, the directionality of some vehicle trips could change with the proposed project as compared to the 2004 EIR project, with more inbound trips (approximately 60 more trips) and fewer outbound trips (approximately 75 fewer trips). This is due to the increased level of retail proposed for the site, as compared to business commercial uses. It should be noted that the proposed grocery store and supporting retail are intended to be locally serving, meaning that the vast majority of patrons come from within a 2 to 3 mile radius, with most patrons from within a 1-mile radius. As such, the vehicle trips lengths tend to be shorter than for other types of commercial uses, such as an office, and tend not to use the regional transportation system, such as State Route 4, unless they are part of an already planned trip, such as a stop at the grocery store on the



way home from work. Additionally, the addition of retail to the area is expected to replace some retail trips that are already be occurring in the area by providing additional retail options closer to existing and planned residential neighborhoods where local retail is not present.

As future commercial development plans are future defined, use of the general shopping center rate, as presented in this assessment, may be appropriate if the proposed restaurant square-footage does not exceed 20 percent of the non-grocery store square-footage and other uses are not yet well defined. However, it is recommended that a detailed trip generation assessment be prepared once a development plan has been proposed, and the appropriate trip generation rate, internal trip reduction factors, and pass-by/diverted trip factors applied.

## CONCLUSION

Results of the comparison indicate that the current proposal would generate slightly less vehicle traffic than the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate less overall vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation may be necessary to ensure that intersections that serve the site are adequate to accommodate the expected travel flows.

This completes our trip generation assessment for Alves Ranch. Please contact Kathrin or Mark at (925) 930-7100 if you have questions.

## **Appendix H: Utilities Supporting Information**

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## **H.1 - Base Wastewater Flow Memorandum**

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## MEMORANDUM

To: Mandy Leung, William Lyon Homes  
From: Joseph Azar  
Date: June 5, 2018  
Subject: Alves Ranch Development – Base Wastewater Flow

RJA Job No. 171084

The 2003 final report for the City of Pittsburg Wastewater Collection System Master Plan allocated a future Base Wastewater Flow (BWF) from 669 Single Family Homes, 513 Multi-Family Homes and 21 acres of Commercial for sub-basin 105 or the Alves Ranch property which included Vista Del Mar and Alves Ranch Developments.

Since the Vista Del Mar Development has only 518 Single Family Homes, this resulted in an allocated wastewater flow from 151 Single Family Homes, 513 Multi-Family Homes and 21 acres of Commercial for the Alves Ranch Development.

In August 2011, the City issued Amendment #3 to the 2003 final report. Amendment #3 revised the ultimate land use for sub-basin 105 or the Alves Ranch property to the following: 704 Single Family Homes, 300 Multi-Family Homes, 93 Apartments and 14 acres of Commercial. This resulted in a wastewater flow allocation from 186 Single Family Homes, 300 Multi-Family Homes, 93 Apartments and 14 acres of Commercial for the Alves Ranch Development.

The 2018 proposed Master Site Plan for the Alves Ranch Development has 346 Single Family Homes and 12 acres of Commercial.

The following Table A shows the Base Wastewater Flow (BWF) generation from the 2003 final report, August 2011 Amendment #3, and the 2018 proposed Master Site Plan for the Alves Ranch Development:

**Table A**  
**Base Wastewater Flow (BWF)**

| <b>Alves Ranch Development</b> | <b>Single Family</b> | <b>Multi-Family</b> | <b>Apartments</b> | <b>Commercial</b> | <b>BWF*<br/>(mgd)</b> |
|--------------------------------|----------------------|---------------------|-------------------|-------------------|-----------------------|
| 2003 Final Report              | 151                  | 513                 | 0                 | 21                | 0.14                  |
| August 2001 Amend. #3          | 186                  | 300                 | 93                | 14                | 0.12                  |
| 2018 proposed Master Site Plan | 346                  | 0                   | 0                 | 12                | 0.09                  |

\* using 220 gpd/unit for Single Family  
170 gpd/unit for Multi-Family  
150 gpd/unit for Apartments  
1000 gpd/unit for Commercial

Based on Table A above, the BWF generation from the proposed 2018 Master Site Plan for the Alves Ranch Development will be decreased by approximately 36% and 25% respectively from the previously approved allocated BWF shown in the 2003 final report and the August 2001 Amendment #3.

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## **H.2 - Future Water Demand Memorandum**

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## MEMORANDUM

To: Mandy Leung, William Lyon Homes  
 From: Joseph Azar  
 Date: June 4, 2018  
 Subject: Alves Ranch Development Future Water Demand

RJA Job No. 171084

Table A below shows the Alves Ranch Development Future Water Demand as shown in the City of Pittsburg Water System Master Plan, dated December 2015:

**Table A**

| Development Name | Residential Dwelling Units |              | Commercial | Residential, Commercial, and Industrial Demands |       |       |       |       |       |
|------------------|----------------------------|--------------|------------|-------------------------------------------------|-------|-------|-------|-------|-------|
|                  | Single Family              | Multi-Family |            | ADD                                             |       | MDD   |       | PHD   |       |
|                  | (DU)                       | (DU)         |            | (gpm)                                           | (MGD) | (gpm) | (MGD) | (gpm) | (MGD) |
| Alves Ranch      | 167                        | 393          | 5.1        | 119.1                                           | 0.17  | 214.5 | 0.31  | 333.6 | 0.48  |

ADD (Average Day Demand) = using 340 gpd/du for Residential Single Family, 270 gpd/du for Residential/Multi-Family and 1,700 for Commercial

MDD (Maximum Day Demand) = 1.8 x ADD

PHD (Peak Hour Demand) = 2.8 x ADD

Table B below shows the Alves Ranch Water Demand based on the proposed New Master Site Plan:

**Table B**

| Development Name | Residential Dwelling Units |              | Commercial | Residential, Commercial, and Industrial Demands |       |        |       |        |       |
|------------------|----------------------------|--------------|------------|-------------------------------------------------|-------|--------|-------|--------|-------|
|                  | Single Family              | Multi-Family |            | ADD                                             |       | MDD    |       | PHD    |       |
|                  | (DU)                       | (DU)         |            | (gpm)                                           | (MGD) | (gpm)  | (MGD) | (gpm)  | (MGD) |
| Alves Ranch      | 346                        | 0            | 12         | 95.83                                           | 0.138 | 172.21 | 0.248 | 268.04 | 0.386 |

Based on Table A above, the water demand from the proposed new Alves Ranch Development will be decreased by approximately 19% from the allocated water demand for the Alves Ranch Development as shown in the approved City of Pittsburg Water System Master Plan, dated December 2015.

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## **Appendix I:** **Mitigation Monitoring and Reporting Program**

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**Mitigation Monitoring and Reporting Program  
for the  
3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR  
for the Proposed 2018 Alves Ranch Project  
City of Pittsburg, Contra Costa County, California**

Prepared for:

**City of Pittsburg**

65 Civic Avenue

Pittsburg, CA 94565

925.252.4015

Contact: Jordan Davis, Senior Planner

Prepared by:

**FirstCarbon Solutions**

1350 Treat Boulevard, Suite 380

Walnut Creek, CA 94597

925.357.2562

Contact: Mary Bean, Project Director

Kelsey Bennett, Project Manager

Report Date: August 2018

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**Table 1: Alves Ranch 3<sup>rd</sup> Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification                         | Timing of Verification                       | Responsible for Verification | Verification of Completion |         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                |                                              |                              | Date                       | Initial |
| Visual Factors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                              |                              |                            |         |
| <p><b>Mitigation 5-1.</b> To minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the project shall include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and light and glare (including outdoor lighting), which to the satisfaction of the Pittsburgh Planning Commission, as determined through the City's design review process, will sufficiently minimize the degree of adverse impact on the general visual character of the project site. Based upon related land use and urban design goals and policies set forth in the City of Pittsburgh General Plan and General Plan EIR, these project design refinements should include some combination of the following:</p> <ul style="list-style-type: none"><li>• <b>Incorporate natural creeks and open space amenities into the design of project residential neighborhoods (in keeping with GP goals and policies 2-P-26, 2-P-89, 4-G-4, 4-P-9).</b></li><li>• Maintain the general character of onsite hill forms (in keeping with GP goals 2-G-31 and 2-P-89).</li><li>• <b>Plant trees and other vegetation along West Leland Road and other project collector and arterial roadways in order to maintain the sense of “rural” open space at the City’s southern boundary (in keeping with GP policy 4-P-6).</b></li><li>• <b>Consider use of single-loaded peripheral residential streets at the southern and western edges of the project residential areas south of West Leland Road in order to encourage residential development at these outer edges to face outwards toward the rural landscape and prevent a solid wall of residential backyard fences (in keeping with GP policy 4-P-7).</b></li></ul> | Review of project plans                        | Prior to issuance of grading/building permit | City planning staff          |                            |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Review of project plans and field verification | Prior to resident occupancy                  | City planning staff          |                            |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Review of project plans                        | Prior to issuance of grading                 | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <ul style="list-style-type: none"> <li>• Map all onsite natural features as part of future project development applications, including landforms, rock outcroppings, creekways and ridgelines, and during development and design review, ensure that site layouts are sensitive to these mapped features (in keeping with GP policy 4-P-9).</li> <li>• Emphasize a sense of rural character in the design and construction of project hillside homes, including extensive landscaping, sloping rooflines, and use of natural materials (in keeping with GP goal 4-G-5).</li> <li>• Preserve onsite natural creeks and drainage courses as close as possible to their natural locations (in keeping with GP policy 4-P-14).</li> <li>• Encourage flexible (varying) residential setbacks in hillside residential areas (in keeping with GP policy 4-P-18 and GP Figure 4-5).</li> <li>• Encourage architectural designs in hillside residential areas that reflect the undulating forms of the hillside setting, such as “breaking” buildings and rooflines into several smaller components (in keeping with GP policy 4-P-23 and GP Figure 4-6). Building forms in such areas should be “stepped” to conform to site topography.</li> <li>• Encourage residential rooflines that are oriented in the same direction as the natural hillside slope (in keeping with GP policy 4-P-25).</li> <li>• Use building colors and textures reflective of the surrounding hillside landscape, with roof colors tending toward darker earth tones so that they are less visible from adjacent and upslope onsite and offsite vantage points (in keeping with GP policy 4-P-26).</li> </ul> |                        |                        |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                                     | Timing of Verification                | Responsible for Verification | Verification of Completion |         |
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| <ul style="list-style-type: none"> <li>• <b>Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27).</b></li> <li>• To the extent possible, align project residential streets along natural grades (in keeping with GP policy 4-P-28).</li> <li>• Encourage construction of split roadways in steeper hillsides where appropriate (in keeping with GP policy 4-P-29).</li> <li>• Provide onstreet parking along hillside road in parking bays where topography allows (GP policy 4-P-31).</li> </ul> <p>Incorporate a selected combination of the above design refinements into the final design and title provisions for the project that, to the satisfaction of the Planning Commission as determined through the City's normal design review and approval process, will sufficiently reduce the adverse visual impacts of the project.</p>                                            | Review of project landscaping plans and field verification | Prior to acceptance of landscape plan | City planning staff          |                            |         |
| <p><b>Mitigation 5-2.</b> In addition to those listed under <i>Mitigation 5-1</i>, at later phases of the project (when detailed, design level applications are submitted for areas north of West Leland Road), incorporate the following design refinements into the project to the satisfaction of the Planning Commission:</p> <ul style="list-style-type: none"> <li>• Ensure that proposed residential development in the project-designated High Density Residential area is oriented with the lowest building heights adjacent to Highway 4, and set back from the edge of Highway 4 sufficiently to mitigate visual impacts (in keeping with GP goal 2-P-87).</li> <li>• As part of the subsequent development review process, limit building heights and massing in the designated <i>Business Commercial</i> area and/or maintain visual separations within the area, sufficient to preserve through views of the hills</li> </ul> |                                                            |                                       |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                   | Timing of Verification                                            | Responsible for Verification | Verification of Completion |         |
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| <p>from Highway 4 and the Bay Point community north of Highway 4 (in keeping with GP policy 4-P-3).</p> <ul style="list-style-type: none"> <li>Emphasize beautification of the Highway 4 corridor in project landscape plans through a sensitive combination of highway edge landscaping and significant view corridor preservation (in keeping with GP Goal 4-G-12).</li> <li>Ensure that all onsite multifamily residential development proposed along Highway 4 provides adequate landscaping along related new sound barriers (berms or walls--see Mitigation 14-1 in chapter 14, Noise) (in keeping with GP policy 4-P-64).</li> <li><b>Ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall (2008 Addendum).</b></li> </ul> | Review of project plans and field verification as needed | Prior to acceptance of landscape plans/issuance of grading permit | City planning staff          |                            |         |
| <b>Traffic And Circulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |                                                                   |                              |                            |         |
| <p><b>Mitigation 7-1. The project applicants shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/SR 4 Eastbound Ramps intersection, which include the following:</b></p> <ul style="list-style-type: none"> <li><b>Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn lane at the eastbound off-ramp; and</b></li> <li><b>Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes, for a total of three approach lanes on the off-ramp.</b></li> </ul> <p>The additional eastbound lane may require acquisition of right-of-way and the design would require approval from</p> | Receipt of payment                                       | Prior to issuance of building permit                              | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| Caltrans. These improvements are not included in the current list of improvements to be funded by the existing City and East County traffic mitigation fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program) and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                                      |                              |                            |         |
| <p><b>Mitigation 7-2:</b> In order to achieve an acceptable LOS at this intersection under future General Plan based cumulative conditions, the following improvements would be necessary:</p> <ul style="list-style-type: none"> <li>• Create a westbound shared through/right-turn lane on West Leland Road;</li> <li>• Create a second eastbound left-turn lane on West Leland Road;</li> <li>• Create a second eastbound through lane on West Leland Road; and</li> <li>• Create an exclusive eastbound right-turn lane on West Leland Road.</li> </ul> <p>However, the creation of such additional capacity on the eastbound approach to this intersection would require substantial acquisition of additional right-of-way on land that has already been developed, which is not considered to be feasible given current constraints.</p> <p>Alternatively, the morning (AM) peak hour operations at this intersection could be improved by adding a second eastbound left-turn lane and right-turn lane on West Leland Road, either or both of which might be physically feasible. Either or both of</p> | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                                      |                              | Date                       | Initial |
| these measures shall be required if feasible. However, with either or both of these improvements, the intersection would still operate at LOS F during both the AM and PM peak hour; so this measure would not reduce this impact to a less-than-significant level. Therefore, this cumulative impact is considered significant and unavoidable. The project applicants shall pay their fair share contribution towards any of these improvements deemed feasible by the City.                                                                                                                                                                                                                                                                                                                                                                                      |                        |                                      |                              |                            |         |
| <p><b>Mitigation 7-3:</b> The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord in an amount determined by the City of Pittsburgh City Council in cooperation with the affected jurisdiction (the City of Concord and/or TRANSPLAN). These improvements include:</p> <ul style="list-style-type: none"> <li>• construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;</li> <li>• construction of two exclusive left-turn lanes on the southbound approach; and</li> <li>• construction of a third through lane on both the eastbound and westbound approaches.</li> </ul> | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |
| <p><b>Mitigation 7-4:</b> The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:</p> <ul style="list-style-type: none"> <li>• Convert the northbound shared through/right-turn lane to an exclusive right-turn lane; and</li> <li>• Convert one of the northbound left-turn lanes to a northbound through lane.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                         | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| Implementation of these improvements would involve changing the lane configuration at the intersection. Additional right-of-way acquisition would not be required. These improvements are not included in the current list of improvements to be funded by the existing City or East County traffic mitigation fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program) and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                      |                              |                            |         |
| Mitigation 7-5: The project applicants shall contribute their fair share to needed improvements at the Willow Pass Road/Avila Road intersection, as shown in Figure 7.9, that include configuring the intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lane and one through lane on the northbound Willow Pass Road approach. The City shall work with other affected jurisdictions to develop an interjurisdictional funding mechanism for these improvements. These improvements are not included in the current list of improvements to be funded by existing City or East County traffic impact fee programs. The City/applicant development agreement proposed as part of this project shall include a combination of City (Traffic Mitigation Fee Program), interjurisdictional (East County Subregional Impact Fee), and developer commitments that ensure that this improvement will be fully funded prior to issuance of any certificate of occupancy for any residential or commercial office space within the project. | Receipt of payment     | Prior to issuance of building permit | City planning staff          |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification           | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| <b>Mitigation 7-6:</b> The project applicants shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include: <ul style="list-style-type: none"> <li>• installation of a traffic signal;</li> <li>• provision of a left-turn lane on the southbound Bailey Road approach; and</li> <li>• widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.</li> </ul> | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Mitigation 7-7:</b> As described above, the project applicants shall contribute their fair share to all applicable development impact fee programs, including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including Highway 4. However, the segment of Highway 4 between Willow Pass Road (Pittsburg) and Willow Pass Road (Concord) was improved several years ago, and no further improvements are included in the <i>Strategic Plan</i> of the East Contra Costa Regional Fee and Finance Authority.                                                                             | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Mitigation 7-8:</b> The project shall construct bus turnouts and related transit amenities along the project frontage on West Leland Road and on internal roadways as needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Receipt of payment               | Prior to issuance of building permit | City planning staff          |                            |         |
| <b>Infrastructure and Public Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                      |                              |                            |         |
| <b>Mitigation 8-1.</b> As required by State SB 221, prior to City approval of a final map for the proposed project, the City of Pittsburg Community Development Department shall undertake a <i>subsequent water supply analysis</i> , which shall describe the citywide water supply situation at that future                                                                                                                                                                                                                                                                                                                                | Receipt of water supply analysis | Prior to issuance of building permit | City planning staff          |                            |         |



Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                          | Timing of Verification               | Responsible for Verification | Verification of Completion |         |
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| <p>time (including valid water rights, infrastructure financing, permits, and approvals), including the status of (i.e., City progress on) current City studies and plans for expanding its reclaimed water program and conservation efforts and finding opportunities for future short-term water purchases. As required by SB 221, no final map shall be approved for the project until the City concludes, based on a written verification prepared in compliance with SB 221 and on the availability of other water supplies, as demonstrated by substantial evidence in the record, that sufficient water will be available to serve the proposed project needs, in addition to existing and planned future uses, during normal, single dry, and multiple dry years within a 20-year projection.</p> <p>The project applicant shall also be required to comply with all applicable current and future City of Pittsburg water demand performance standards, including standards included in the City of Pittsburg Urban Water Management Plan, the City's reclaimed water project, and the City's water conservation program.</p> |                                                 |                                      |                              |                            |         |
| <p><b>Mitigation 8-3.</b> As a condition of Tentative Subdivision Map approval, the applicant shall: (1) comply with applicable per-unit conveyance system fees levied by DDS, and (2) demonstrate to the satisfaction of the DDS and the City Engineer that DDS sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a <i>sewage treatment adequacy evaluation</i> in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1,218-ERU total anticipated by the DDS shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure.</p>                                                                                                                                                                                                                                                                                                                                                                                          | Receipt of sewage treatment adequacy evaluation | Prior to issuance of building permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Method of Verification                                                                                                                          | Timing of Verification               | Responsible for Verification                    | Verification of Completion |         |
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| <b>Mitigation 8-5. Implement mitigation measures identified in chapter 7, Traffic and Circulation, of this EIR to reduce the impacts on project-related traffic on West Leland Road and other local roads. In addition, require Police Department review and approval of project-proposed emergency access provisions prior to Tentative Subdivision Map approval.</b>                                                                                                                                                                                                                                                                                                                   | Confirmation of receipt of all fair share fees.                                                                                                 | Prior to issuance of building permit | City planning staff                             |                            |         |
| <b>Mitigation 8-8. To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Confirmation of receipt of all applicable park in-lieu fees.                                                                                    | Prior to issuance of building permit | City planning staff                             |                            |         |
| <b>Drainage and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |                                      |                                                 |                            |         |
| <b>Mitigation 9-1. Provide an onsite storm water detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria (see details below), and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long-term maintenance.</b>                                                                                         | Field verification of the improvements per the hydrology study.                                                                                 | Prior to GHAD acceptance             | City Planning Staff and Public Works Department |                            |         |
| <b>Mitigation 9-2.</b> The existing rate and volume of storm water discharges from the project site shall not be increased until the proposed downstream drainage improvements on Lines B and B-1 have been completed and it has been confirmed that project-related discharges would not worsen either the extent or duration of downstream flooding. The applicant shall prepare a hydrology study that (a) confirms that the proposed new culverts to be installed downstream of Highway 4 would have sufficient capacity to accommodate post-development flows from the project site in addition to existing and future flows from the surrounding neighborhoods, and (b) identifies | Verification of payment of all applicable fees, and field verification that all required improvements have been constructed and are operational | Prior to resident occupancy          | City Planning Staff and Public Works Department |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification       | Timing of Verification              | Responsible for Verification         | Verification of Completion |         |
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| <p>which, if any, existing Line B and B-1 segments located farther downstream might also need upgrades to accommodate higher flow rates and/or alternatively, what interim or permanent increase in onsite detention storage volume should be provided to lower the rate of discharge during all storms to a level that does not cause new or more widespread flooding within neighborhoods located north of Highway 4. <b>The developer would then be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B-1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report.</b></p> <p>The applicant shall also pay all applicable drainage fees, as determined by the CCCFCWCD (see details below). The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the applicant under the terms of a development agreement with the CCCFCWCD. This agreement would provide for repayment of these extra costs as additional fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.</p> |                              |                                     |                                      |                            |         |
| <p><b>Mitigation 9-3. In accordance with National Pollution Discharge Elimination System (NPDES) regulations, prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Review and approval of SWPPP | Prior to issuance of grading permit | City planning and public works staff |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                                                | Timing of Verification              | Responsible for Verification         | Verification of Completion |         |
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| <b>Mitigation 9-4.</b> To help reduce the long-term accumulation of non-point source pollutants from the project within downstream surface waters, incorporate long-term source control and pre-discharge treatment measures into the <i>Storm Water Pollution Prevention Plan (SWPPP)</i> described in <i>Mitigation 9-3</i> above, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Review and approval of SWPPP                                          | Prior to issuance of grading permit | City planning and public works staff |                            |         |
| <b>Soils and Geology</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                       |                                     |                                      |                            |         |
| <b>Mitigation 10-1.</b> The project geotechnical engineer shall prepare a <i>subsequent final, design-level project geotechnical study</i> subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The subsequent study shall evaluate if the design-level study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. The review shall include adequate consideration of project geotechnical implications for adjacent properties, including the Oak Hills, San Marco, and San Marco Meadows subdivisions. Relevant provisions of the subsequent geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a State-certified geotechnical engineer or engineering geologist. | Review and approval of design-level geotechnical study                | Prior to issuance of grading permit | City engineering staff               |                            |         |
| <b>Mitigation 10-4.</b> The City and its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes, in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Review and approval of grading plans and field verification as needed | Prior to issuance of grading permit | City Engineer                        |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Method of Verification                                                | Timing of Verification                                                                                  | Responsible for Verification | Verification of Completion |         |
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| slope repairs at the expense of the West Pittsburgh GHAD. If the stability of these proposed slopes can be independently confirmed, implement the construction measures recommended in the project geotechnical study. If the slopes= stability cannot be confirmed, redesign the slopes to achieve a flatter, more sustainable gradient.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                       |                                                                                                         |                              |                            |         |
| <b>Mitigation 10-6.</b> Specifications for site development shall include mandatory phasing for the construction of site improvements, as recommended by the project geotechnical engineer, if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Review and approval of grading plans and field verification as needed | Prior to issuance of grading permit                                                                     | City Engineer                |                            |         |
| <b>Mitigation 10-7.</b> In addition to the observation of all cut and fill slope construction, the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development, the project geotechnical engineer shall make site-specific recommendations for grading, drainage installation, foundation design, the addition of soil amendments, and/or the use of imported, non-expansive fill materials, as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see <i>Mitigation 10-1</i> ), these recommendations shall be incorporated into a report to be included with each building | field verification                                                    | During construction and prior to issuance of grading permit<br><br>Prior to issuance of building permit | City Engineer                |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                              | Timing of Verification                                            | Responsible for Verification | Verification of Completion |         |
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| permit application and with the plans for all public and common-area improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                     |                                                                   |                              |                            |         |
| <b>Mitigation 10-8. Specifications for site development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol, with final approval by the City Engineer.</b>                                                                                                                                                                                                                                                             | field verification                                                  | During construction and prior to issuance of building permit      | City Engineer                |                            |         |
| <b>Mitigation 10-9. Prepare an <i>erosion control plan</i> subject to City approval, and implement the plan during construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development.</b>                                                                                                                                                                                                                                                                                                                                                                         | Review and approval of erosion control plan, and field verification | Prior to issuance of grading permit                               | City Engineer                |                            |         |
| <b>Mitigation 10-10. Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners and commercial/multi-family property managers at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage. Area 1 property managers shall also be required to regularly maintain onsite drainage systems to ensure that storm water runoff is directed away from all slope areas.</b>                                                                                                        | Proof of dissemination of materials                                 | To be included into the project CC&Rs and disclosures information | City Engineer                |                            |         |
| <b>Mitigation 10-12. Require project annexation to the West Pittsburgh Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. Establish a long-term funding mechanism for the maintenance of slopes and all other onsite conditions that could affect slope stability. The existence of, and the responsibilities attached to, project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition,</b> | Proof of annexation into the GHAD                                   | After all streets within the development are completed            | City Engineer                |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                   | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <b>all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                     |                              |                            |         |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                          |                                     |                              |                            |         |
| <p><b>Mitigation 11-1.</b> The ultimate determination whether the proposed project, after implementation of the mitigations identified in this EIR, is or is not inconsistent with one or more General Plan goals or policies, would be the responsibility of City officials assigned such authority. In particular, interpretation of project consistency with City of Pittsburg General Plan policy is the ultimate responsibility of the City of Pittsburg Planning Commission and City Council. In order to comply with City of Pittsburg General Plan policies 9-P-1 and 9-P-8, the project shall incorporate the following changes and mitigations into the project:</p> <p>(1) Implement Mitigations 11-3 through 11-12 which are discussed on the following pages (see Policy 9-P-1); and</p> <p>(2) <b>Reseed cut-and-fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No non-native or invasive species shall be included in the mix (see Policy 9-P-8).</b></p> <p>(3) The current preliminary version of the applicant's Mitigation and Monitoring Plan formulated for review by the resources agencies proposes preservation of approximately 3,300 linear feet of onsite drainages and onsite enhancement of approximately 1,000 linear feet of drainages.</p> <p>The City of Pittsburg shall make the above items conditions of project approval and shall not approve grading plans until the above mitigations have been incorporated into the project to City satisfaction.</p> | Verification that project plans incorporate all measures | Prior to issuance of grading permit |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification                                                                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| During the local development review process, the City shall determine whether the applicant-proposed onsite drainage preservation program achieves project consistency with General Plan goals and policies related to creeks, or whether additional design measures are warranted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |                                     |                              |                            |         |
| <b>Mitigation 11-3. The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the USFWS. To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a “non-jeopardy” Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.</b>                                                                 | Submittal of documentation demonstrating satisfaction of USFWS requirements           | Prior to issuance of grading permit | City planning staff          |                            |         |
| <b>Mitigation 11-4. The City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the CDFG (and the USFWS since the species has recently been federally listed). To satisfy the CDFG and USFWS, the applicant will need to: (1) consult with the CDFG and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFG and USFWS requirements, and in accordance with specifications discussed in Mitigation 11-1; and (4) salvage adults and/or larvae.</b> | Submittal of documentation demonstrating satisfaction of CDFG (now CFWS) requirements | Prior to issuance of grading permit | City planning staff          |                            |         |



Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <b>Mitigation 11-6.</b> The applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, section 2, of USFWS 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFG personnel shall be contacted immediately. | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |
| <b>Mitigation 11-7.</b> Completion of CDFG-protocol surveys for burrowing owl shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct CDFG-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a <i>Habitat Mitigation Plan</i> and a <i>Mitigation Agreement</i> for any burrowing owls identified. The City shall receive copies of the approved <i>Mitigation Plan</i> and <i>Mitigation Agreement</i> between the applicant and the CDFG prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinated by the applicant with CDFG. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirements for burrowing owls shall be required by the City.      | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                | Timing of Verification              | Responsible for Verification | Verification of Completion |         |
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| <p><b>Mitigation 11-8. Completion of nesting surveys for these raptors and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:</b></p> <p>(1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below);</p> <p>(2) Having a biological monitor present during all grading activity near the buffer zone; and</p> <p>(3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.</p> <p>If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.</p> | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |
| <p><b>Mitigation 11-9. Completion of loggerhead shrike nesting surveys and establishment of CDFG-approved mitigation for any survey-identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:</b></p> <p>(1) Establish a 250-foot fenced buffer zone around each active nest location or as otherwise determined by the CDFG; and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Field survey by a qualified biologist | Prior to issuance of grading permit | City planning staff          |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                                                                                                | Timing of Verification                                           | Responsible for Verification | Verification of Completion |         |
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| <p>(2) Have a biological monitor present during all grading activity near the buffer zone.</p> <p>If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for this bird shall be required by the City.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                                                                  |                              |                            |         |
| <p><b>Mitigation 11-10.</b> Completion of California horned lark nesting surveys and establishment of CDFG-approved mitigation for any identified active nests shall be a condition of project approval. The applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:</p> <p>(1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and</p> <p>(2) Have a biological monitor present during all grading activity near the buffer zone.</p> <p>If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City.</p> | Field survey by a qualified biologist                                                                                                 | Prior to issuance of grading permit                              | City planning staff          |                            |         |
| <b>Cultural and Historic Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                                                                  |                              |                            |         |
| <p><b>Mitigation 12-1:</b> Require that a qualified archaeologist be retained at applicant expense to monitor project-related onsite excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Identification of qualified archaeologist to perform monitoring; adherence to requirements during construction if a resource is found | Prior to issuance of grading permit, and throughout construction | City planning staff          |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit). The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines, shall be implemented. Specifically, a <i>data recovery plan</i>, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e., the NWIC at Sonoma State University). If Native American artifacts are indicated, the plan shall also be submitted to the Native American Heritage Commission (NHAC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 (archaeological sites). The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and/or required by the City. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and <i>CEQA Guidelines</i> section 15126.4(b) shall apply.</p> |                        |                        |                              |                            |         |

**Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program**

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>The identified mitigations shall be undertaken to City satisfaction, if necessary, prior to resumption of grading activities.</p> <p>A <i>data recovery plan</i> and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                        |                              |                            |         |
| <p><b>Mitigation 12-2.</b> The Applicant shall hire a qualified archaeologist or architectural historian to conduct a historical resources survey HRS for all on site ranch structures which appear to be over 45 years old, meeting the requirements of section 50241(g) of the State Public Resources Code. Further mitigation shall not be required if the City accepts an HRS finding that none of the existing on-site ranch structures is a significant historic resource as defined in CEQA Guidelines section 15064.5(a). For any project action that may cause a substantial adverse change in one or more HRS-identified potentially significant historic resources the applicant shall incorporate measures that would seek to improve the affected historic resource in accordance with either of the following publications:</p> <ul style="list-style-type: none"> <li>• Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating Restoring and Reconstructing Historic Buildings, or</li> <li>• Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul> |                        |                        |                              |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Method of Verification                                                                                     | Timing of Verification               | Responsible for Verification         | Verification of Completion |         |
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| Noise                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                            |                                      |                                      |                            |         |
| Mitigation 14-1. Implement the following:<br><b>(a) Acoustical Study.</b> Conduct an <i>acoustical study</i> in accordance with state Title 24 requirements that identifies to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of Highway 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45 L <sub>dn</sub> ). | Submittal of acoustical study and verification that required measures are incorporated into project plans. | Prior to issuance of building permit | City planning staff                  |                            |         |
| <b>(b) Site Design Measures.</b> Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers, or the buildings themselves.                                                                                                                  | Field verification to confirm construction of required measures                                            | Prior to resident occupancy          | City building inspector              |                            |         |
| <b>(c) Noise Barrier.</b> Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA L <sub>dn</sub> . The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.                              |                                                                                                            |                                      |                                      |                            |         |
| Mitigation 14-3. Reduce project construction period noise impacts on nearby residences by incorporating conditions in project construction agreements that, <u>in addition to the applicable construction schedule requirements of the City of Pittsburgh General Plan</u> (limit noise-generating construction activities adjacent to existing developments to normal                                                                                                       | Field verification to ensure that measures are being implemented                                           | During construction                  | City Grading and Building Inspectors |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>business hours between 8:00 AM and 5:00 PM), and the City's Standard Conditions of Approval regarding construction logistics, stipulate the following conventional construction period noise abatement measures:</p> <ul style="list-style-type: none"> <li>• <b>Construction Equipment Mufflers and Maintenance.</b> Properly muffle and maintain all construction equipment powered by internal combustion engines.</li> <li>• <b>Idling Prohibitions.</b> Prohibit unnecessary idling of internal combustion engines.</li> <li>• <b>Equipment Location and Shielding.</b> Locate all stationary noise-generating construction equipment such as air compressors as far as practical from the existing nearby school and residences.</li> <li>• <b>Quiet Equipment Selection.</b> Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)</li> <li>• <b>Noise Disturbance Coordinator.</b> Designate a "noise disturbance coordinator" (e.g., a City staff member) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.</li> <li>• <b>Truck Routes.</b> Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.</li> </ul> |                        |                        |                              |                            |         |

Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Method of Verification                                           | Timing of Verification | Responsible for Verification        | Verification of Completion |         |
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| Air Quality                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                        |                                     |                            |         |
| Mitigation 15-1. Implement the following dust control measures during project construction activities:<br>(a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to existing land uses must be kept damp at all times, or must be treated with non-toxic stabilizers or dust palliatives;<br><br>(b) Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;<br><br>(c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;<br><br>(d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites;<br><br>(e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;<br><br>(f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;<br><br>(g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);<br><br>(h) Limit traffic speeds on unpaved roads to 15 miles per hour;<br><br>(i) Install sandbags or other erosion control measures to | Field verification to ensure that measures are being implemented | During construction    | City Grading and Building Inspector |                            |         |



Table 1 (cont.): Alves Ranch 3rd Addendum to the 2004 Vista Del Mar EIR Project Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Method of Verification                                                                                            | Timing of Verification | Responsible for Verification | Verification of Completion |         |
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| <p>prevent silt runoff from grading onto adjacent roadways, paths, and other paved areas, and in particular, into nearby drainage channels;</p> <p>(j) Replant vegetation in disturbed areas as quickly as possible;</p> <p>(k) Install windbreaks, or plant trees/vegetative wind breaks, at windward side(s) of construction areas;</p> <p>(l) Limit excavation and grading activity when winds (instantaneous gusts) result in unmanageable dust; and</p> <p>(m) Limit the area subject to excavation, grading, and other construction activity at any one time.</p> |                                                                                                                   |                        |                              |                            |         |
| <p><b>Mitigation 15-2.</b> Require onsite business commercial (office and retail) components of the project to implement strategies identified in this EIR to reduce conventional vehicle usage by encouraging pedestrian, bicycle, and transit modes of travel (see below). <b>Require project residential components to provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting.</b></p>                                                                                                                               | Verification that commercial, retail, and residential components are implementing measure to reduce vehicle usage | Ongoing                | City Planning Staff          |                            |         |

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Planned Development (PD) Plan

Fig. 1: Existing Zoning

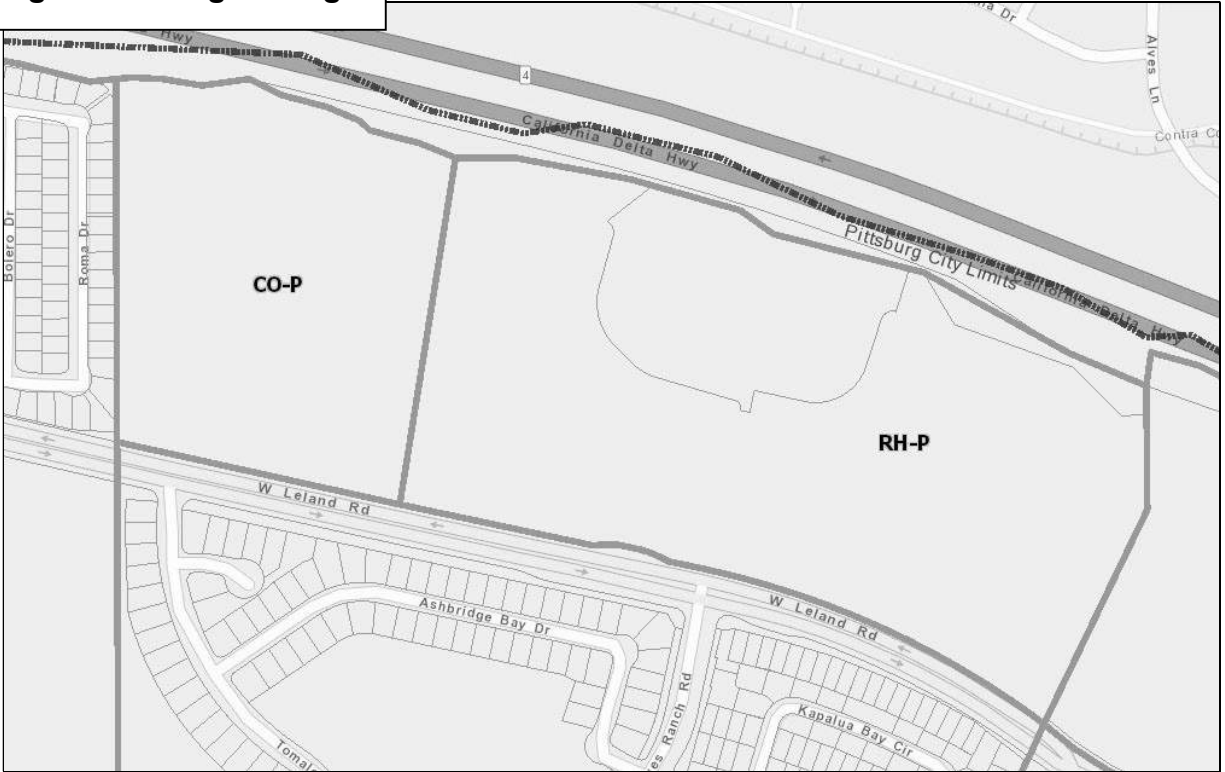
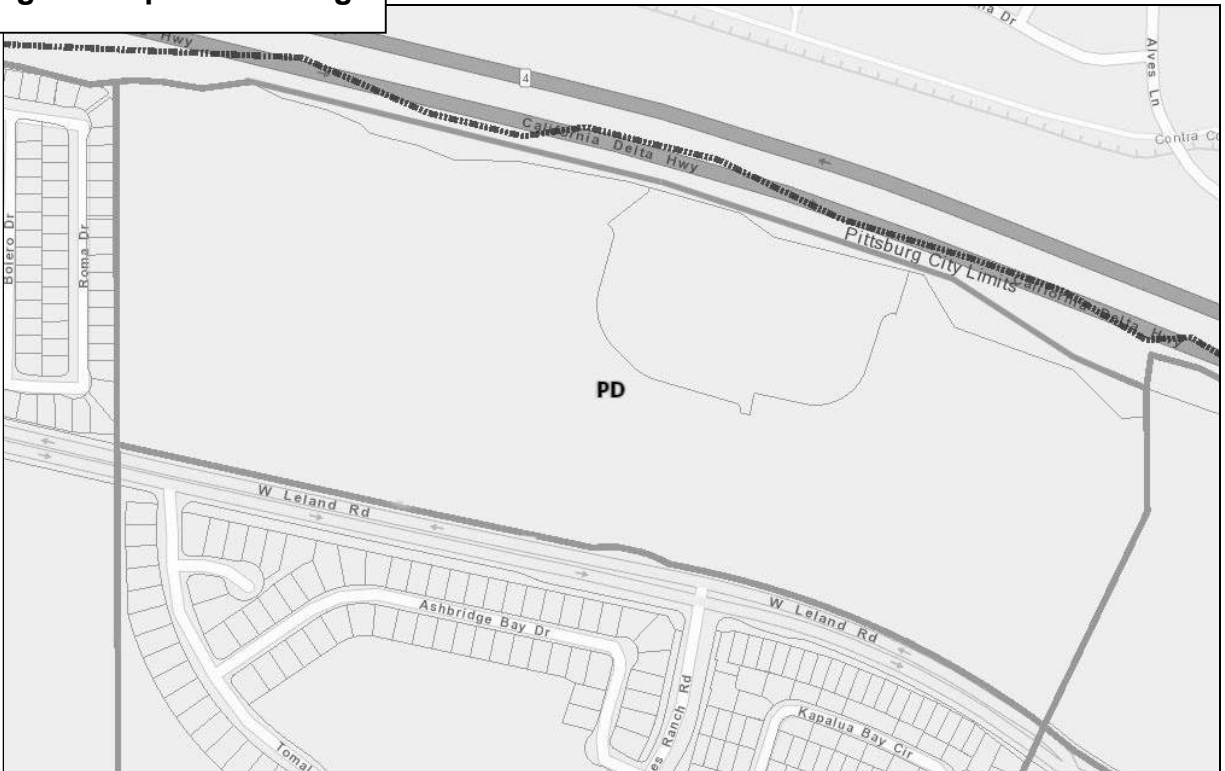


Fig. 2: Proposed Zoning



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**Exhibit B of Resolution No. 10102  
Planned Development (PD) Plan**

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**Land Use Regulations**

- A. The land uses allowed within Lots 1-346 as shown on Vesting Tentative Map (VTM) 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50).
- B. The land uses allowed on Lots A-Q (with the exception of 'Lot H' and 'Lot M') as shown on VTM 9235 shall be limited to those uses identified on VTM 9235 and the approved project plans. All parcels identified as either 'Streets' or 'Alleys' on VTM 9235 shall be limited to use as a public or private street, alley, or driveway, as defined within the PMC.
- C. The land uses allowed within the area identified as 'Lot H' and 'Lot M' on VTM 9235 shall be as follows:

P = Permitted  
U = Use Permit, Planning Commission  
T = Temporary Activity Permit  
L = Limited (See Additional Use Regulations)  
Z = Use Permit, Zoning Administrator  
– = Not Permitted

| Residential                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Congregate Care Residential | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Day Care Home               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Small                       | P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Large                       | Z                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Group Residential           | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Multifamily Residential     | Permitted above or adjacent to ground floor office, restaurant or retail use on the same site, subject to design review. Projects with multifamily residential units above or adjacent to office, restaurant or retail uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided, that the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of building developed on site. |
| Senior Housing              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Supportive Housing          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Transitional Housing        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Government and Quasipublic  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Club and Lodge              | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| College, public or private  | Use permit for private institutions; public schools permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Convalescent facility       | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Cultural institution        | P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Day care, general           | U                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Government office                       | Use permit required for establishments occupying more than 10,000 square feet of gross floor area or more than 50 percent of the floor area in a shopping center, whichever is less. Use permit required for on-site maintenance or outdoor storage of vehicles. |
| Hospital                                | U                                                                                                                                                                                                                                                                |
| Park and recreation facility            | Publicly owned facilities permitted. Privately owned noncommercial facilities, including swim clubs or tennis clubs, shall be subject to a use permit.                                                                                                           |
| Public parking facility                 | Permitted when owned and operated by a public agency. All other public parking facilities require a conditional use permit.                                                                                                                                      |
| Public safety facility                  | P                                                                                                                                                                                                                                                                |
| Public transit terminal                 | U                                                                                                                                                                                                                                                                |
| Religious assembly                      | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                              |
| Residential care, protective            | U                                                                                                                                                                                                                                                                |
| School, public or private               | Use permit for private institutions; public schools permitted.                                                                                                                                                                                                   |
| Telecommunication facility              | P                                                                                                                                                                                                                                                                |
| Utility, minor                          | P                                                                                                                                                                                                                                                                |
| <b>Commercial</b>                       |                                                                                                                                                                                                                                                                  |
| Animal sales and service                |                                                                                                                                                                                                                                                                  |
| Animal grooming                         | U                                                                                                                                                                                                                                                                |
| Animal hospital                         | U                                                                                                                                                                                                                                                                |
| Animals – Retail sales                  | P                                                                                                                                                                                                                                                                |
| Artist's studio                         | P                                                                                                                                                                                                                                                                |
| Bakery, commercial                      | U                                                                                                                                                                                                                                                                |
| Bank and savings and loan               | P                                                                                                                                                                                                                                                                |
| ATM                                     | P                                                                                                                                                                                                                                                                |
| Commercial recreation and entertainment |                                                                                                                                                                                                                                                                  |
| Within building                         | U                                                                                                                                                                                                                                                                |
| Outdoor facility                        | U                                                                                                                                                                                                                                                                |
| Limited                                 | U                                                                                                                                                                                                                                                                |
| Drive-through retail or service         | U                                                                                                                                                                                                                                                                |
| Eating and drinking establishment       |                                                                                                                                                                                                                                                                  |
| Food shop                               | P                                                                                                                                                                                                                                                                |
| Restaurant, full-service                | P                                                                                                                                                                                                                                                                |
| Restaurant, self-service                | Use permit required except that establishments occupying tenant space within a multi-tenant building are permitted.                                                                                                                                              |
| Restaurant, take-out                    | P                                                                                                                                                                                                                                                                |
| Restaurant with drive-in service        | U                                                                                                                                                                                                                                                                |

**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

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| Restaurant with full alcoholic service                                 | U                                                                                                                                                                                                                                                                                                           |
| Restaurant with outdoor dining                                         | Permitted. An outdoor dining permit is required for all outdoor dining activities.                                                                                                                                                                                                                          |
| Alcoholic beverage establishment                                       | U                                                                                                                                                                                                                                                                                                           |
| Alcoholic beverage establishment or restaurant with live entertainment | U                                                                                                                                                                                                                                                                                                           |
| Food and beverage sales                                                |                                                                                                                                                                                                                                                                                                             |
| Grocery                                                                | U                                                                                                                                                                                                                                                                                                           |
| Liquor store                                                           | U                                                                                                                                                                                                                                                                                                           |
| Specialty food market                                                  | P                                                                                                                                                                                                                                                                                                           |
| Catering service                                                       | P                                                                                                                                                                                                                                                                                                           |
| Funeral and interment services                                         | Limited to mortuaries, subject to a use permit.                                                                                                                                                                                                                                                             |
| Laboratory, limited                                                    | P                                                                                                                                                                                                                                                                                                           |
| Marine facilities and services                                         |                                                                                                                                                                                                                                                                                                             |
| Boat and marine vessel sales and rental                                | U                                                                                                                                                                                                                                                                                                           |
| Massage therapy services                                               | U                                                                                                                                                                                                                                                                                                           |
| Medical services office                                                | P                                                                                                                                                                                                                                                                                                           |
| Office, business and administrative                                    | P                                                                                                                                                                                                                                                                                                           |
| Personal improvement services                                          | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                                                                         |
| Personal services                                                      | P                                                                                                                                                                                                                                                                                                           |
| Printing and publishing services                                       |                                                                                                                                                                                                                                                                                                             |
| Commercial                                                             | U                                                                                                                                                                                                                                                                                                           |
| Electronic                                                             | P                                                                                                                                                                                                                                                                                                           |
| Limited                                                                | P                                                                                                                                                                                                                                                                                                           |
| Recycling collection facility                                          |                                                                                                                                                                                                                                                                                                             |
| Reverse vending machine                                                | P                                                                                                                                                                                                                                                                                                           |
| Recycling facility, small                                              | Z                                                                                                                                                                                                                                                                                                           |
| Research and development services                                      | U                                                                                                                                                                                                                                                                                                           |
| Retail and wholesale sales                                             |                                                                                                                                                                                                                                                                                                             |
| General merchandise, retail and rental                                 | P                                                                                                                                                                                                                                                                                                           |
| Home improvement sales and service                                     | Permitted on sites designated regional commercial in the general plan. Elsewhere, use permit required for establishments occupying more than 75,000 square feet of indoor and outdoor retail space; establishments occupying less than 75,000 square feet of indoor and outdoor retail space are permitted. |
| Nursery                                                                | Limited to establishments operating inside of a building.                                                                                                                                                                                                                                                   |
| Mail order or direct selling establishment                             | P                                                                                                                                                                                                                                                                                                           |
| Pawn shop                                                              | U                                                                                                                                                                                                                                                                                                           |
| Retail warehouse                                                       | Permitted only on sites with a general plan land use designation of regional commercial.                                                                                                                                                                                                                    |

**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

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| Secondhand appliance and clothing sales | U                                                                                                                                                                                                                                                                                   |
| School, commercial                      | Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.                                                                                 |
| Smoke shop                              | Use permit required. Must be located at least 1,000 feet away from the property line of a school and front door of an existing smoke shop or smoking lounge. Appropriate air filtration systems shall be required for lounges if there are potential impacts to adjacent land uses. |
| Smoking lounge                          |                                                                                                                                                                                                                                                                                     |
| Vehicle/equipment sales and service     |                                                                                                                                                                                                                                                                                     |
| Automobile rental                       | Use permit required for on-site parking of more than five vehicles for rent, and no on-site maintenance facilities are permitted.                                                                                                                                                   |
| Automobile repair, limited              | U                                                                                                                                                                                                                                                                                   |
| Automobile sales                        | U                                                                                                                                                                                                                                                                                   |
| Service station                         | U                                                                                                                                                                                                                                                                                   |
| Visitor accommodations                  |                                                                                                                                                                                                                                                                                     |
| Bed and breakfast inn                   | P                                                                                                                                                                                                                                                                                   |
| Hotel                                   | U                                                                                                                                                                                                                                                                                   |
| Motel                                   | U                                                                                                                                                                                                                                                                                   |
| Accessory Uses                          |                                                                                                                                                                                                                                                                                     |
| Accessory uses                          | P                                                                                                                                                                                                                                                                                   |
| Accessory structures                    |                                                                                                                                                                                                                                                                                     |
| Caretaker's quarters                    | U                                                                                                                                                                                                                                                                                   |
| Nonresidential accessory structure      | P                                                                                                                                                                                                                                                                                   |
| Temporary Uses                          |                                                                                                                                                                                                                                                                                     |
| Animal show                             | T                                                                                                                                                                                                                                                                                   |
| Christmas tree sales                    | T                                                                                                                                                                                                                                                                                   |
| Commercial entertainment                | T                                                                                                                                                                                                                                                                                   |
| Commercial filming, limited             | T                                                                                                                                                                                                                                                                                   |
| Farmers' market                         | T                                                                                                                                                                                                                                                                                   |
| Holiday boutique                        | P                                                                                                                                                                                                                                                                                   |
| Personal property sales                 | P                                                                                                                                                                                                                                                                                   |
| Real property sales                     | P                                                                                                                                                                                                                                                                                   |
| Religious assembly                      | T                                                                                                                                                                                                                                                                                   |
| Retail sales, outdoor                   | T                                                                                                                                                                                                                                                                                   |
| Rummage sales                           | T                                                                                                                                                                                                                                                                                   |
| Storage, outdoor                        | T                                                                                                                                                                                                                                                                                   |
| Trade fair                              | T                                                                                                                                                                                                                                                                                   |

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**Exhibit B of Resolution No. 10102  
Planned Development (PD) Plan**

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**Development Regulations.**

- A. Except as indicated below or expressly indicated within the approved development plan, all development regulations of the residential portions of the PD District shall be the same as those of the RM (Medium Density Residential) District. Use and development of the property shall also comply with Article 3 (Performance Standards) and Article 5 (Home Occupations) of PMC Chapter 18.50, and with the off-street parking requirements of PMC Chapter 18.78. The development regulations below shall not apply to non-residential parcels.

| <b>Residential Neighborhood A-1 and A-2 (Duets)</b>     |                               |
|---------------------------------------------------------|-------------------------------|
| Minimum Lot Area                                        | 1,600 square feet             |
| Minimum Lot Width                                       | 27 feet                       |
| Minimum Front Yard Setback (fronting private "street")* | 10 feet                       |
| Minimum Front Yard Porch Setback*                       | 6 feet                        |
| Minimum Front Building-to-Building Separation (Paseo)   | 15 feet                       |
| Minimum Side Yard Setback (unattached side)             | 5 feet                        |
| Minimum Corner Side Yard Setback                        | 8 feet                        |
| Minimum Rear Yard Setback (at garage elevation)         | 4 feet                        |
| Maximum Lot Coverage                                    | Per approved development plan |
| Maximum Building Height                                 | 30 feet                       |
| Minimum Private Storage Area                            | --                            |
| Minimum Private Open Space                              | ----                          |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

| <b>Residential Neighborhood C (Single Family)</b>       |                               |
|---------------------------------------------------------|-------------------------------|
| Minimum Lot Area                                        | 2,000 square feet             |
| Minimum Lot Width                                       | 30 feet                       |
| Minimum Front Yard Setback (fronting private "street")* | 10 feet                       |
| Minimum Front Yard Porch Setback*                       | 6 feet                        |
| Minimum Front Building-to-Building Separation (Paseo)   | 20 feet                       |
| Minimum Side Yard Setback                               | 4 feet                        |
| Minimum Corner Side Yard Setback                        | 8 feet                        |
| Minimum Corner Street Return Setback                    | 4 feet                        |
| Minimum Rear Yard Setback (at garage elevation)         | 4 feet                        |
| Maximum Lot Coverage                                    | Per approved development plan |
| Maximum Building Height                                 | 30 feet                       |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

| <b>Residential Neighborhood D-1 and D-2 (Single Family)</b> |
|-------------------------------------------------------------|
|-------------------------------------------------------------|



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**Exhibit B of Resolution No. 10102**  
**Planned Development (PD) Plan**

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|                                     |                               |
|-------------------------------------|-------------------------------|
| Minimum Lot Area                    | 2,000 square feet             |
| Minimum Lot Width                   | 30 feet                       |
| Minimum Front Yard Setback*         | 5 feet                        |
| Minimum Front Yard Porch Setback*   | 4 feet                        |
| Minimum Side Yard Setback           | 4 feet                        |
| Minimum Corner Side Yard Setback    | 5 feet                        |
| Minimum Rear Yard Setback           | 5 feet                        |
| Minimum Setback at Garage Elevation | 5 feet                        |
| Maximum Lot Coverage                | Per approved development plan |
| Maximum Building Height             | 30 feet                       |

\* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

- B. The development regulations for the area identified as 'Lot H' and 'Lot M' as shown on VTM 9235, shall be as shown in the table below. All standards not noted below shall revert to the standards applicable to the CO (Office Commercial) District, as specified within the PMC.

|                                      |       |
|--------------------------------------|-------|
|                                      |       |
| Minimum lot area (sq. ft.)           | 5,000 |
| Minimum lot width (ft.)              | 50    |
| Minimum yards (ft.)                  |       |
| Front*                               | 20    |
| Side                                 | 5     |
| Side (adjacent to residential use)   | 10    |
| Corner Side                          | 15    |
| Rear                                 | 10    |
| Rear (adjacent to residential use)   | 10    |
| Maximum height of structure(s) (ft.) | 35    |
| Maximum lot coverage                 | 50%   |
| Maximum floor-area-ratio (FAR)       | 0.5   |
| Minimum site landscaping             | 10%   |

\* For purposes of calculating setbacks, the front lot line of "Lot H" shall be measured from the property line adjacent to West Leland Road.

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**Exhibit C of Resolution No. 10102**  
**Conditions of Approval**

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*General Conditions:*

1. The project shall be constructed in substantial conformity with the Vesting Tentative Map and Master Plan, date stamped July 23, 2018, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion. Minor Deviations from the approved Vesting Tentative Map and Master Plan may be approved by the City Planner. In the event there is found to be a conflict between the Vesting Tentative Map and Master Plan, final design shall be subject to review and approval by the City Planner.
2. Final plot plans shall be in substantial conformity with the approved Master Plan. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. Final plot plans shall not result in two side by side lots having the same plan, elevations, and color adjacent to each other. Developer plans reflect that there are:
  1. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood C;
  2. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood D1 & D2; and
  3. Two plan types, three elevation styles for each plan and 12 color schemes for Neighborhood A1 & A2.
3. The developer shall comply with all applicable requirements of Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) as applicable to the project, unless otherwise specified within the City Council Ordinance rezoning the property.
4. Prior to issuance of a building permit, the developer shall record the 2018 Amendment to the Development Agreement, which has been placed in an escrow account.
5. To the extent that the terms of any development agreement approved by the City Council are in conflict with the conditions of this Vesting Tentative Map approval, the provisions of the Development Agreement shall prevail.

*Mitigation Measures:*

6. The developer shall comply with all applicable Mitigation Measures (MM) identified within the Environmental Impact Report (EIR) certified by the City Council on October 18, 2004, and the Third Addendum to the EIR, adopted by the City Council on \_\_\_\_\_, 2018, including but not limited to the following:
  - A. In accordance with MM 5-1, in order to minimize the degree of project-specific adverse impact on the visual character and quality of the project

site, the developer shall use irregular planting on graded slopes to achieve a natural appearance.

- B. In accordance with MM 5-2, in order to minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the developer shall ensure that adequate landscaping is placed along the outer edge (northern side) of the SR 4 sound wall.
- C. In accordance with MM 7-1, the developer shall contribute their fair share to the needed improvements at the Willow Pass Road/San Marco Boulevard/State Route 4 Eastbound ramps intersection, which include the following:
  - (1) Re-striping of the southbound approach to reduce the lane configuration to one through lane, which creates an opportunity for a free right-turn at the eastbound off-ramp; and
  - (2) Creation of a free right-turn lane on the eastbound off-ramp, in addition to two dedicated left-turn lanes for a total of three approach left-turn lanes on the off-ramp.
- D. In accordance with MM 7-2, the project applicant shall pay their fair share contribution towards any of these improvements deemed feasible by the City:
  - (1) Create a westbound shared through/right-turn lane on West Leland Road;
  - (2) Create a second eastbound Left-turn lane on West Leland Road;
  - (3) Create a second eastbound through lane on West Leland Road; and
  - (4) Create an exclusive eastbound right-turn lane on West Leland Road.
- E. In accordance with MM 7-3, the developer shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Concord Boulevard intersection in the City of Concord. These improvements include:
  - (1) Construction of exclusive right-turn and left-turn lanes and a second through lane on the northbound approach;
  - (2) Construction of two exclusive left-turn lanes on the southbound approach; and
  - (3) Construction of a third through lane on both the eastbound and westbound approaches.

This fee shall be paid prior to recordation of a project final map, in an amount determined by the City Council in cooperation with the affected jurisdiction.

- F. In accordance with MM 7-4, The project applicants shall contribute their fair share to the following needed improvements at the San Marco Boulevard/West Leland Road intersection:
  - (1) Convert the northbound shared through/right turn lane to an exclusive right turn lane; and
  - (2) Convert one of the northbound left-turn lanes to a northbound through lane.
- G. In accordance with MM 7-5, the developer shall contribute their fair-share to needed improvements at the Willow Pass Road/Avila Road intersection with two left-turn lanes and a right-turn lane on the westbound Avila Road approach, two left-turn lanes and a through lane on the southbound Willow Pass Road approach, and one right-turn lanes and one through lane on the northbound Willow Pass Road approach.
- H. In accordance with MM 7-6, the developer shall pay a traffic mitigation fee equal to their fair share of the improvements needed to adequately serve projected cumulative morning (AM) and evening (PM) peak hour traffic volumes at the Bailey Road/Myrtle Drive intersection in Contra Costa County and the City of Concord. These improvements include:
  - (1) Installation of a traffic signal;
  - (2) Provision of a left-turn lane on the southbound Bailey Road approach; and
  - (3) Widening of the westbound Myrtle Drive approach to provide an exclusive left-turn lane.
- I. In accordance with MM 7-7, the project developers shall contribute their fair share to all applicable development impact fee programs including the East County Regional Impact Fee, which is designed to fund improvements to regional facilities including SR 4.
- J. In accordance with MM 8-3, the developer shall: (1) comply with applicable per-unit conveyance system fees levied by DDSD and (2) demonstrate to the satisfaction of the DDSD and the City Engineer that DDSD sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a sewage treatment adequacy evaluation in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1218-ERU total anticipated by the DDSD shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure.

- K. In accordance with MM 8-8, the developer shall comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code, or pay the requisite In Lieu Parkland dedication fee, as specified within Condition No. 46.
- L. In accordance with MM 9-2, the developer shall be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B-1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report. The developer shall also pay all applicable drainage fees as determined by the CCCFCWCD. The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the developer, since there no alternative funding sources at this time. CCCFCWCD would repay these extra costs at such time as fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.
- M. In accordance with MM 9-3 and National Pollution Discharge Elimination System (NPDES) regulations, the developer shall prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer.
- N. In accordance with MM 9-4 and to help reduce long-term accumulation of non-point source pollutants from the project within downstream surface water, the developer shall incorporate long-term source control and pre-discharge treatment measures into the Storm Water Pollution Prevention Plan (SWPPP) described in MM 9-3, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division.
- O. In accordance with MM 10-1, the project geotechnical engineer shall prepare a final design-level project geotechnical study subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The review shall evaluate if the study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. Relevant provisions of the geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a

State-certified geotechnical engineer or to the satisfaction of the independent engineering geologist and the City Engineer.

- P. In accordance with MM 10-4, the City and/or its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes, in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require slope repairs at the expense of the West Pittsburg GHAD. If the stability of these proposed slopes can be independently confirmed, the developer shall implement the construction measures recommended in the project geotechnical study. If the slopes stability cannot be confirmed, the developer shall redesign the slopes to achieve a flatter more sustainable gradient.
- Q. In accordance with MM 10-6, specification for site development shall include mandatory phasing for construction of site improvements as recommended by the project geotechnical engineer if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements.
- R. In accordance with MM 10-7, in addition to the observation of all cut and fill slope construction, the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development the project geotechnical engineer shall make site-specific recommendations for grading, drainage, installation of foundation design, the addition of soil amendments and or the use of imported non-expansive fill materials as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see Mitigation 10-1) these recommendations shall be incorporated into a report to be included with each building permit application and with the plans for all public and common-area improvements.
- S. In accordance with MM 10-8, development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol with final approval by the City Engineer.
- T. In accordance with MM 10-9, the developer shall prepare an erosion control plan subject to City approval and implement the plan during

construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development.

- U. In accordance with MM 10-10, the developer shall provide educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners at the time of purchase and periodically thereafter, as part of an effort to control groundwater seepage.
- V. In accordance with MM 10-12, the developer shall request the project be annexed into the West Pittsburg Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. The existence of and the responsibilities attached to project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition, all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase.
- W. In accordance with MM 11-1, the developer shall reseed cut and fill slopes or other graded/disturbed areas on the project site with a native herbaceous seed mix. No nonnative or invasive species shall be included in the mix.
- X. In accordance with MM 11-3, the City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that California red-legged frog issues have been resolved to the satisfaction of the U.S. Fish and Wildlife Service (USFWS). To satisfy the USFWS, the applicant will need to: (1) instruct the U.S. Army Corps of Engineers (Corps) to initiate formal consultation, pursuant to section 7 of the Federal Endangered Species Act, with the USFWS regarding the California red-legged frog; and (2) implement mitigation as necessary (see details below). A copy of a "non-jeopardy" Biological Opinion issued by the USFWS shall be submitted to the City prior to issuance of a grading permit.
- Y. In accordance with MM 11-4, the City of Pittsburg shall not issue a grading permit for the project until adequate demonstration to the City that mitigation for impacts to California tiger salamander habitat will be implemented to the satisfaction of the California Department of Fish and Wildlife (CDFW; and the USFWS since the species has recently been federally listed). To satisfy the CDFW and USFWS, the applicant will need to: (1) consult with the CDFW and the USFWS; and (2) redesign the project as much as possible to avoid aestivation and potential breeding habitat; or (3) where avoidance is not feasible, replace affected habitat in accordance with CDFW and USFWS requirements, and in accordance

with specifications discussed in Mitigation 11-1; and (4) salvage adults and/or larvae.

- Z. In accordance with MM 11-6, the applicant shall coordinate with the USFWS regarding any additional review of potential San Joaquin kit fox impacts resulting from the proposed project. Additionally, within 30 days prior to any earth-moving disturbance, a qualified kit fox biologist(s) [i.e., the biologist(s) must meet the qualifications stated in USFWS' survey protocol (USFWS 1997b)] shall conduct preconstruction den surveys on the project site. These surveys shall follow the methodology outlined in Appendix 1, Section 2, of USFWS' 1997 survey protocol. Any potential dens identified during the preconstruction surveys shall be monitored with cameras for a minimum of three nights in accordance with the survey protocol. If kit fox or kit fox sign is identified at any time during these surveys, all work shall cease and USFWS and CDFW personnel shall be contacted immediately.
- AA. In accordance with MM 11-7, the applicant shall retain a qualified biologist to conduct CDFW-protocol surveys for burrowing owl the year grading is proposed. If burrowing owls are found on the project site, the applicant shall be required to prepare a Habitat Mitigation Plan and a Mitigation Agreement for any burrowing owls identified. The City shall receive copies of the approved Mitigation Plan and Mitigation Agreement between the applicant and the CDFW prior to issuing a grading permit for the proposed project. All surveys and mitigation shall be coordinate by the applicant with CDFW. If such surveys demonstrate that burrowing owls do not occur on the project site, no further requirement for burrowing owls shall be required by the City.
- BB. In accordance with MM 11-8, the applicant shall retain a qualified raptor biologist to conduct spring nesting surveys the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the following or similar protection measures:
- (1) Establishment of a fenced buffer of 1,000 feet around any survey-identified active raptor nest, or as otherwise determined by a qualified, CDFG-approved raptor biologist (see text below).
  - (2) Having a biological monitor present during all grading activity near the buffer zone; and
  - (3) Avoiding grading within the buffer zone until the raptor biologist states that the young have fledged and are flying well enough to avoid being impacted by project construction.

If such surveys demonstrate that raptor nests do not occur on the project site, no further requirements for these raptors shall be required by the City.



CC. In accordance with MM 11-9, the applicant shall retain a qualified biologist to conduct spring nesting surveys for loggerhead shrike, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the applicant shall complete the following measures:

- (1) Establish a 250-foot fenced buffer zone around each active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If appropriately timed nesting surveys demonstrate that loggerhead shrikes do not nest on the project site, no further requirements for the bird shall be required by the City.

DD. In accordance with MM 11-10, the applicant shall retain a qualified biologist to conduct spring nesting surveys for California horned lark, coordinated with the CDFG, the year grading is proposed. If nest(s) are found, the CDFG can be expected to require the applicant to complete the following or similar measures:

- (1) Establish a 250-foot-wide fenced buffer zone around each survey-identified active nest location; and
- (2) Have a biological monitor present during all grading activity near the buffer zone.

If such surveys demonstrate that California horned larks do not nest on the project site, no further requirements for this bird shall be required by the City.

EE. In accordance with MM 12-1, a qualified archaeologist shall be retained at applicant's expense to monitor project-related on-site excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing; e.g. excavation by auger shovel or backhoe unit. The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an

archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines shall be implemented. Specifically, a data recovery plan which makes provisions for adequate recovery of the scientifically consequential information about the site shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e. the NWIC at Sonoma State University). If Native American artifacts are indicated the plan shall also be submitted to the Native American Heritage Commission (NAHC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 archaeological sites. The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and or required by the City. If human remains are found special rules set forth in State Health and Safety Code section 70505 and CEQA Guidelines section 15126.4(b) shall apply. The identified mitigations shall be undertaken to City satisfaction if necessary prior to resumption of grading activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data provided that the data are available for review at the California Historical Resource Regional Information Center CEQA Guidelines section 15126.4(b).

FF. In accordance with MM 14-1, the developer shall:

- (a) Conduct an acoustical study in accordance with state Title 24 requirement that identified to City satisfaction the noise insulation and other features to be included in the design of the project residential structures in the vicinity of SR 4 and along West Leland Road sufficient to maintain interior noise levels at or below City and State standards (45 L<sub>dn</sub>);
- (b) Design common outdoor use areas in the residential portions of the project to maintain exterior noise levels to “normally acceptable” levels. These areas shall be situated away from predominant noise sources or should be shielded by natural or created topographical features, barriers or the buildings themselves; and
- (c) Construct a noise barrier for residences proposed adjacent to West Leland Road. The noise barrier should extend approximately five to ten feet above the pad elevations to reduce traffic-generated noise levels to 60 dBA L<sub>dn</sub>. The barrier shall take the form of a wall, berm, and/or structures that shield the outdoor use areas of the first row of residences north and south of West Leland Road.

GG. In accordance with EIR Mitigation Measure (MM) 14-3, the following conventional noise abatement measures shall be followed during all grading and construction phases:

1. *Construction Equipment Mufflers and Maintenance.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
2. *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines.
3. *Equipment Location and Shielding.* Locate all stationary noise-generating construction equipment such as air compressors as far as practical from any nearby school and residences.
4. *Quiet Equipment Selection.* Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)
5. *Noise Disturbance Coordinator.* Designate a "noise disturbance coordinator" (e.g., a City staff member or site manager) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.
6. *Truck Routes.* Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.

HH. In accordance with MM 15-1, the developer shall implement the following dust control measures during project construction activities:

- (a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to existing land uses must be kept damp at all times or must be treated with non-toxic stabilizers or dust palliatives;
- (b) Cover all trucks hauling soil sand and other loose materials or require all trucks to maintain at least two feet of freeboard;
- (c) Pave or apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads parking areas and staging areas at construction sites;
- (d) Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
- (e) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;
- (f) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;

- (g) Enclose, cover or water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
  - (h) Limit traffic speeds on unpaved roads to 15 miles per hour;
  - (i) Install sandbags or other erosion control measures to prevent silt runoff from grading onto adjacent roadways paths and other paved areas and in particular into nearby drainage channels;
  - (j) Replant vegetation in disturbed areas as quickly as possible;
  - (k) Install windbreaks or plant trees as vegetative wind breaks at windward side(s) of construction areas;
  - (l) Limit excavation and grading activity when winds' instantaneous gusts result in unmanageable dust; and
  - (m) Limit the area subject to excavation grading and other construction activity at any one time.
- II. In accordance with MM 15-2, the developer shall provide for strategies identified in the 2004 FEIR to reduce air emissions and encourage telecommuting, including but not limited to the following measures:
- (a) Homes shall be designed to provide facilities to allow the use of emerging electronic communication technologies;
  - (b) Use natural gas only fireplaces where fireplaces are included in the homes;
  - (c) Install outdoor electrical outlets or outlets within the garage to promote the use of electric lawn and landscaping maintenance equipment;
  - (d) Include restrictions in the CC&Rs to allow only natural gas or propane barbeques; and
  - (e) As feasible, require use of electrical or alternatively fueled equipment for maintenance.

Site Access and Circulation Assessment Recommendations:

7. In accordance with Recommendation 3, prior to approval of the final map, the developer shall submit a final refuse pickup plan to be reviewed by the City and refuse collection company, which shall include, at a minimum:
- 1. A map showing the general location where all trash bins shall be placed on pickup days, in substantial conformance with the draft refuse plan maps dated June 1, 2018;
  - 2. a copy of a disclosure to all residents detailing the trash pickup plan and homeowner responsibilities;
  - 3. a copy of language to be recorded within the Conditions, Covenants and Restrictions (CCRs) detailing the refuse plan requirements and homeowner responsibilities;

4. a striping plan identifying how curbs will be marked to identify trash receptacle placement areas; and
  5. any other materials deemed necessary by the City Engineer.
8. In accordance with Recommendation 4, the developer shall install signage and barricades prohibiting pedestrian crossing movements of West Leland Road at the intersection of the new project roadway and Tomales Bay Drive on both the east and west legs of the intersection. The final design and location of the signage and barricades shall be subject to review and approval by the City Engineer.
9. In accordance with Recommendation 6, the developer shall provide information on public transit opportunities to prospective and new residents to encourage transit use to and from the site.
10. In accordance with Recommendation 7, the developer shall include within the CC&Rs language requiring garages be reserved for vehicle storage.

Design Review:

11. The proposed dog park on Lot K shall be modified to allow for a 12-foot wide Class I trail starting from the eastern terminus of Street B to the eastern edge of the project area. The easement shall be improved to provide a 12-foot wide Class I trail.
12. The proposed Class I trail on either side of Lot H shall be continued across Lot H with a temporary 8-foot wide asphalt concrete pedestrian path to allow for a connection between Neighborhoods "C" and "D." A permanent trail connection may be conditioned upon the future commercial development.
13. Decorative crosswalks shall be installed at the following locations:
  1. Across Street A, immediately north of West Leland Road;
  2. Across Street A, immediately south of Street B
  3. Across Street B, to the west and east of Street A; and
  4. Across Street E, immediately north of West Leland Road.

Crosswalks described above shall be maintained by the City. Final design and locations of the decorative sidewalk shall be subject to approval by the City Planner and City Engineer.

14. Developer shall provide a "cool roof" on each residential building for reduction of heat island effect or installation of solar photovoltaic panels in conjunction with other Title 24 energy components to meet current code.

15. Developer shall install prewiring for electric vehicle (EV) charging within each residential unit's garage.
16. If solar photovoltaic panels are not installed on a house, the developer shall install pre-wiring for photovoltaic (solar) panels within the residential unit. The construction drawings for each plan shall include appropriate electrical and roof framing details as necessary to reflect the option for pre-wiring the houses for roof-mounted photovoltaic panels. The developer shall maintain and make available to all potential buyers, in each sales office, a brochure or list of vendors and installers of solar panels for residential use. A copy of the vendor list/brochure shall be provided to the Planning Division, prior to issuance of the first building permit for construction of a single-family residence.
17. The developer shall provide estimated water use calculations with the Final Landscape Plans to show compliance with the City's water efficient landscape ordinance.
18. Prior to occupancy of the residential units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and all front, side and rear yards that are to be maintained by the project Home Owners Association (HOA), in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community Development Department. The developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to the HOA. If required landscaping is not completed prior to final inspection and occupancy, the developer shall post a bond to assure that the work is completed and turned over to the HOA to the satisfaction of the City.
19. The developer shall include in the project Conditions, Covenants, and Restrictions (CC&Rs) and homebuyer disclosures information about integrated pest management and the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC chapter 18.84, article VII.
20. Prior to issuance of a building permit, the developer shall provide a photometric plan to identify the appropriate street light spacing. In general, the lighting requirements used shall be as described in the Illuminating Engineering Society of North America (IESNA) standards. With the exception of Streets "A" and "B," the developer may opt to utilize lighting mounted to exterior house walls to provide street/alley and pathway lighting upon approval by the City Engineer. All light fixtures intended to provide lighting for streets/alleys and pathways shall be placed on a timer and shall automatically turn on at dusk and stay on until sunrise. The final design and location of the lighting fixtures shall be subject to approval by the Planning and Engineering Divisions.

21. The developer shall enter into an affordable housing agreement, subject to City Council approval, prior to the approval of a final map. The agreement shall comply with all applicable sections of the Vista Del Mar Development Agreement, previously adopted by the City Council through Ordinance No. 04-1231 and/or as amended in subsequent Development Agreements.
22. The developer shall provide a seating area between the basketball and bocce courts. The seating area shall include a charcoal bbq and shall be covered by a pergola or other cover. The developer shall also install a water fountain and trash and recycling bins. The final design and locations are subject to review and approval by the Planning Division prior to installation.
23. The mid-block bulb-out projecting into Street A shall be removed.
24. The developer shall install a landscape visual barrier to the future commercial development along the east side of Lot C. Landscape material shall include plants with a mature height of a minimum of six feet. The final design and location of the landscaping shall be subject to approval by the Planning Division.
25. Lot C shall reserve for a future walkway connection to the commercial site, to be determined with the commercial site development application, to provide for a pedestrian connection between Neighborhood D1 & D2 and the commercial site.
26. All side yard fencing along property lines adjacent to Streets E, F, G, and H within Neighborhood D shall not extend beyond 5 feet from the side of the building.
27. Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.
28. All garage doors within residential neighborhoods shall be equipped with automatic openers.
29. For residential units exposed to exterior decibel levels of 60 dB or higher, as shown on the noise contour map in Appendix F of the EIR Addendum, all exposed windows shall be acoustically strengthened to reduce interior noise levels to a maximum of 45 decibels.
30. In addition to the areas shown on the proposed vesting tentative map and master plan, and as required in accordance with MM 14-1, the developer shall install a masonry wall or wood fencing in the following locations:
  1. Six-foot high wood fencing along the eastern boundary of Lots 66, 68, 70, 72, 74, and 76;

2. Minimum six-foot high masonry wall along the eastern boundary of Lots 325, 330, 335, 340, and 346; and
  3. Minimum 4-foot-high protective fencing, where there is no other fencing or wall, along the top of the slope of the stormwater basin on Parcel J and Parcel L.
31. The final design and colors of all masonry sound walls fronting West Leland Road shall be a Proto II or equal, split face block wall system in a tan color with a decorative wall cap and pilasters placed a maximum interval of 25 feet, similar to the existing wall design and color on the south side of the street. All masonry walls constructed as a part of this development shall be maintained by the applicable Homeowners' Association. The final design of the all masonry sounds walls shall be reviewed and approved by the Planning Division prior to issuance of a building permit.
32. Signage for the commercial site is not approved at this time. No signs shall be installed on-site until plans have been reviewed and approved by the City under a separate sign permit application.
33. The applicant shall install minimum four-inch-high, die cut, block style numbers on all residential units for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are attached. Units in Neighborhoods A-1, A-2, and C shall be installed within 10 feet of each unit's main entry door and may also be installed on facades with garage doors, if different. Units in Neighborhood D shall be installed within 10 feet of each unit's entry door.
34. All air conditioning units, transformer boxes, and utility meters placed above-ground shall be substantially screened from public view by way of unit location, permanent wood screening fences, or landscape planting.
35. The developer shall install two wall-mounted bicycle racks within each garage.
36. All garages shall provide for a minimum of two 10-foot by 20-foot parking spaces. Garages for units within neighborhoods A-1 and A-2 shall provide eight (8) square feet for trash bin storage.
37. In order to ensure the perpetual maintenance of landscape improvements along West Leland Road, landscape, trail and perimeter wall maintenance within parcels D, E, F, G and lot P shall be performed by the Homeowner's Association. In addition, the developer shall enter into an Operations and Maintenance Agreement with the City for the landscaping and irrigation improvements. This agreement shall run with the land and allow the City to access and maintain these areas if the City deems the landscaping and /or irrigation improvements are not maintained appropriately. The agreement shall specify that the cost of any required maintenance performed by the City shall be solely borne by the



Homeowners' Association and shall be executed prior to issuance of a building permit.

Engineering Fees and Deposits:

38. Major Subdivision Map Processing Fee. The developer shall pay the fee according to the following amounts as applicable to the project:

| <u>1<sup>st</sup> - 3<sup>rd</sup> Final Map Check</u> |         | <u>4<sup>th</sup> Final Map Check</u>      |
|--------------------------------------------------------|---------|--------------------------------------------|
| 5-50 lots                                              | \$2,300 | \$2,300 + \$800/ea. additional map check   |
| 51-150 lots                                            | \$3,000 | \$3,000 + \$1,500/ea. additional map check |
| 151 or more                                            | \$3,365 | \$3,365 + \$1,330/ea. additional map check |

This fee shall be paid in full to the Engineering Division prior to the City Council's approval of the Final Map.

39. Improvement Plan Review Fee. The Plan Review Fee is based on the engineer's estimate, which shall be included with the first set of plans submitted for review. The current Improvement Plan Review Fee is 3.5% of the engineer's cost estimate for improvements.
40. Improvement Plan Review Deposit. The developer shall provide a deposit of 50% of the total Improvement Plan Review Fee with the initial submittal of improvement plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Improvement Plan Review fees shall be due payable prior to the issuance of an Engineering Site Development Permit.
41. Improvement Inspection Fee. The developer shall pay an Improvement Inspection Fee according to the following rates as applicable to the project:

| <u>Percent of engineer's estimate</u> | <u>Total estimated costs</u> |
|---------------------------------------|------------------------------|
| 6.5%                                  | ≥ \$500,000                  |
| 4%                                    | \$500,001 - \$5 million      |
| 3.6%                                  | < \$5 million                |

The improvement Inspection fee shall be due payable prior to the issuance of an Engineering Site Development Permit.

42. Grading Plan Review Fee. The Grading Plan Review Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Plan Review Fee is 2.5% of the engineer's estimate for the cost of grading.

43. Grading Plan Review Deposit. The developer shall provide a deposit of 50% of the total Grading Plan Review Fee with the initial submittal of grading plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Grading Plan Review Fees are due payable prior to the issuance of the Grading Permit.
44. Grading Inspection Fee. The Grading Inspection Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Inspection Fee is 3% of the engineer's estimate for the cost of grading. The fee shall be due payable prior to the issuance of a Grading Permit.
45. In Lieu Parkland Dedication Fee. The developer shall pay an In-Lieu Parkland Dedication Fee equivalent to providing 5 acres of park area per one thousand persons residing within the new development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer.
46. Facility Reserve Charge. The applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The applicant understands that the current FRC on file effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778 on February 21, 2012, a copy of which is available at the City.
47. Local Traffic Mitigation Fee. The developer shall pay the Local Traffic Mitigation Fee in accordance with PMC Chapter 15.90 to the Engineering Department prior to issuance of a building permit. The developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development.
48. Regional Transportation Development Impact Fee. The Developer shall pay the Regional Transportation Development Impact (RTDIM) Fee in accordance with PMC Chapter 15.103 to the Engineering Department prior to issuance of a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years.
49. Final Map Deposit. The developer shall provide a deposit of \$500 prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of a full-size vellum copy of the recorded final map.

50. Record Drawing Deposit. The developer shall provide a \$500 deposit prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of the Record Drawing AutoCAD and PDF file, and full sized vellum copy of Improvement Plans, that were signed by the City Engineer prior to Engineering Site Development Permit issuance.
51. Sanitary Sewer Inspection Deposit. The developer shall provide a sanitary sewer inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of sewer main plus \$1.10/linear foot of additional sewer pipe.
52. Storm Drain Inspection Deposit. The developer shall provide a storm drain inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of storm drain main plus \$1.10/linear foot of additional storm drain pipe.
53. Geographical Information System Fee. The current Geographical Information System (GIS) Fee is \$0.05/sf of building for non-residential projects, and \$100/dwelling unit for all residential projects. The GIS fee is due payable prior to the issuance of an Engineering Site Development Permit.
54. NPDES Plan Review Fee. The developer shall pay an NPDES plan review fee for review of stormwater control plans and processing of closeout agreements and / or review of Storm Water Pollution Prevention Plans (SWPPP). The current fee is:
  - \$3,000 for the first 10,000 sf up to 1st acre (projects with Risk Factor 1)
  - Add additional \$136/acre for projects greater than 1 acre, up to the first 5 acres (projects with Risk Factors 2 or 3)
  - Add additional \$31/acre for projects greater than 5 acres
55. NPDES Site Inspection Deposit. The developer shall pay an NPDES inspection deposit for City staff's inspection of C.3 compliant facilities constructed, and /or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:
  - \$12,000 for the first 10,000 sf up to 1st acre ( projects with Risk Factor 1)
  - \$24,000 for projects greater than 1 acre (projects with Risk Factor 2 or 3)

This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's anniversary, the remaining balance of the deposit will be returned to the developer.

56. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the developer, the developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the developer's engineer.

Submittals to the Engineering Division:

57. Final Map. The developer shall submit three (3), full size, hard copies of the Final Map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans.
58. Improvement Plans. The developer shall submit seven (7) full size, hard copies of Improvement Plans. The Improvement Plans shall include, but not be limited to, the following:
- Site Plan
  - Grading and Drainage Plan
  - Utilities Plan which identifies ownership and maintenance responsibilities of both wet and dry utilities;
  - Landscaping and Irrigation Plan
  - Joint Trench Plan
  - Offsite Improvements Due to Project Impacts
59. All CCRs recorded as part of the project shall identify the long-term maintenance responsibilities of the City and the Homeowners' Association, as shown in the Improvement Plans.
60. The developer shall submit two (2) copies of the Storm Water Pollution Prevention Plan (SWPPP) to the Engineering Department for review and comment prior to the issuance of a Grading Permit. The SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system. The developer shall provide the project WDID number as evidence of having obtained a construction permit from the Regional Water Quality Control Board. If a WDID number has not yet been issued, a copy of the Notice of Intent that was sent to the Regional Water Quality Control Board shall be submitted with the grading permit application.
61. The developer shall submit three (3) complete sets of plans and specifications of the project, including any of the following required built-in fire protection systems, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review fees for the Fire District will be assessed at that time.

- a. Private underground service water mains
  - b. Building construction plans
  - c. Fire Sprinklers
  - d. Site improvement Plans
62. The developer shall submit a current geotechnical report to the Engineering Department prior to approval of any civil plans and issuance of an engineering permit.
63. The developer shall submit a complete area study specific to the Alves ranch project site only, for storm water (10-year storm design) capabilities, prior to the approval of the final map, and mitigate additional storm runoff demands anticipated under build out conditions. The study shall include a review of the impact of the site grading on the 10-year flood level in accordance with the Federal Emergency Management Agency (FEMA) guidelines. If additional mitigation measures are required then the study and measures shall be submitted to the City Council for its review and approval.
64. The developer shall submit grading and improvement plans to retrofit the existing detention basin, to accommodate stormwater runoff from the residential improvements of the Alves Ranch project and the Vista Del Mar subdivisions. These revisions are required to enable the detention basin to function both as a Stormwater Treatment, and Stormwater Detention Facility to meet the criteria for both provision C.3 of the Clean Water Program's Regional Permit, and Flood Control criteria, respectively. Improvement plans detailing modifications to the outlet and dewatering structures are to be submitted to the City and County Flood Control District for review and approval by the City prior to the issuance of any grading permits for the project. In addition, all such improvements to the basin must include adequate access for maintenance vehicles and equipment.
65. Prior to the City's acceptance of the Detention Basin, the developer shall submit an Operations and Maintenance Control Plan (O&M Plan) for the maintenance of the basin by the GHAD. Proper maintenance of the basin is essential for maintaining the functionality of the basin. The O&M Plan shall address maintenance of the spillway and standpipe and provide recommended intervals for silt removal. Developer understands that acceptance of the detention basin by the GHAD shall occur when all streets within the development are completed, and Street A has been accepted for continuous maintenance by the City.
66. Developer understands that all streets within the project, with the exception of Street A will be privately maintained by the HOA. However, upon City Council's acceptance of the public improvements for continuous maintenance, the Pittsburg Police Department is authorized to enforce all provisions of the State Vehicle Code on all private streets of the Alves Ranch Development. Enforcement of the Vehicle Code shall consist of but not be limited to enforcement of the following: Speed Limits, Off Street Parking, and Vehicle

Codes on the common private streets within the subdivision. Developer further understands all appropriate signage and striping are to be installed and completed prior to commencement of enforcement by the Pittsburg Police Department.

67. Developer understands that the establishment of a perpetual conservation easement, specifying management of the land to be for "Waters of the United States" and state California red-legged frog, and California tiger salamander values, is yet to be completed. This conservation easement was a mitigation measure to address the impacted wetland areas, of the previously approved overall project site. Recordation of this conservation easement shall occur prior to the recordation of the last final map for the residential subdivision, as outlined in the Development Agreement between The City of Pittsburg, Alves Ranch LLC, and William Lyon Homes, section 3.06a.
68. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the recordation of the first Final Map.
69. Annexation Documentation for CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the recordation of the first Final Map.
70. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for Fire Facilities and Fire Safety and Emergency Services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.
71. Street A shall be designed to meet City Standard Specifications within the 78-foot street right-of-way. Final design of Street A shall be subject to review and approval by the City Engineer.
72. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit

directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

73. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities or retrofit of existing facilities shall be borne by the developer.
74. The developer shall provide appropriate sanitary sewer, sized to adequately accommodate the project's wastewater demand.
75. The developer shall underground all new utility distribution facilities fronting the property. The location of all existing above ground utility distribution facilities to remain as-is and will be screened, to the best of the developer's ability, by landscape plantings.
76. The developer shall install all utility boxes underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
77. The developer shall incorporate and/ or adhere to all applicable provisions of the Development Agreement, between the City, Alves Ranch, LLC, and William Lyon Homes, recorded February 25, 2005, and subsequent amendments to the Development Agreement between the City of Pittsburg, Alves Ranch LLC, and William Lyon Homes. Provisions of this agreement shall be reviewed prior to the approval any final map. The City reserves the right to require the applicant to perform any of the applicant's obligations under the development agreement before recordation of the final map to the extent deemed necessary by the City Engineer.
78. The developer shall ensure that proposed revisions to the basin to the basin are in conformance with prior acceptance by the Division of Safety of Dams (DSOD). If changes to the basin are proposed, by the developer, these changes shall be subject to review and approval by the City Engineer.
79. The Developer shall submit to the Flood Control District for review a drainage study, with an updated hydrology map, that analyzes the feasibility of increasing the onsite basin's water treatment volumes and the impacts these proposed modifications will have on the basin's Flood Control storage capacity. Developer to obtain approval by the City for these improvements prior to the issuance of a Grading Permit.
80. The Developer shall pay all fees associated with Drainage Area 48B (DA 48B) to the Flood Control District prior to issuance of the first final map. The Flood Control District entered into a reimbursement Agreement (dated September 27,

2011) with the Vista Del Mar Developer, William Lyon Homes, for the construction of planned drainage lines "B" and "B-1" in DA 48B. Per the Reimbursement Agreement, the Alves ranch Development was afforded a credit of \$449,231 in DA 48B fees for construction of certain planned drainage facilities. Per the Agreement, "In the event there are changes in the land use, density, or impervious surfaces on the Alves property, Alves or its successor(s) in interest shall be responsible for paying the Flood Control District additional drainage fees based on the drainage fee ordinance applicable at that time." Should changes to the original site plan incur additional DA 48B fees, they are due payable to the Flood Control District prior to recordation of the first final map.

81. The developer shall maintain a minimum of fifteen (15') feet setback from top of detention basin, as recommended in Feb. 2008 - Preliminary Geotechnical Investigation prepared by BGC, or any design exception recommendations specifically noted by Geotechnical engineer in a supplemental report and approved by City Engineer.
82. The developer shall preserve the existing maintenance access road to the detention basin & overflow structure and provide an access point to the road. The final design of this access point shall be reviewed and approved by the City Engineer.
83. The developer shall provide a eight- foot (8') temporary asphalt concrete pathway fronting Lot H, the future commercial development. A permanent pathway may be conditioned to be constructed as part of the approvals for the commercial development.
84. The developer shall relinquish the abutter's rights for all corner lots.
85. The developer shall provide 6-foot wide sidewalks throughout the subdivision.
86. The developer shall construct walls made from concrete block, gravity concrete, or similar material when walls are required between lots.
87. The developer shall provide a safe release of drainage from sump areas, without conveying water over private property, allowing water to drain without damaging private or public improvements in the event of blockage to the storm drain system.
88. The developer shall provide a water sampling station as directed by the City Public Works Department.
89. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 2,000 gallons per minute (GPM). Required flow shall be delivered from not more than two hydrants flowing simultaneously



for the duration of 120 minutes while maintaining 20 pounds residual pressure in the main.

90. The developer shall install fire hydrants of the East Bay type. Hydrant locations shall be determined by the Contra Costa Fire Protection District upon submittal of three (3) copies of complete site improvement plans or utility plans. Hydrants shall be installed, in service, and inspected by the Fire District prior to construction.
91. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required prior to Fire District approval of final improvement plans.
92. The developer shall create and dedicate utility parcels to the City or provide adequate utility easement areas for City's maintenance and access.
93. The developer shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.
94. The developer shall provide two points of access to the satisfaction of the Contra Costa County Fire Protection District (CCCYPD) prior to issuance of the first building permit for any unit east of Street "A".
95. The developer shall paint all red curbs red where no parking stalls are shown, and "Fire Lane" markings shall be painted where appropriate.
96. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed in conjunction with this development.
97. The developer shall provide a Central Irrigation System, for portions of the site landscaping to be maintained by the City, that is compatible with Rainmaster DX 2 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.
98. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details.
99. The developer shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with “No Dumping, Drains to Delta” permanent markings
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding proper use of pesticides to buyers.

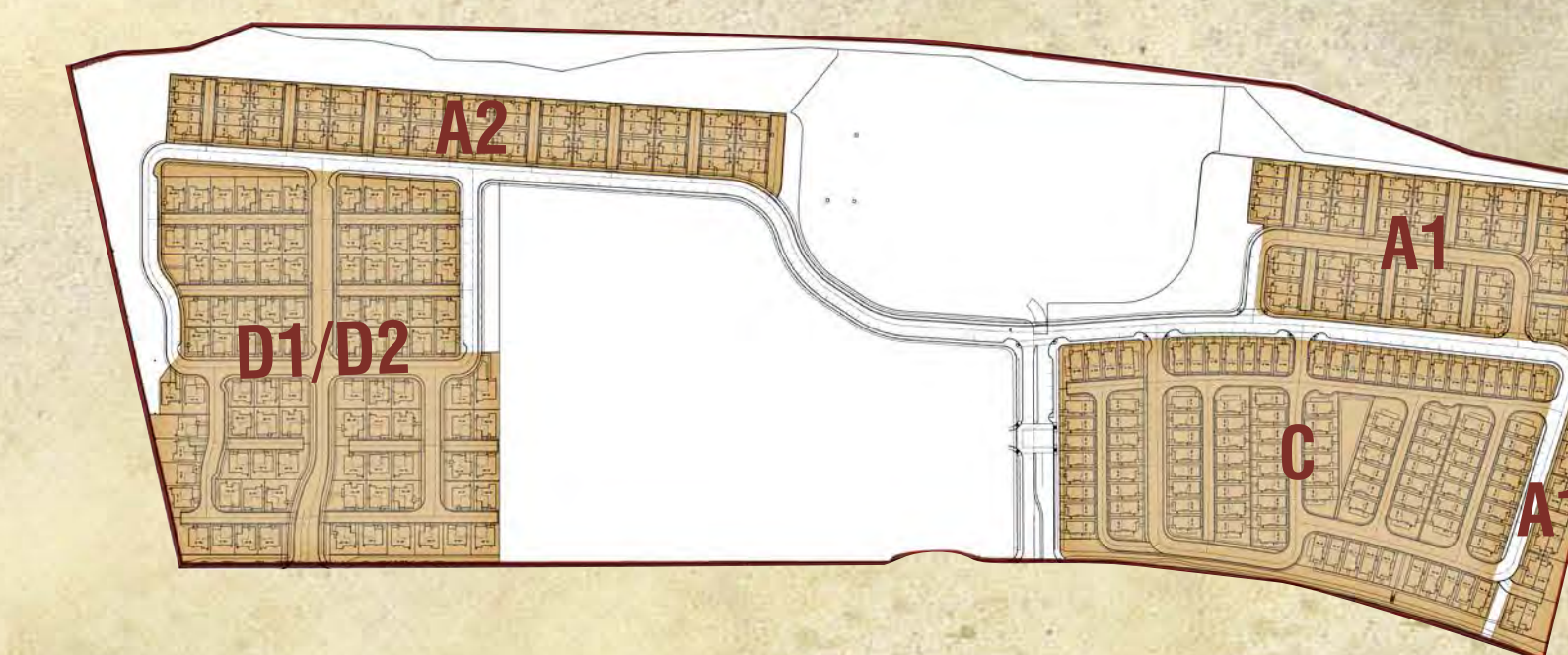
*Standard Conditions:*

100. The Standards Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this project, as determined applicable by the Planning Division. Where there is a conflict between Resolution No. 8931 and the specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
101. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
102. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg Municipal Code.
103. The developer shall comply with all the requirements of the Community Development Department, including the Planning Division, Engineering Division, and Building Division, the Contra Costa Department of Environmental Health, the Contra Costa County Fire Protection District, the Contra Costa County Flood Control & Water Conservation District, the California Regional Water Quality Control Board, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.
104. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent

developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

105. The conditional design review approval of architectural plans and elevations will expire 36 months after the adoption of this resolution, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.





*Neighborhood C | 31 x 65' Small Lot/Alley Loaded Lots*



*Neighborhood D<sub>1</sub> & D<sub>2</sub> | 43' x 54' Small Lot Traditional Single Family Homes*



*Neighborhood A<sub>1</sub> & A<sub>2</sub> | Duets*

**Alves Ranch**  
*Pittsburg California*



## OUR TEAM

### William Lyon Homes

Contact: Mandy Leung  
2603 Camino Ramon, San Ramon, CA 94583  
925.543.5562 | [www.lyonhomes.com](http://www.lyonhomes.com)

### WHA. Architects . Planners . Designers .

Contact: Robert Lee  
5000 Executive Pkwy, Suite 375, San Ramon, CA 94583  
925.463.1700 | [www.WHAinc.com](http://www.WHAinc.com)  
July 13, 2018



### Ruggeri-Jensen-Azar & Assoc.

Contact: Alex Azar  
8055 Camino Arroyo, Gilroy, CA 95020  
408.848.0300 | [www.rja-gps.com](http://www.rja-gps.com)



### VanderToolen Assoc..

Contact: Phil VanderToolen  
855 Bordeaux Way, Ste 240, Napa, CA 94558  
707.224.2299 | [www.vandertoolen.com](http://www.vandertoolen.com)



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- A1.8 Plan 2A - Floor Plan
- A1.9 Plan 2A - Elevation Wraps & Roof Plan
- A1.10 Plan 2B - Floor Plan
- A1.11 Plan 2B - Elevation Wraps & Roof Plan
- A1.12 Plan 2C - Floor Plan
- A1.13 Plan 2C - Elevation Wraps & Roof Plan
- A1.14 Plan 3A - Floor Plan
- A1.15 Plan 3A - Elevation Wraps & Roof Plan
- A1.16 Plan 3B - Floor Plan
- A1.17 Plan 3B - Elevation Wraps & Roof Plan
- A1.18 Plan 3C - Floor Plan
- A1.19 Plan 3C - Elevation Wraps & Roof Plan
- A1.20 Color & Materials - 'A' Traditional
- A1.21 Color & Materials - 'B' Bungalow
- A1.22 Color & Materials - 'C' Cottage

## Neighborhood D1 & D2

### 43' x 54' Small Lot Traditional SFD

- A2.PP Plot Plan
- A2.1 Street Scene I
- A2.2 Plan 1A - Floor Plan
- A2.3 Plan 1A - Elevation Wraps & Roof Plan
- A2.4 Plan 1B - Floor Plan
- A2.5 Plan 1B - Elevation Wraps & Roof Plan
- A2.6 Plan 1C - Floor Plan
- A2.7 Plan 1C - Elevation Wraps & Roof Plan
- A2.8 Plan 2A - Floor Plan
- A2.9 Plan 2A - Elevation Wraps & Roof Plan
- A2.10 Plan 2B - Floor Plan
- A2.11 Plan 2B - Elevation Wraps & Roof Plan
- A2.12 Plan 2C - Floor Plan
- A2.13 Plan 2C - Elevation Wraps & Roof Plan
- A2.14 Plan 2XA - Floor Plan
- A2.15 Plan 2XA - Elevation Wraps & Roof Plan
- A2.16 Plan 2XB - Floor Plan
- A2.17 Plan 2XB - Elevation Wraps & Roof Plan
- A2.18 Plan 2XC - Floor Plan
- A2.19 Plan 2XC - Elevation Wraps and Roof Plan
- A2.20 Plan 2ZA - Floor Plan
- A2.21 Plan 2ZA - Elevation Wraps & Roof Plan
- A2.22 Plan 2ZB - Floor Plan
- A2.23 Plan 2ZB - Elevation Wraps & Roof Plan
- A2.24 Plan 2ZC - Floor Plan
- A2.25 Plan 2ZC - Elevation Wraps & Roof Plan
- A2.26 Plan 3A - Floor Plan
- A2.27 Plan 3A - Elevation Wraps & Roof Plan
- A2.28 Plan 3B - Floor Plan
- A2.29 Plan 3B - Elevation Wraps & Roof Plan
- A2.30 Plan 3C - Floor Plan
- A2.31 Plan 3C - Elevation Wraps & Roof Plan
- A2.32 Color & Materials - 'A' Traditional
- A2.33 Color & Materials - 'B' Bungalow
- A2.34 Color & Materials - 'C' Cottage

## Neighborhood A1 & A2

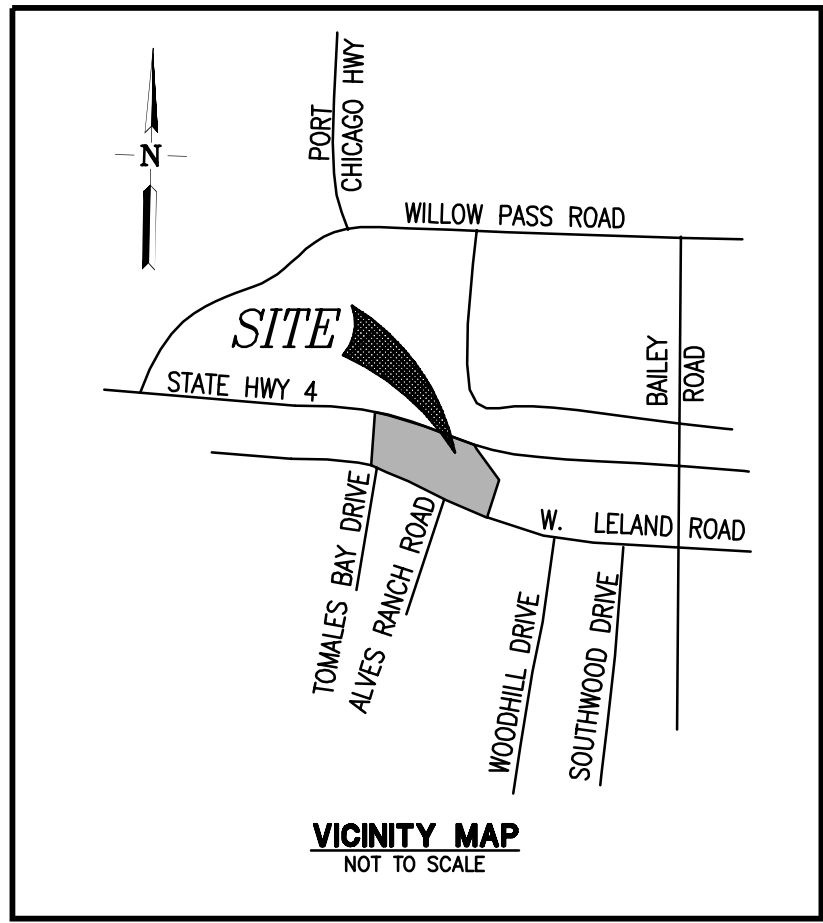
### Duets

- A3.PP1 Plot Plan Neighborhood A1
- A3.PP2 Plot Plan Neighborhood A2
- A3.1 Street Scene
- A3.2 Plan 1A / 2A - Floor Plan
- A3.3 Plan 1A / 2A - Elevation Wraps
- A3.4 Plan 1B / 2B - Floor Plan
- A3.5 Plan 1B / 2B - Elevation Wraps
- A3.6 Plan 1C / 2C - Floor Plan
- A3.7 Plan 1C / 2C - Elevation Wraps
- A3.8 Plans 1& 2 / A, B& C - Roof Plans
- A3.9 Colo & Materials - 'A' Traditional
- A3.10 Color & Materials - 'B' Bungalow
- A3.11 Color & Materials - 'C' Cottage

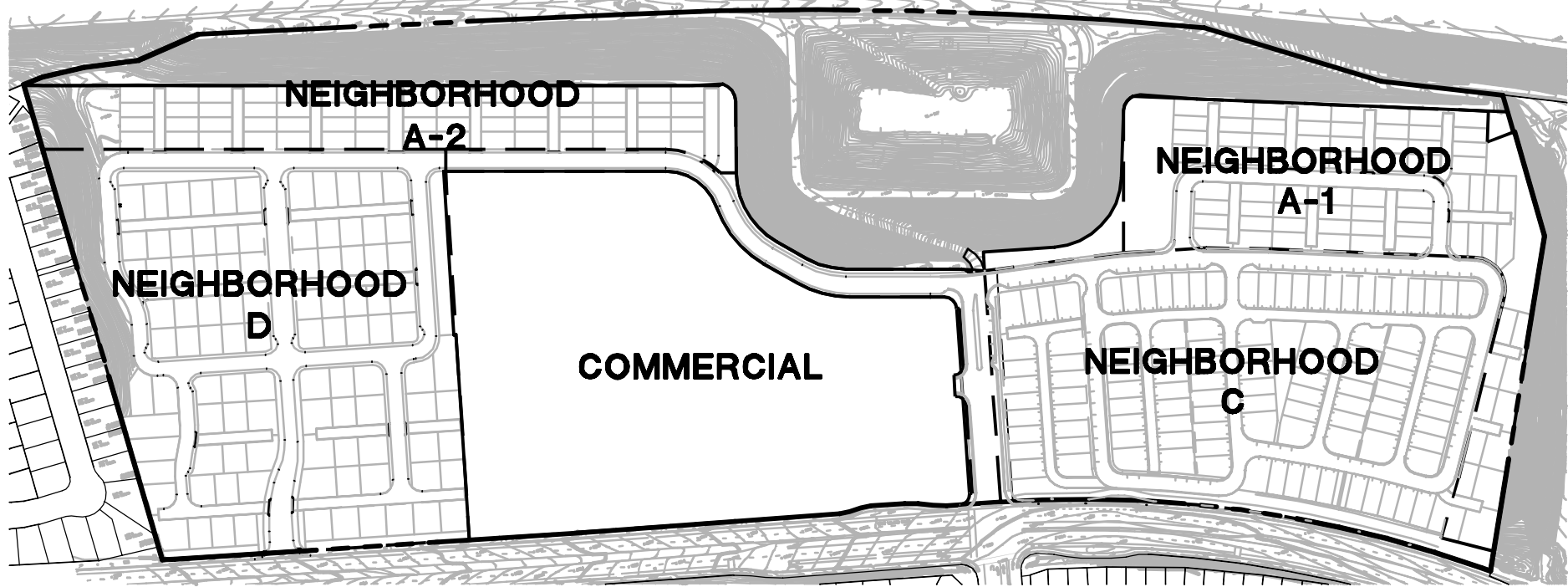
## Landscape

- L-1 Overall Landscape Plan
- L-2 Neighborhood A1
- L-3 Neighborhood C
- L-4 Neighborhood A2
- L-5 Neighborhoods D1 & D2
- L-6 Typical Single Family Detached Homes
- L-7 Typical Alley Loaded Homes
- L-8 Typical Duet Homes
- L-9 Recreation Area
- L-10 Typical Streetscape Along West Leland Road
- L-11 Typical Entry



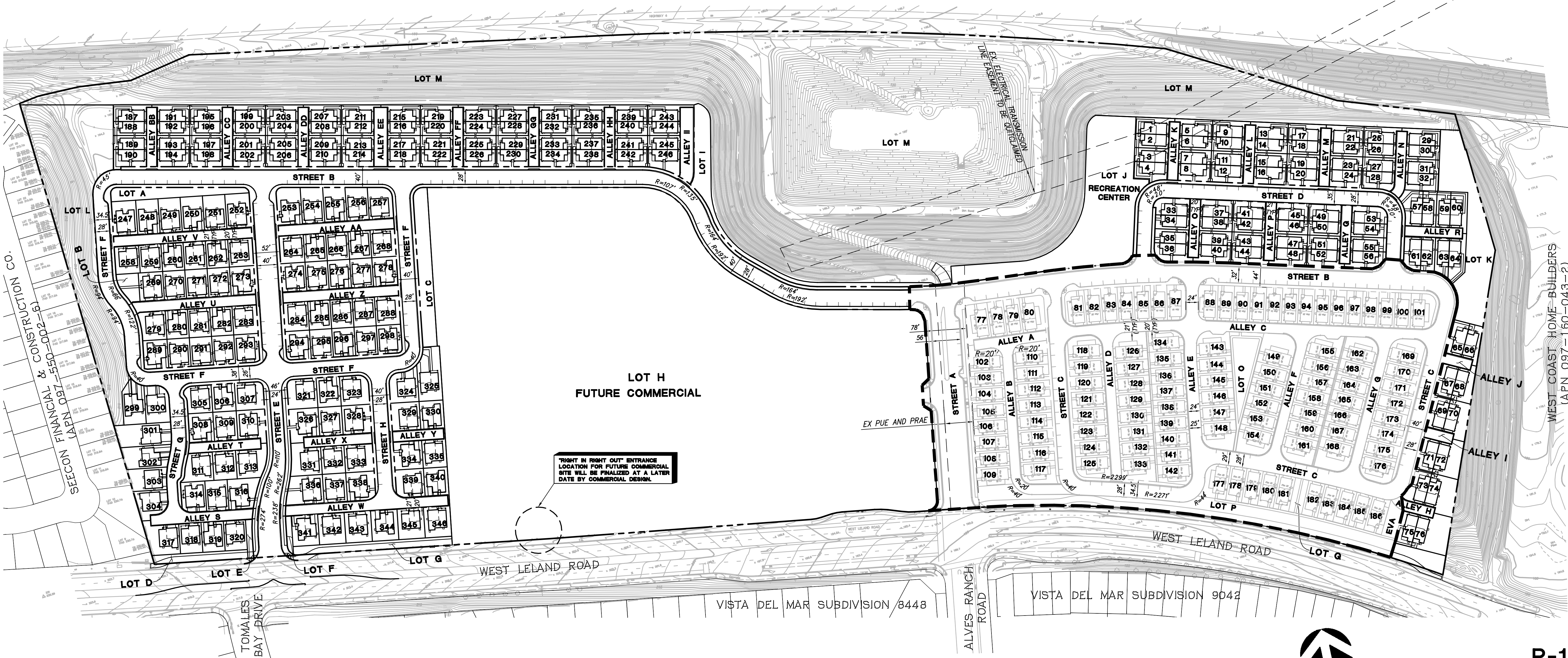


| ABBREVIATIONS |                                   |
|---------------|-----------------------------------|
| BNDRY         | BOUNDARY                          |
| BW            | BOTTOM OF WALL                    |
| CL            | CENTER LINE                       |
| ESMT          | EASEMENT                          |
| EVAE          | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX            | EXISTING                          |
| FC            | FLUSH CURB                        |
| FH            | FIRE HYDRANT                      |
| FC            | FACE OF CURB                      |
| HP            | HIGH POINT                        |
| JT            | JOINT TRENCH                      |
| LP            | LOW POINT                         |
| P             | PAV                               |
| PAE           | PRIVATE ACCESS EASEMENT           |
| PAV           | PAVEMENT                          |
| PUE           | PUBLIC UTILITY EASEMENT           |
| R             | RADIUS                            |
| RET           | RETURN                            |
| RW            | RIGHT OF WAY                      |
| SD            | STORM DRAIN                       |
| SL            | STREET LIGHT                      |
| SS            | SANITARY SYSTEM                   |
| SWK           | SIDEWALK                          |
| STME          | STREET TREE MAINTENANCE EASEMENT  |
| W             | WATER                             |
| TC            | TOP OF CURB                       |
| TRC           | TOP OF ROLLED CURB                |
| TW            | TOP OF WALL                       |
| YE            | YARD EASEMENT                     |



KEY MAP  
NOT TO SCALE

STATE HIGHWAY 4



PRELIMINARY SITE PLAN

ALVES RANCH

PITTSBURG, CA

SITE SUMMARY

| ALVES RANCH                 |                        |
|-----------------------------|------------------------|
| TOTAL GROSS AREA:           | 2,474,478 SF (56.8 AC) |
| COMMERCIAL GROSS AREA:      | 522,930 SF (12.0 AC)   |
| RESIDENTIAL GROSS AREA:     | 1,951,548 SF (44.8 AC) |
| A. TOTAL UNIT COUNT:        | 346                    |
| B. AVERAGE DENSITY (DU/AC): | 7.7                    |
| C. TOTAL PARKING PROVIDED:  | 835                    |
| (COVERED/UNCOVERED)         |                        |

NEIGHBORHOOD A-1 (DUETS) - LOTS 1-76

|                      |                                     |
|----------------------|-------------------------------------|
| GROSS AREA:          | 268,330 SF (6.2 AC)                 |
| NUMBER OF UNITS:     | 76                                  |
| MAX BUILDING HEIGHT: | 30'                                 |
| PARKING:             | COVERED (GARAGE) = 128 (2 PER UNIT) |
|                      | UNCOVERED = 19                      |
|                      | TOTAL = 147                         |

NEIGHBORHOOD A-2 (DUETS) - LOTS 187-246

|                      |                                     |
|----------------------|-------------------------------------|
| GROSS AREA:          | 144,184 SF (3.3 AC)                 |
| NUMBER OF UNITS:     | 60                                  |
| MAX BUILDING HEIGHT: | 30'                                 |
| PARKING:             | COVERED (GARAGE) = 120 (2 PER UNIT) |

GHAD/SLOPED AREA/DETENTION BASIN

|                              |                      |
|------------------------------|----------------------|
| LOTS M, L, AND N GROSS AREA: | 571,072 SF (13.1 AC) |
|------------------------------|----------------------|

NEIGHBORHOOD C (SINGLE FAMILY) - LOTS 65-174

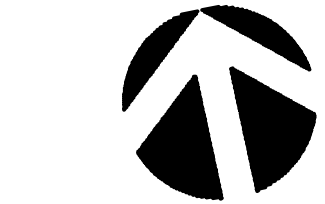
|                      |                                     |
|----------------------|-------------------------------------|
| GROSS AREA:          | 463,478 SF (10.6 AC)                |
| NUMBER OF UNITS:     | 110                                 |
| MAX BUILDING HEIGHT: | 30'                                 |
| PARKING:             | COVERED (GARAGE) = 220 (2 PER UNIT) |
|                      | UNCOVERED = 64                      |
|                      | TOTAL = 284                         |

NEIGHBORHOOD D (SINGLE FAMILY) - LOTS 247-346

|                      |                                     |
|----------------------|-------------------------------------|
| GROSS AREA:          | 507,038 SF (11.6 AC)                |
| NUMBER OF UNITS:     | 100                                 |
| MAX BUILDING HEIGHT: | 30'                                 |
| PARKING:             | COVERED (GARAGE) = 200 (2 PER UNIT) |
|                      | UNCOVERED = 84                      |
|                      | TOTAL = 284                         |

NEIGHBORHOOD C IS IN SUBSTANTIAL CONFORMANCE PER THE VESTING TENTATIVE MAP APPROVED IN 2009 FOR SUBDIVISION 9235

- NOTE:
- ALL CURB RADIUS ARE 25' MIN UNLESS OTHERWISE STATED.
  - ALLEYS ARE 20' FC/FC AND 21' R/W TO R/W UNLESS OTHERWISE NOTED.





LOT SIZE TABLE

| LOT NO. | LOT SIZE |      |
|---------|----------|------|
|         | S.F.     | ACRE |
| 1       | 2,131    | 0.05 |
| 2       | 1,740    | 0.04 |
| 3       | 1,740    | 0.04 |
| 4       | 2,226    | 0.05 |
| 5       | 2,068    | 0.05 |
| 6       | 1,688    | 0.04 |
| 7       | 1,688    | 0.04 |
| 8       | 2,063    | 0.05 |
| 9       | 2,068    | 0.05 |
| 10      | 1,688    | 0.04 |
| 11      | 1,687    | 0.04 |
| 12      | 2,063    | 0.05 |
| 13      | 2,068    | 0.05 |
| 14      | 1,687    | 0.04 |
| 15      | 1,688    | 0.04 |
| 16      | 2,063    | 0.05 |
| 17      | 2,068    | 0.05 |
| 18      | 1,687    | 0.04 |
| 19      | 1,688    | 0.04 |
| 20      | 2,063    | 0.05 |
| 21      | 2,068    | 0.05 |
| 22      | 1,687    | 0.04 |
| 23      | 1,688    | 0.04 |
| 24      | 2,063    | 0.05 |
| 25      | 2,068    | 0.05 |
| 26      | 1,687    | 0.04 |
| 27      | 1,688    | 0.04 |
| 28      | 2,098    | 0.05 |
| 29      | 2,116    | 0.05 |
| 30      | 1,728    | 0.04 |
| 31      | 1,728    | 0.04 |
| 32      | 2,116    | 0.05 |
| 33      | 2,185    | 0.05 |
| 34      | 1,746    | 0.04 |
| 35      | 1,759    | 0.04 |
| 36      | 2,280    | 0.05 |
| 37      | 2,072    | 0.05 |
| 38      | 1,680    | 0.04 |
| 39      | 1,690    | 0.04 |
| 40      | 2,165    | 0.05 |
| 41      | 2,073    | 0.05 |
| 42      | 1,681    | 0.04 |
| 43      | 1,691    | 0.04 |
| 44      | 2,141    | 0.05 |
| 45      | 2,065    | 0.05 |
| 46      | 1,686    | 0.04 |
| 47      | 1,689    | 0.04 |
| 48      | 2,142    | 0.05 |
| 49      | 2,065    | 0.05 |
| 50      | 1,686    | 0.04 |
| 51      | 1,689    | 0.04 |
| 52      | 2,140    | 0.05 |
| 53      | 2,166    | 0.05 |
| 54      | 1,845    | 0.04 |
| 55      | 1,849    | 0.04 |
| 56      | 2,362    | 0.05 |
| 57      | 2,516    | 0.06 |
| 58      | 1,863    | 0.04 |
| 59      | 1,859    | 0.04 |
| 60      | 2,320    | 0.05 |
| 61      | 2,240    | 0.05 |
| 62      | 1,747    | 0.04 |
| 63      | 1,915    | 0.04 |
| 64      | 2,569    | 0.06 |
| 65      | 2,112    | 0.05 |
| 66      | 2,001    | 0.05 |
| 67      | 2,016    | 0.05 |
| 68      | 2,403    | 0.06 |
| 69      | 2,016    | 0.05 |
| 70      | 2,883    | 0.07 |
| 71      | 2,016    | 0.05 |
| 72      | 3,363    | 0.08 |
| 73      | 2,293    | 0.05 |
| 74      | 3,843    | 0.09 |
| 75      | 2,048    | 0.05 |
| 76      | 4,645    | 0.11 |

| LOT NO. | LOT SIZE |      |
|---------|----------|------|
|         | S.F.     | ACRE |
| 77      | 3,215    | 0.07 |
| 78      | 2,092    | 0.05 |
| 79      | 2,092    | 0.05 |
| 80      | 3,074    | 0.07 |
| 81      | 2,555    | 0.06 |
| 82      | 2,125    | 0.05 |
| 83      | 2,125    | 0.05 |
| 84      | 2,125    | 0.05 |
| 85      | 2,125    | 0.05 |
| 86      | 2,125    | 0.05 |
| 87      | 2,345    | 0.05 |
| 88      | 2,436    | 0.06 |
| 89      | 2,109    | 0.05 |
| 90      | 2,093    | 0.05 |
| 91      | 2,093    | 0.05 |
| 92      | 2,092    | 0.05 |
| 93      | 2,092    | 0.05 |
| 94      | 2,092    | 0.05 |
| 95      | 2,093    | 0.05 |
| 96      | 2,093    | 0.05 |
| 97      | 2,092    | 0.05 |
| 98      | 2,093    | 0.05 |
| 99      | 2,092    | 0.05 |
| 100     | 2,093    | 0.05 |
| 101     | 2,929    | 0.07 |
| 102     | 2,760    | 0.06 |
| 103     | 2,046    | 0.05 |
| 104     | 2,046    | 0.05 |
| 105     | 2,046    | 0.05 |
| 106     | 2,046    | 0.05 |
| 107     | 2,046    | 0.05 |
| 108     | 2,046    | 0.05 |
| 109     | 2,398    | 0.06 |
| 110     | 2,775    | 0.06 |
| 111     | 2,054    | 0.05 |
| 112     | 2,054    | 0.05 |
| 113     | 2,054    | 0.05 |
| 114     | 2,054    | 0.05 |
| 115     | 2,054    | 0.05 |
| 116     | 2,054    | 0.05 |
| 117     | 2,795    | 0.06 |
| 118     | 2,755    | 0.06 |
| 119     | 2,030    | 0.05 |
| 120     | 2,030    | 0.05 |
| 121     | 2,031    | 0.05 |
| 122     | 2,031    | 0.05 |
| 123     | 2,031    | 0.05 |
| 124     | 2,030    | 0.05 |
| 125     | 2,741    | 0.06 |
| 126     | 3,408    | 0.08 |
| 127     | 2,056    | 0.05 |
| 128     | 2,056    | 0.05 |
| 129     | 2,056    | 0.05 |
| 130     | 2,056    | 0.05 |
| 131     | 2,056    | 0.05 |
| 132     | 2,056    | 0.05 |
| 133     | 3,089    | 0.07 |
| 134     | 2,606    | 0.06 |
| 135     | 2,121    | 0.05 |
| 136     | 2,113    | 0.05 |
| 137     | 2,113    | 0.05 |
| 138     | 2,113    | 0.05 |
| 139     | 2,045    | 0.05 |
| 140     | 2,181    | 0.05 |
| 141     | 2,113    | 0.05 |
| 142     | 2,563    | 0.06 |
| 143     | 2,863    | 0.07 |
| 144     | 2,056    | 0.05 |
| 145     | 2,056    | 0.05 |
| 146     | 2,056    | 0.05 |
| 147     | 2,056    | 0.05 |
| 148     | 3,350    | 0.08 |
| 149     | 3,937    | 0.09 |
| 150     | 2,046    | 0.05 |
| 151     | 2,046    | 0.05 |
| 152     | 2,046    | 0.05 |

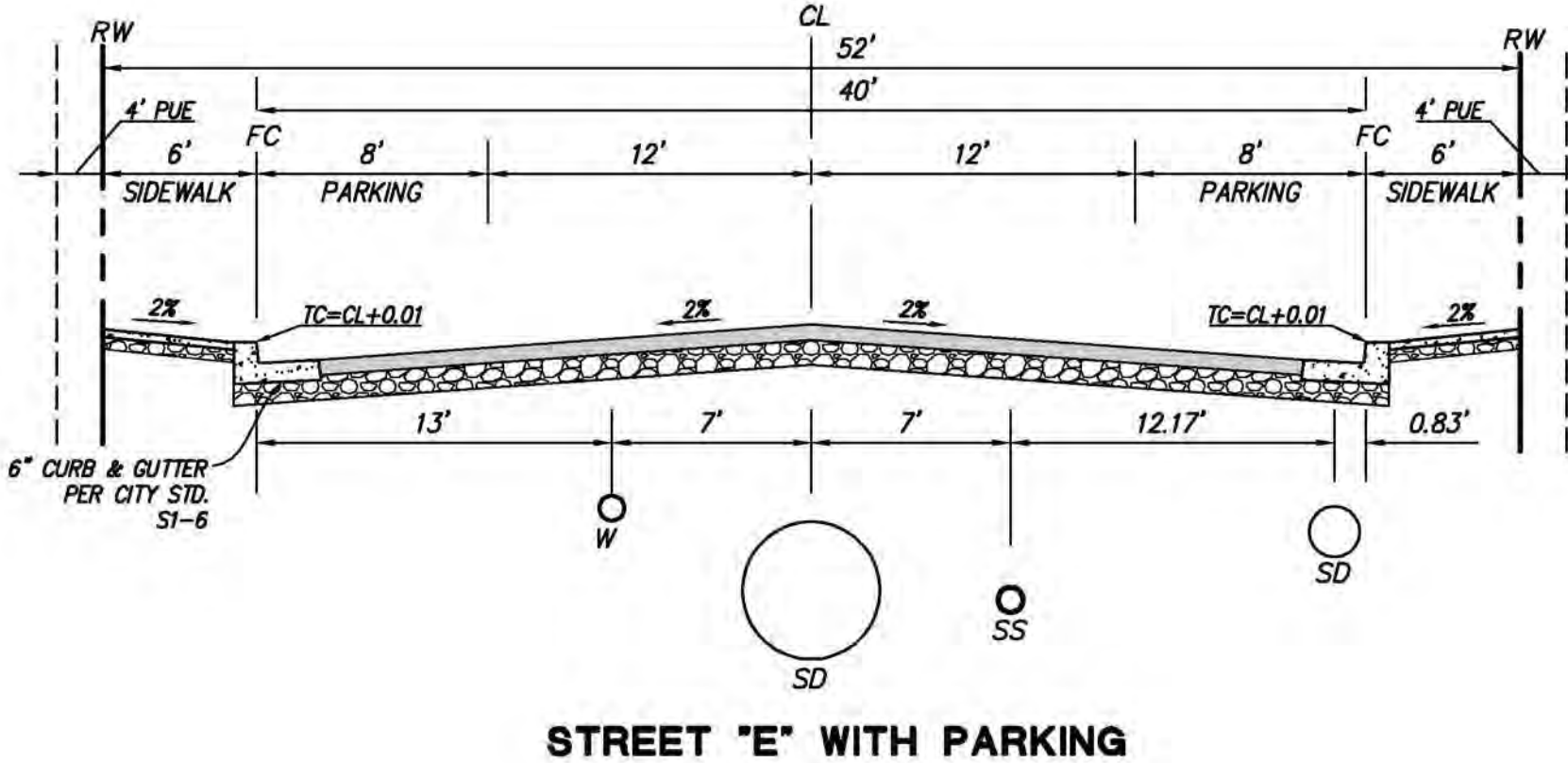
| LOT NO. | LOT SIZE |      |
|---------|----------|------|
|         | S.F.     | ACRE |
| 153     | 2,046    | 0.05 |
| 154     | 3,232    | 0.07 |
| 155     | 2,887    | 0.07 |
| 156     | 2,085    | 0.05 |
| 157     | 2,085    | 0.05 |
| 158     | 2,085    | 0.05 |
| 159     | 2,085    | 0.05 |
| 160     | 2,085    | 0.05 |
| 161     | 3,212    | 0.07 |
| 162     | 3,121    | 0.07 |
| 163     | 2,085    | 0.05 |
| 164     | 2,085    | 0.05 |
| 165     | 2,085    | 0.05 |
| 166     | 2,085    | 0.05 |
| 167     | 2,085    | 0.05 |
| 168     | 3,840    | 0.09 |
| 169     | 3,107    | 0.07 |
| 170     | 2,031    | 0.05 |
| 171     | 2,031    | 0.05 |
| 172     | 2,030    | 0.05 |
| 173     | 2,031    | 0.05 |
| 174     | 2,030    | 0.05 |
| 175     | 2,031    | 0.05 |
| 176     | 2,817    | 0.06 |
| 177     | 2,965    | 0.07 |
| 178     | 2,075    | 0.05 |
| 179     | 2,075    | 0.05 |
| 180     | 2,075    | 0.05 |
| 181     | 2,075    | 0.05 |
| 182     | 2,075    | 0.05 |
| 183     | 2,075    | 0.05 |
| 184     | 2,074    | 0.05 |
| 185     | 2,075    | 0.05 |
| 186     | 2,358    | 0.05 |
| 187     | 2,095    | 0.05 |
| 188     | 1,728    | 0.04 |
| 189     | 1,728    | 0.04 |
| 190     | 2,193    | 0.05 |
| 191     | 2,047    | 0.05 |
| 192     | 1,688    | 0.04 |
| 193     | 1,688    | 0.04 |
| 194     | 2,062    | 0.05 |
| 195     | 2,047    | 0.05 |
| 196     | 1,688    | 0.04 |
| 197     | 1,688    | 0.04 |
| 198     | 2,062    | 0.05 |
| 199     | 2,047    | 0.05 |
| 200     | 1,688    | 0.04 |
| 201     | 1,688    | 0.04 |
| 202     | 2,062    | 0.05 |
| 203     | 2,047    | 0.05 |
| 204     | 1,688    | 0.04 |
| 205     | 1,688    | 0.04 |
| 206     | 2,063    | 0.05 |
| 207     | 2,047    | 0.05 |
| 208     | 1,688    | 0.04 |
| 209     | 1,688    | 0.04 |
| 210     | 2,062    | 0.05 |
| 211     | 2,061    | 0.05 |
| 212     | 1,688    | 0.04 |
| 213     | 1,688    | 0.04 |
| 214     | 2,063    | 0.05 |
| 215     | 2,061    | 0.05 |
| 216     | 1,688    | 0.04 |
| 217     | 1,687    | 0.04 |
| 218     | 2,062    | 0.05 |
| 219     | 2,047    | 0.05 |
| 220     | 1,688    | 0.04 |
| 221     | 1,688    | 0.04 |
| 222     | 2,062    | 0.05 |
| 223     | 2,047    | 0.05 |
| 224     | 1,688    | 0.04 |
| 225     | 1,688    | 0.04 |
| 226     | 2,063    | 0.05 |
| 227     | 2,047    | 0.05 |
| 228     | 1,687    | 0.04 |

| PAGE NO. | LOT SIZE |      |
|----------|----------|------|
|          | S.F.     | ACRE |
| 229      | 1,688    | 0.04 |
| 230      | 2,063    | 0.05 |
| 231      | 2,047    | 0.05 |
| 232      | 1,687    | 0.04 |
| 233      | 1,688    | 0.04 |
| 234      | 2,063    | 0.05 |
| 235      | 2,047    | 0.05 |
| 236      | 1,687    | 0.04 |
| 237      | 1,687    | 0.04 |
| 238      | 2,063    | 0.05 |
| 239      | 2,047    | 0.05 |
| 240      | 1,688    | 0.04 |
| 241      | 1,688    | 0.04 |
| 242      | 2,064    | 0.05 |
| 243      | 2,121    | 0.05 |
| 244      | 1,688    | 0.04 |
| 245      | 1,687    | 0.04 |
| 246      | 2,522    | 0.06 |
| 247      | 3,116    | 0.07 |
| 248      | 2,851    | 0.07 |
| 249      | 2,851    | 0.07 |
| 250      | 2,851    | 0.07 |
| 251      | 2,851    | 0.07 |
| 252      | 3,116    | 0.07 |
| 253      | 3,340    | 0.08 |
| 254      | 2,958    | 0.07 |
| 255      | 2,838    | 0.07 |
| 256      | 2,718    | 0.06 |
| 257      | 2,767    | 0.06 |
| 258      | 2,491    | 0.06 |
| 259      | 2,279    | 0.05 |
| 260      | 2,279    | 0.05 |
| 261      | 2,279    | 0.05 |
| 262      | 2,279    | 0.05 |
| 263      | 2,491    | 0.06 |
| 264      | 2,491    | 0.06 |
| 265      | 2,279    | 0.05 |
| 266      | 2,279    | 0.05 |
| 267      | 2,279    | 0.05 |
| 268      | 2,491    | 0.06 |
| 269      | 2,585    | 0.06 |
| 270      | 2,365    | 0.05 |
| 271      | 2,365    | 0.05 |
| 272      | 2,365    | 0.05 |
| 273      | 2,585    | 0.06 |
| 274      | 2,585    | 0.06 |
| 275      | 2,365    | 0.05 |
| 276      | 2,365    | 0.05 |
| 277      | 2,365    | 0.05 |
| 278      | 2,585    | 0.06 |
| 279      | 2,696    | 0.06 |
| 280      | 2,365    | 0.05 |
| 281      | 2,365    | 0.05 |
| 282      | 2,365    | 0.05 |
| 283      | 2,585    | 0.06 |
| 284      | 2,585    | 0.06 |
| 285      | 2,365    | 0.05 |
| 286      | 2,365    | 0.05 |
| 287      | 2,365    | 0.05 |
| 288      | 2,585    | 0.06 |
| 289      | 2,582    | 0.06 |
| 290      | 2,365    | 0.05 |
| 291      | 2,365    | 0.05 |
| 292      | 2,365    | 0.05 |
| 293      | 2,573    | 0.06 |
| 294      | 2,571    | 0.06 |
| 295      | 2,365    | 0.05 |
| 296      | 2,365    | 0.05 |
| 297      | 2,365    | 0.05 |
| 298      | 2,571    | 0.06 |
| 299      | 3,364    | 0.08 |
| 300      | 3,248    | 0.07 |
| 301      | 4,487    | 0.10 |
| 302      | 3,812    | 0.09 |
| 303      | 3,058    | 0.07 |
| 304      | 2,898    | 0.07 |

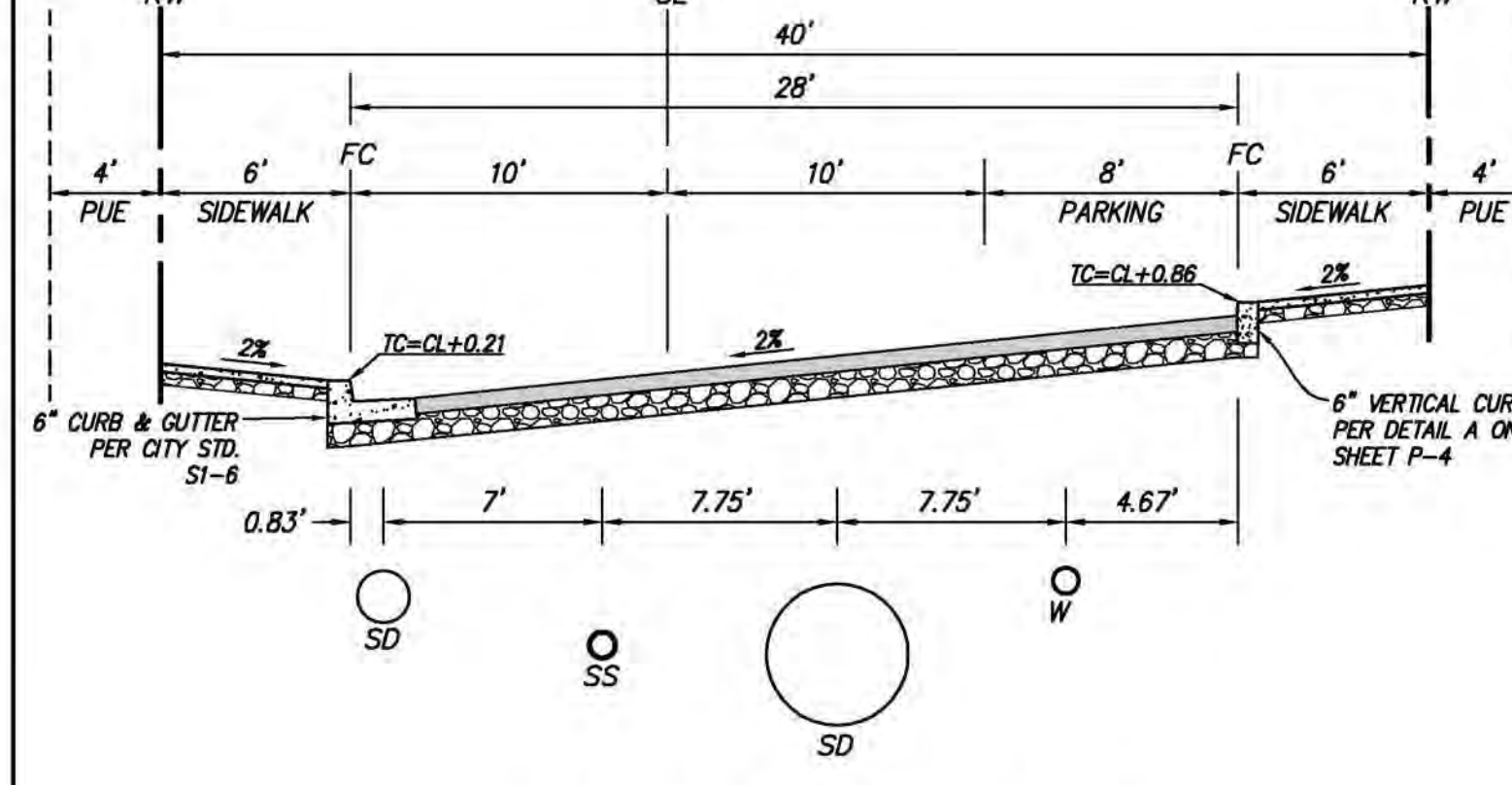
| LOT NO.  | LOT SIZE |       |
|----------|----------|-------|
|          | S.F.     | ACRE  |
| 305      | 2,610    | 0.06  |
| 306      | 2,385    | 0.05  |
| 307      | 2,890    | 0.07  |
| 308      | 2,670    | 0.06  |
| 309      | 2,497    | 0.06  |
| 310      | 3,175    | 0.07  |
| 311      | 2,920    | 0.07  |
| 312      | 2,452    | 0.06  |
| 313      | 3,168    | 0.07  |
| 314      | 2,697    | 0.06  |
| 315      | 2,515    | 0.06  |
| 316      | 3,206    | 0.07  |
| 317      | 3,717    | 0.09  |
| 318      | 3,467    | 0.08  |
| 319      | 2,469    | 0.06  |
| 320      | 2,470    | 0.06  |
| 321      | 3,213    | 0.07  |
| 322      | 2,565    | 0.06  |
| 323      | 3,058    | 0.07  |
| 324      | 3,240    | 0.07  |
| 325      | 4,459    | 0.10  |
| 326      | 3,391    | 0.08  |
| 327      | 2,475    | 0.06  |
| 328      | 3,025    | 0.07  |
| 329      | 2,970    | 0.07  |
| 330      | 2,510    | 0.06  |
| 331      | 3,363    | 0.08  |
| 332      | 2,385    | 0.05  |
| 333      | 2,915    | 0.07  |
| 334      | 2,970    | 0.07  |
| 335      | 2,510    | 0.06  |
| 336      | 3,757    | 0.09  |
| 337      | 2,475    | 0.06  |
| 338      | 2,973    | 0.07  |
| 339      | 2,918    | 0.07  |
| 340      | 2,510    | 0.06  |
| 341      | 3,033    | 0.07  |
| 342      | 3,009    | 0.07  |
| 343      | 3,009    | 0.07  |
| 344      | 3,009    | 0.07  |
| 345      | 3,009    | 0.07  |
| 346      | 3,034    | 0.07  |
| LOT A    | 4,356    | 0.10  |
| LOT B    | 1,742    | 0.04  |
| LOT C    | 8,502    | 0.20  |
| LOT D    | 3,049    | 0.07  |
| LOT E    | 871      | 0.02  |
| LOT F    | 871      | 0.02  |
| LOT G    | 4,356    | 0.10  |
| LOT H    | 522,930  | 12.00 |
| LOT I    | 8,712    | 0.20  |
| LOT J    | 34,848   | 0.80  |
| LOT K    | 21,780   | 0.50  |
| LOT L    | 152,460  | 3.50  |
| LOT M    | 396,832  | 9.11  |
| LOT N    | 21,780   | 0.50  |
| LOT O    | 8,712    | 0.20  |
| LOT P    | 27,762   | 0.64  |
| LOT Q    | 1,742    | 0.04  |
| STREET A | 30,695   | 0.70  |
| STREET B | 111,741  | 2.57  |
| STREET C | 52,742   | 1.21  |
| STREET D | 26,283   | 0.60  |
| STREET E | 36,082   | 0.83  |
| STREET F | 45,292   | 1.04  |
| STREET G | 8,412    | 0.19  |
| STREET H | 9,434    | 0.22  |
| ALLEY A  | 2,950    | 0.07  |
| ALLEY B  | 7,719    | 0.18  |
| ALLEY C  | 14,700   | 0.34  |
| ALLEY D  | 6,112    | 0.14  |
| ALLEY E  | 9,014    | 0.21  |
| ALLEY F  | 5,681    | 0.13  |
| ALLEY G  | 6,265    | 0.14  |
| ALLEY H  | 1,674    | 0.04  |
| ALLEY I  | 1,150    | 0.03  |

| LOT NO.  | LOT SIZE  |      |
|----------|-----------|------|
|          | S.F.      | ACRE |
| ALLEY J  | 1,150     | 0.03 |
| ALLEY K  | 2,362     | 0.05 |
| ALLEY L  | 2,362     | 0.05 |
| ALLEY M  | 2,362     | 0.05 |
| ALLEY N  | 2,637     | 0.06 |
| ALLEY O  | 2,364     | 0.05 |
| ALLEY P  | 2,362     | 0.05 |
| ALLEY Q  | 2,363     | 0.05 |
| ALLEY R  | 2,341     | 0.05 |
| ALLEY S  | 4,142     | 0.10 |
| ALLEY T  | 2,919     | 0.07 |
| ALLEY U  | 4,953     | 0.11 |
| ALLEY V  | 5,586     | 0.13 |
| ALLEY W  | 7,057     | 0.16 |
| ALLEY X  | 2,762     | 0.06 |
| ALLEY Y  | 2,069     | 0.05 |
| ALLEY Z  | 4,683     | 0.11 |
| ALLEY AA | 4,683     | 0.11 |
| ALLEY BB | 2,405     | 0.06 |
| ALLEY CC | 2,405     | 0.06 |
| ALLEY DD | 2,405     | 0.06 |
| ALLEY EE | 3,092     | 0.07 |
| ALLEY FF | 2,405     | 0.06 |
| ALLEY GG | 2,405     | 0.06 |
| ALLEY HH | 2,405     | 0.06 |
| ALLEY II | 3,817     | 0.09 |
| TOTAL:   | 2,474,478 | 56.8 |

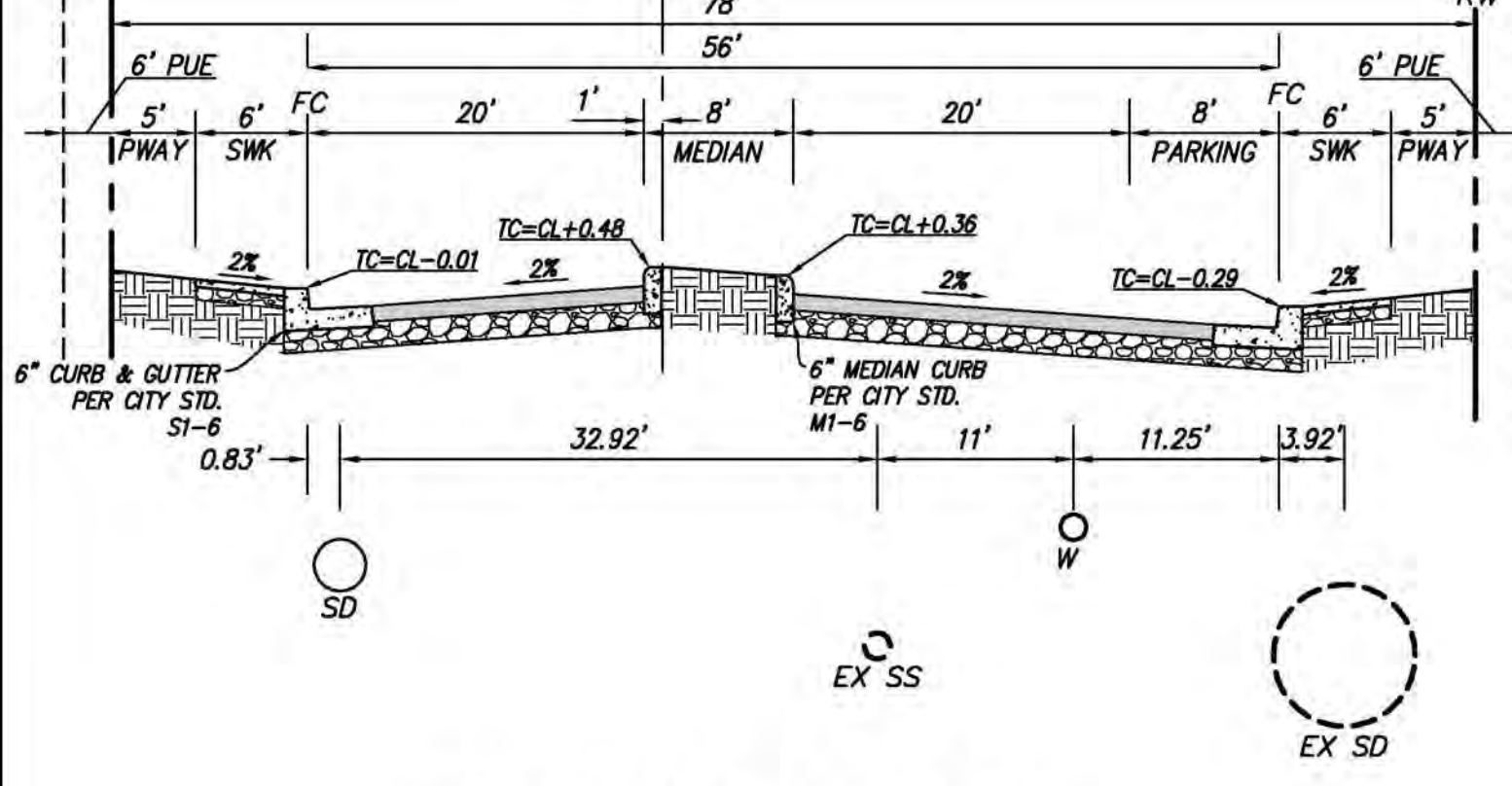




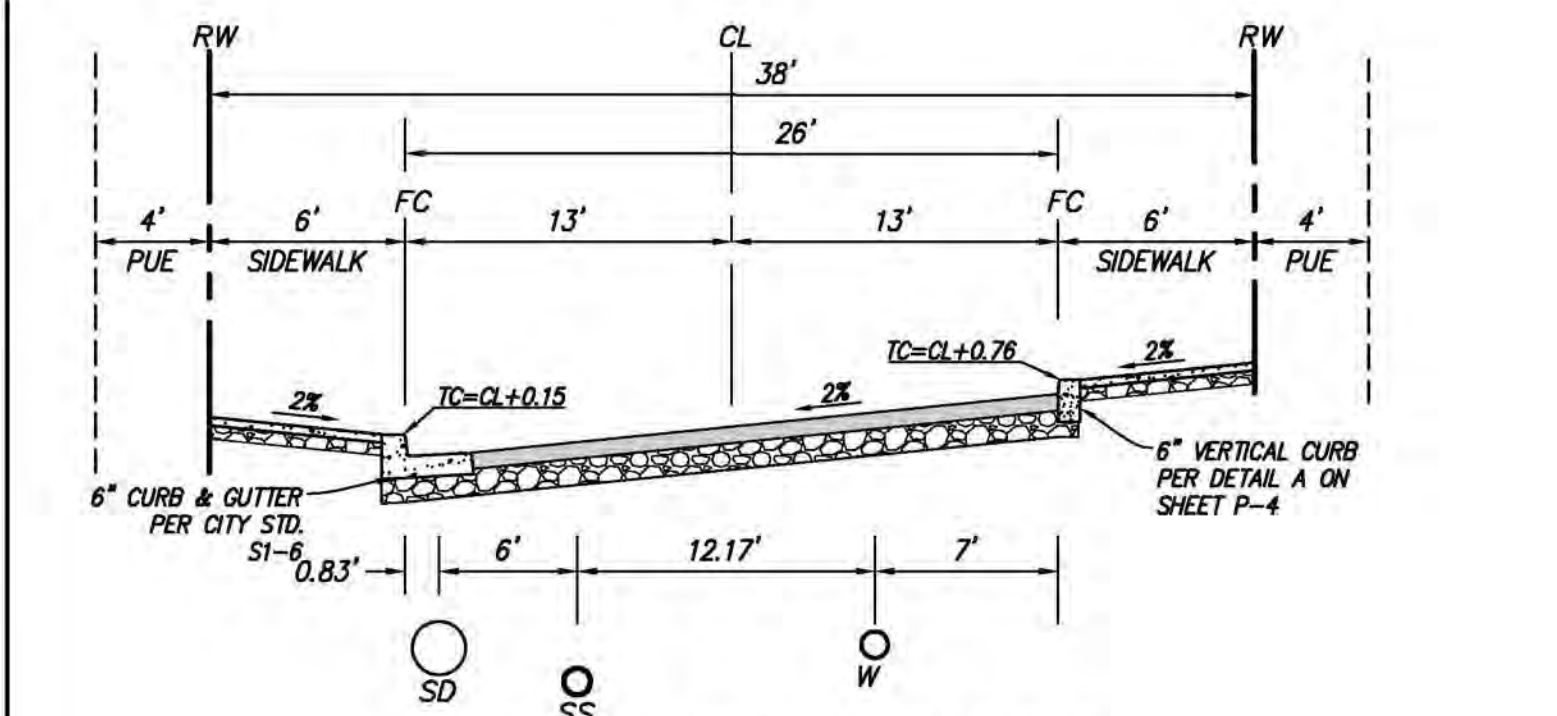
STREET "E" WITH PARKING



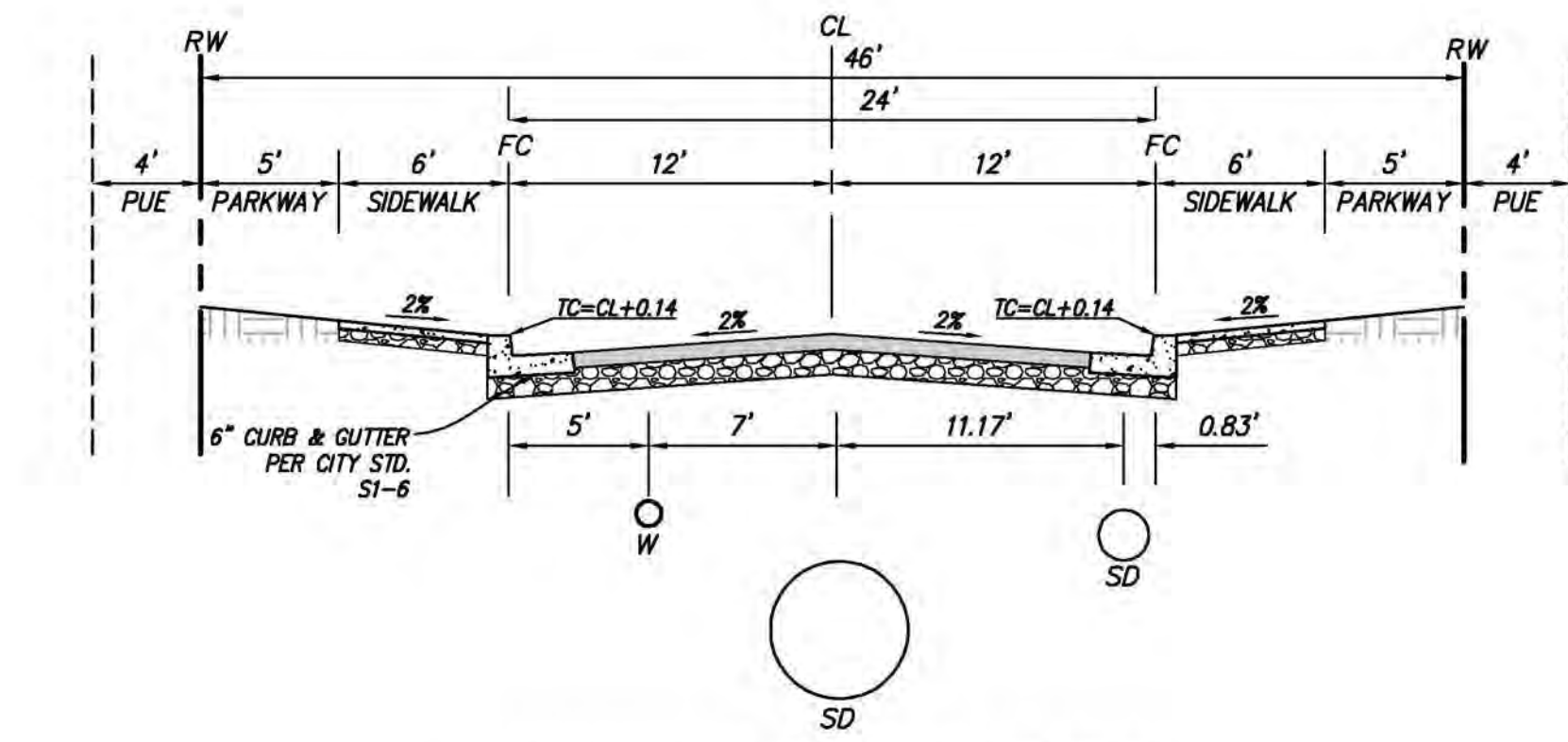
STREET "B" 28 FEET WIDE  
(WEST OF STREET A)



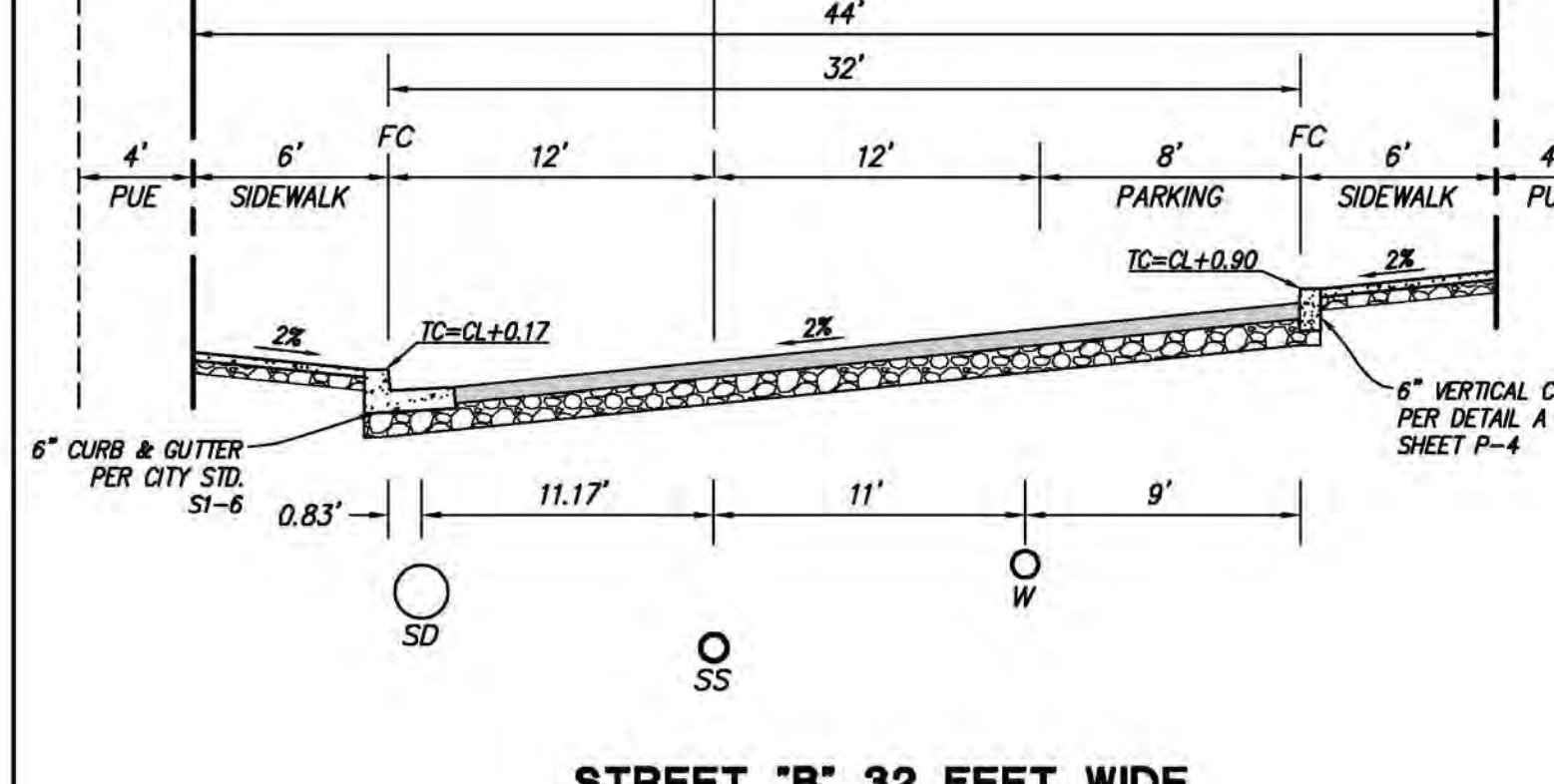
STREET "A" WITH PARKING



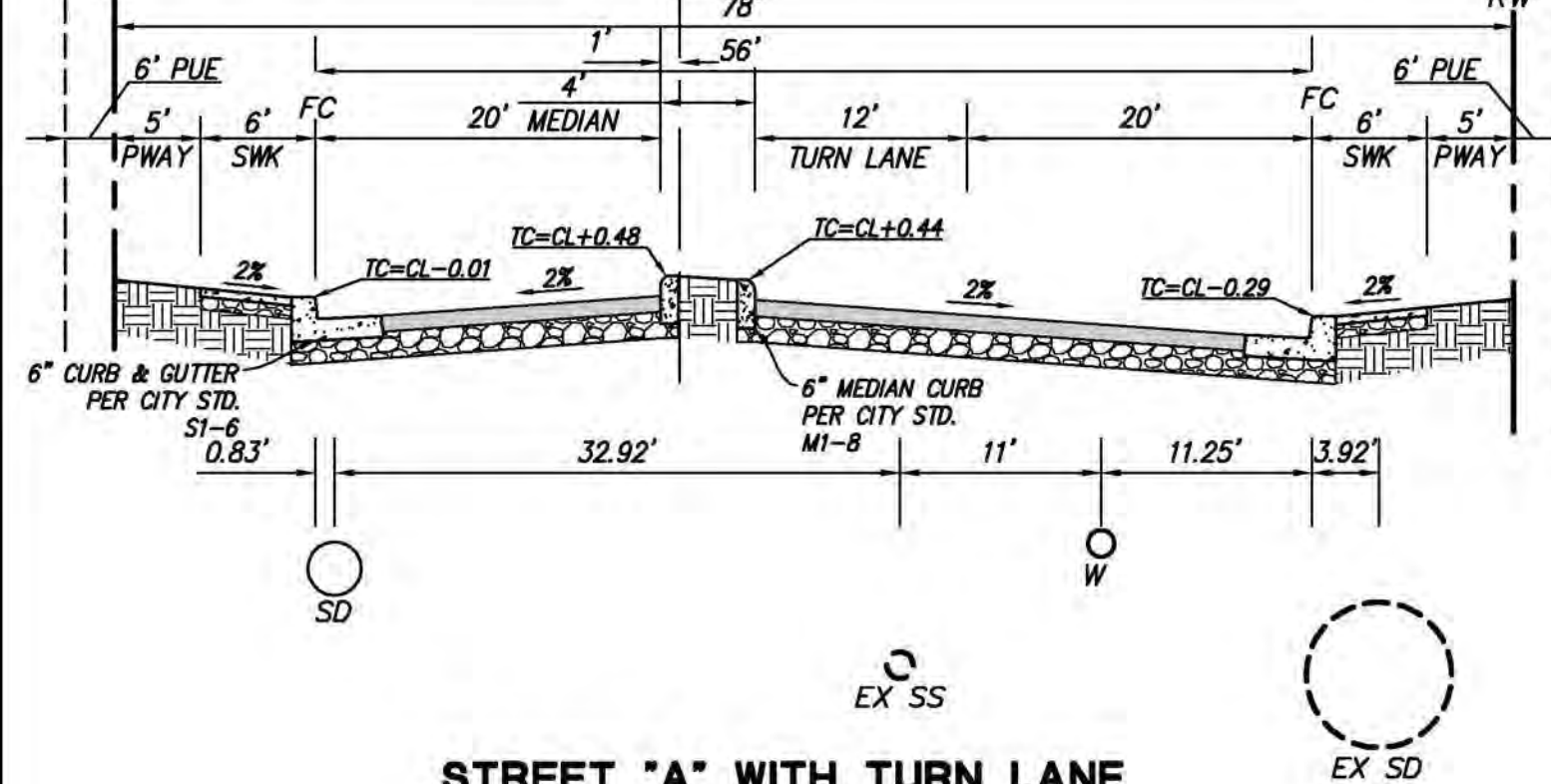
STREET "F" WITHOUT PARKING



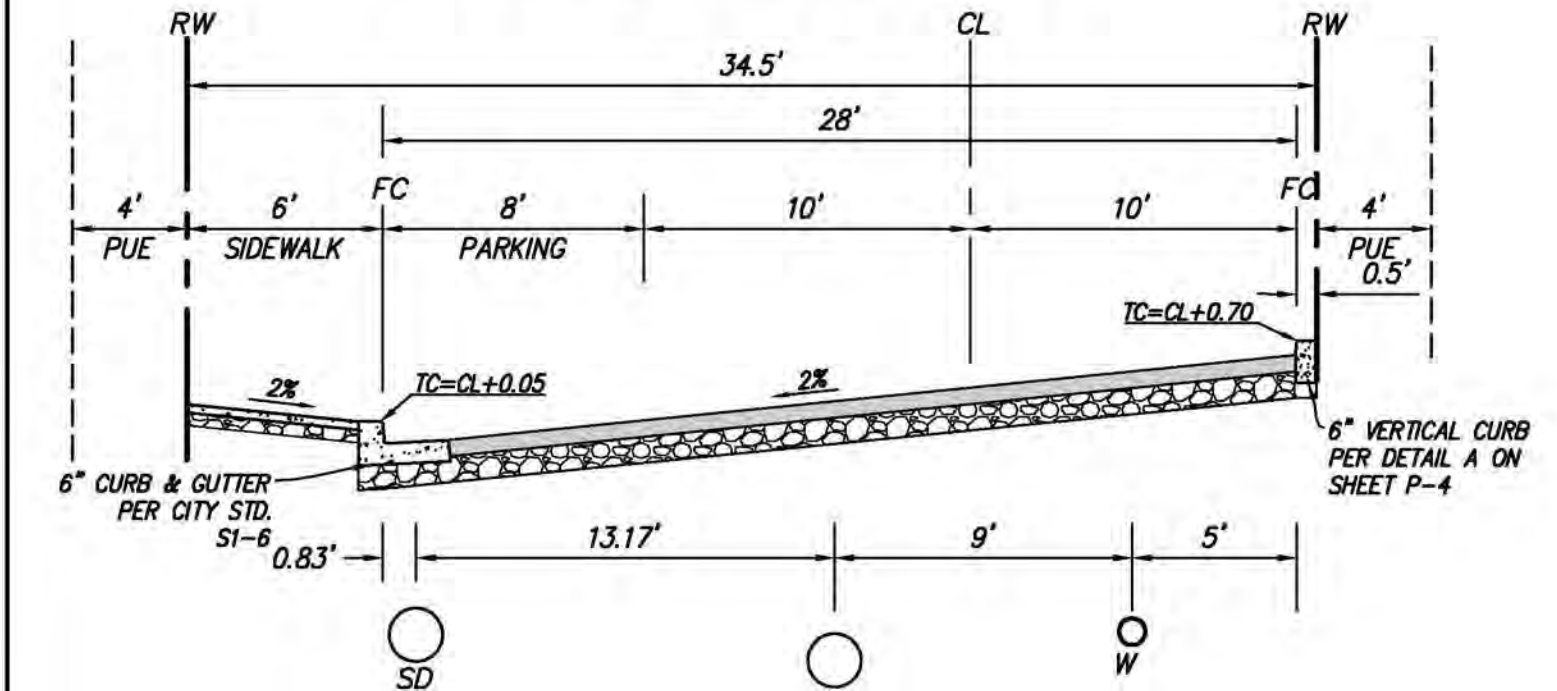
STREET "E" WITHOUT PARKING



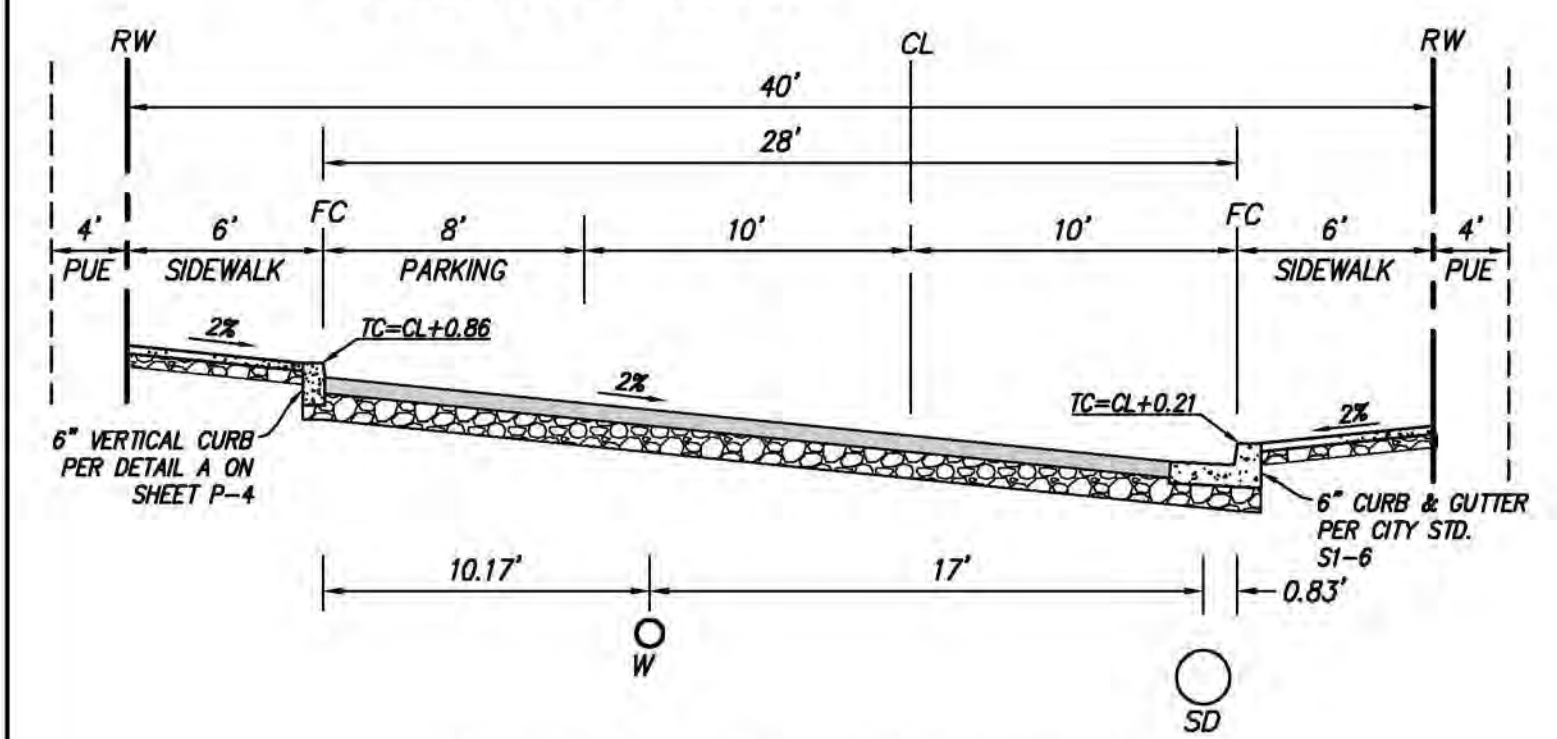
STREET "B" 32 FEET WIDE  
(EAST OF STREET A)



STREET "A" WITH TURN LANE



STREET "F" WITH SIDEWALK ON ONE  
SIDE AND PARKING



STREET "F" WITH SIDEWALK ON  
BOTH SIDES AND PARKING

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

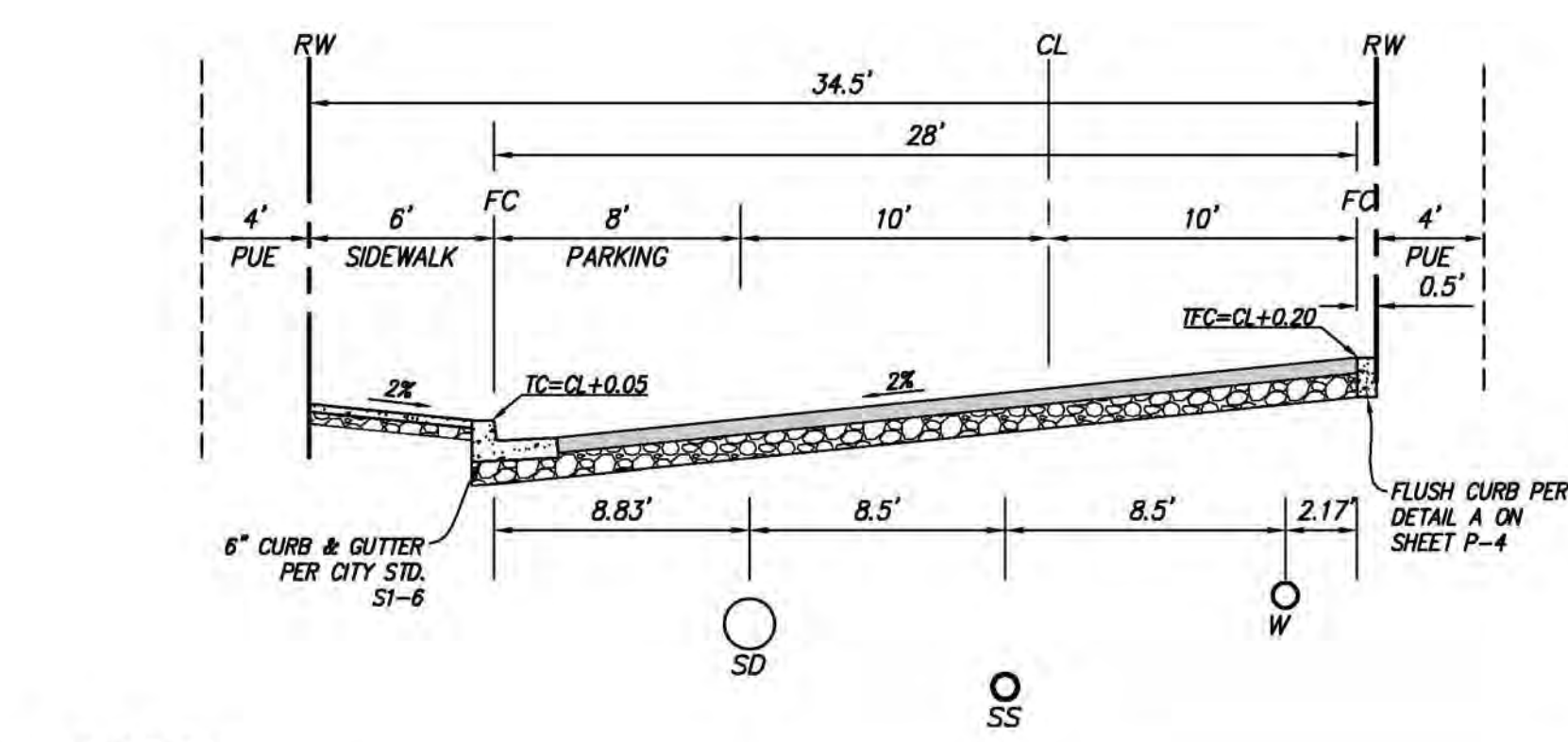
NOT TO SCALE

A PRIVATE STREET "E"

B PRIVATE STREET "B" AND STREET "H"

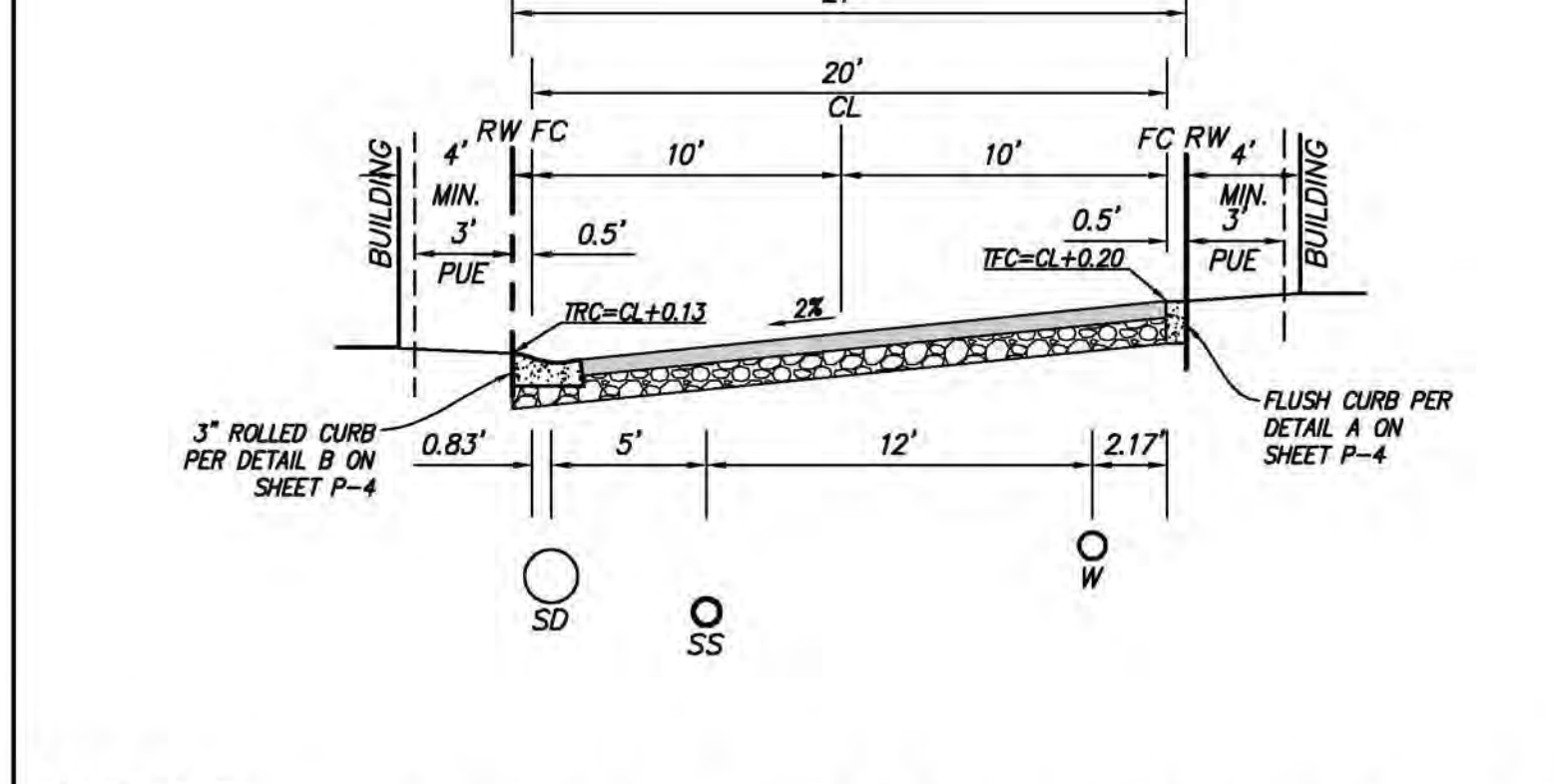
C PUBLIC STREET "A"

D PRIVATE STREET "F"



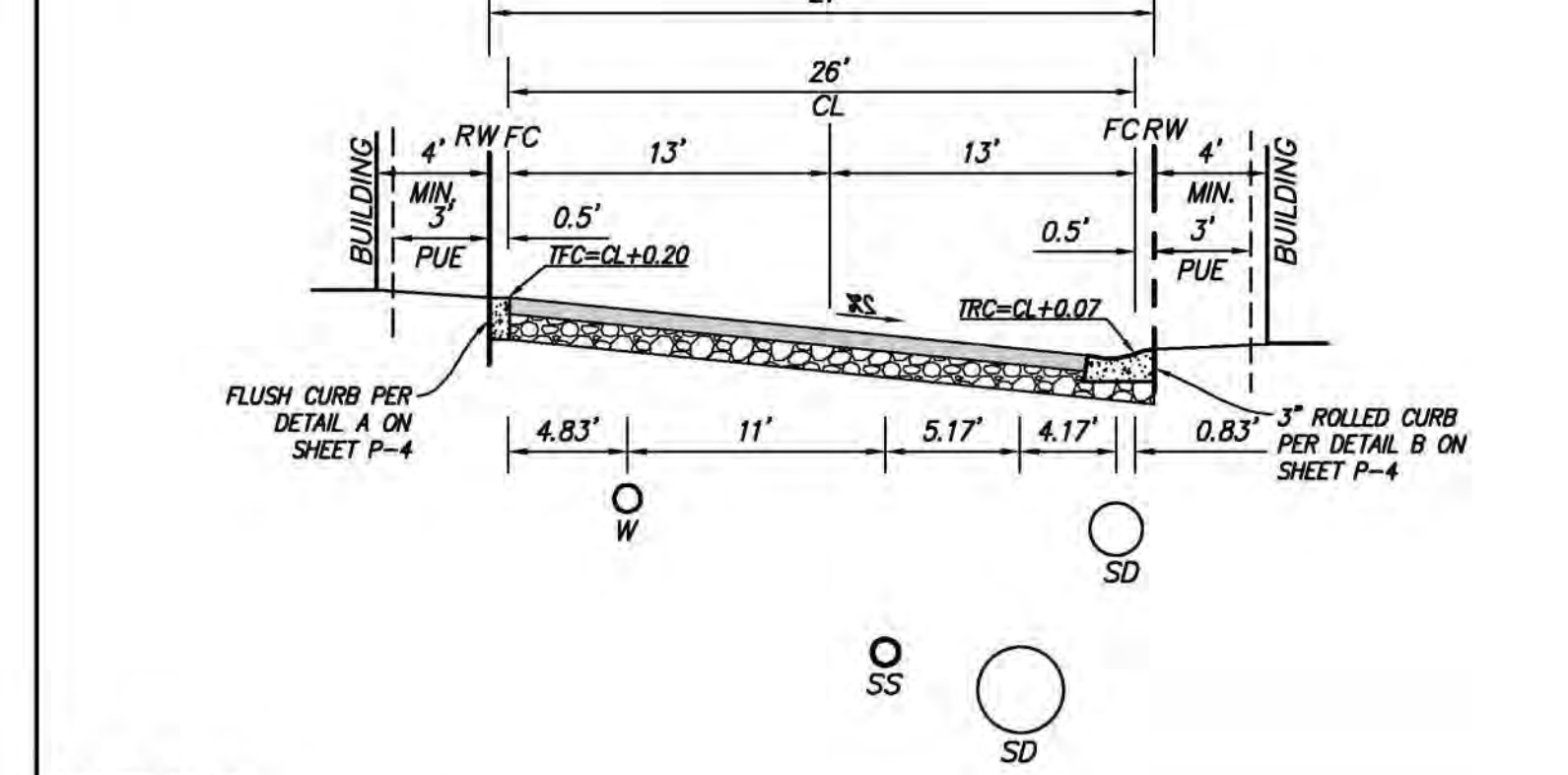
NOT TO SCALE

E PRIVATE STREET "G"



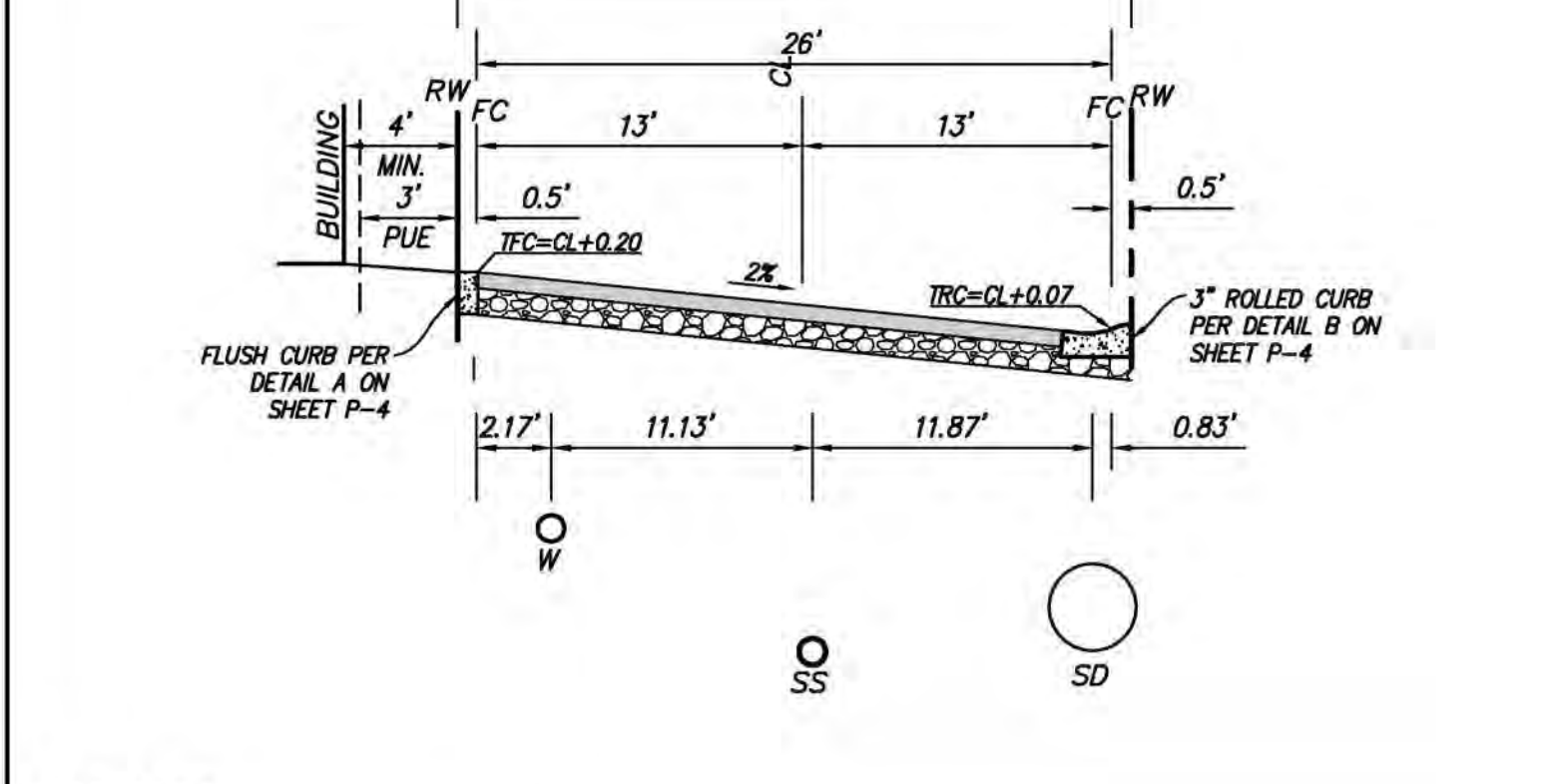
NOT TO SCALE

F PRIVATE ALLEY A, B, C, D, F, G, H, I, J, K, L, M, N, O, P,  
Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, FF, GG, HH



NOT TO SCALE

G PRIVATE ALLEY EE



NOT TO SCALE

H PRIVATE ALLEY II

PRECISE PLAN  
SUBDIVISION 9235 - ALVES RANCH  
DETAILS AND SECTIONS

ALVES RANCH

PITTSBURG, CA



P-3

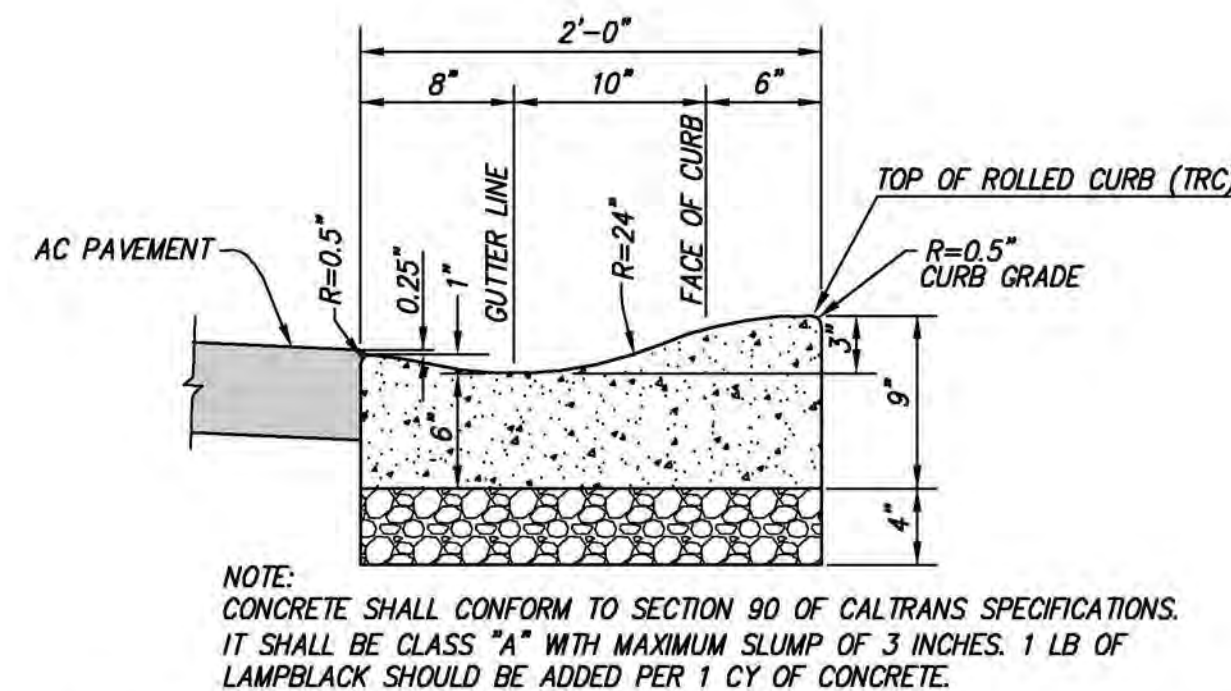
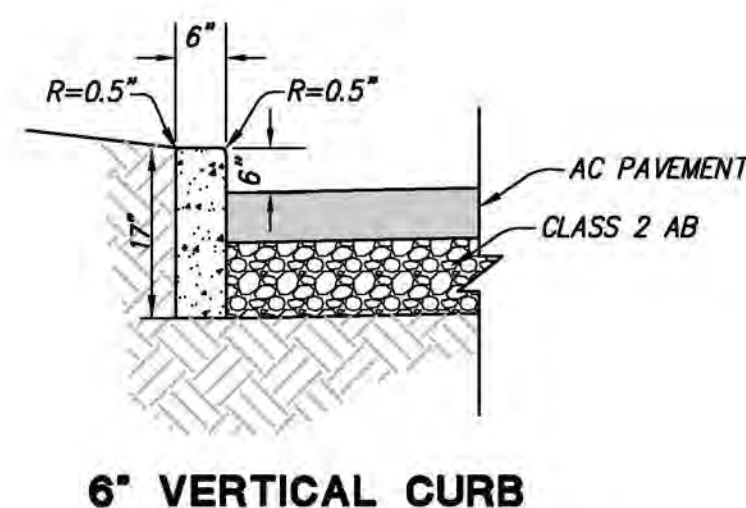
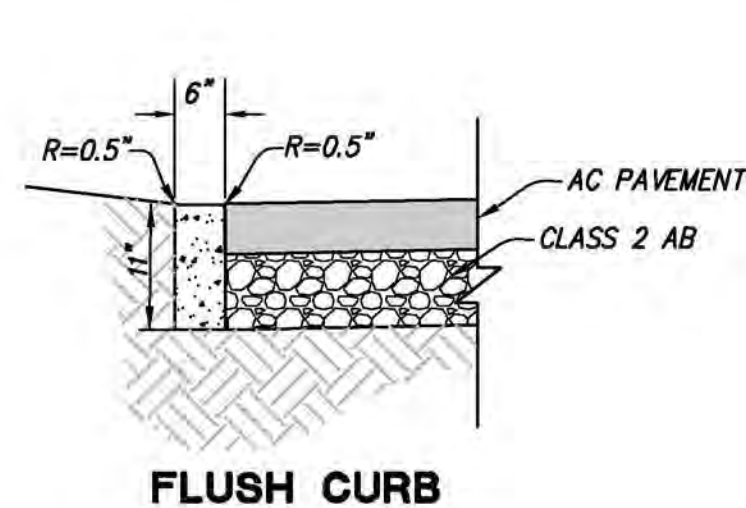


RUGGERI-JENSEN-AZAR  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

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| 171084 | 06-18-18



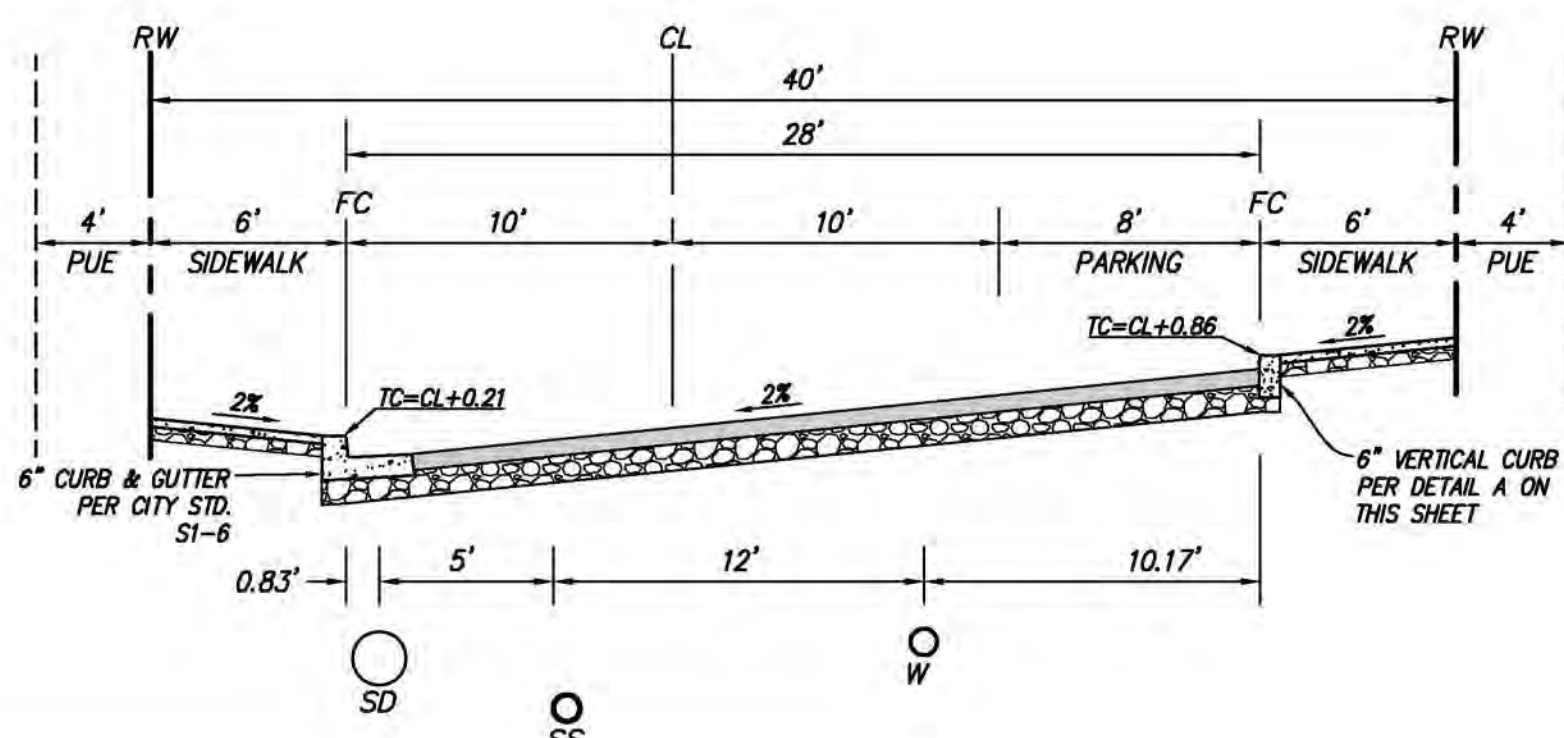




NOTE:  
CONCRETE SHALL CONFORM TO SECTION 90 OF CALTRANS SPECIFICATIONS.  
IT SHALL BE CLASS "A" WITH MAXIMUM SLUMP OF 3 INCHES. 1 LB OF  
LAMPBLACK SHOULD BE ADDED PER 1 CY OF CONCRETE.

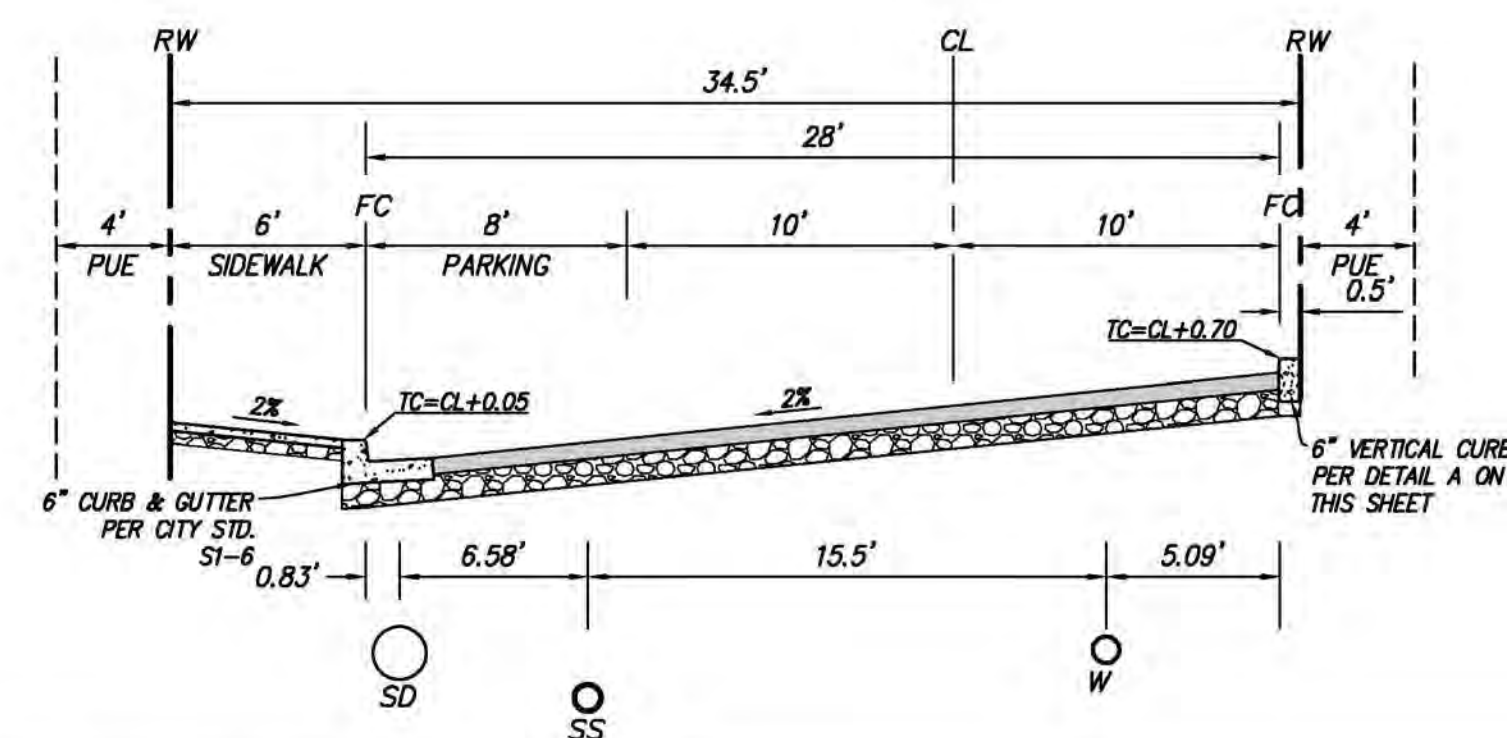
NOT TO SCALE

**A CURB DETAILS**



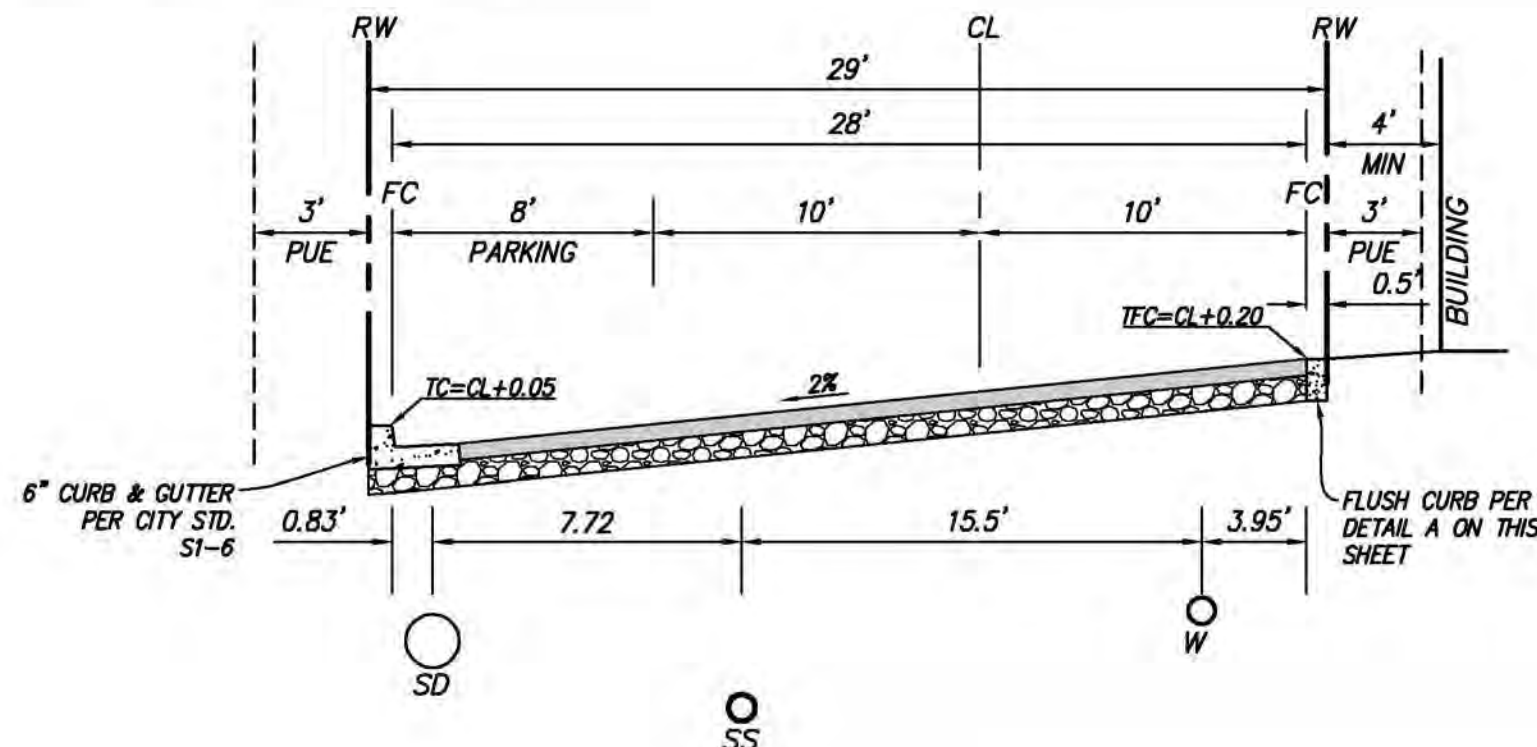
NOT TO SCALE

**C PRIVATE STREET H**



NOT TO SCALE

**E PRIVATE STREET D**

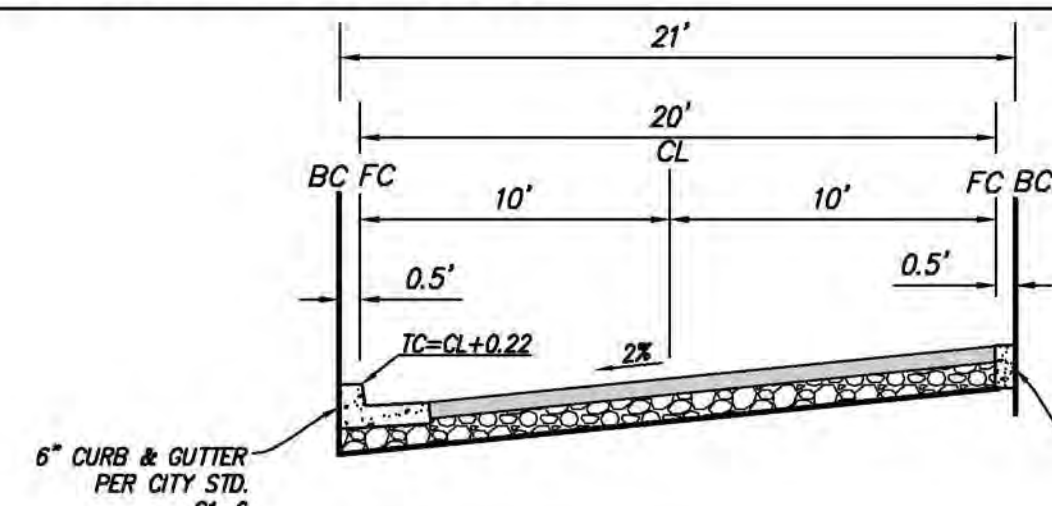


NOT TO SCALE

**G PRIVATE STREET C**

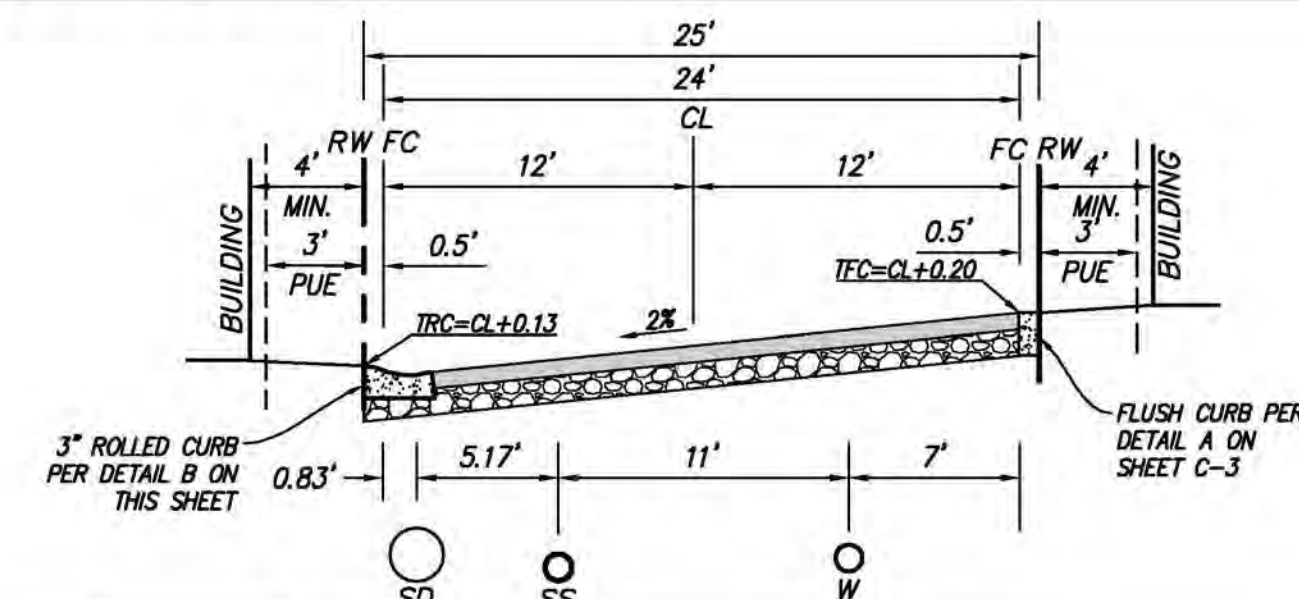
NOT TO SCALE

**B 3" ROLLED CURB & GUTTER**



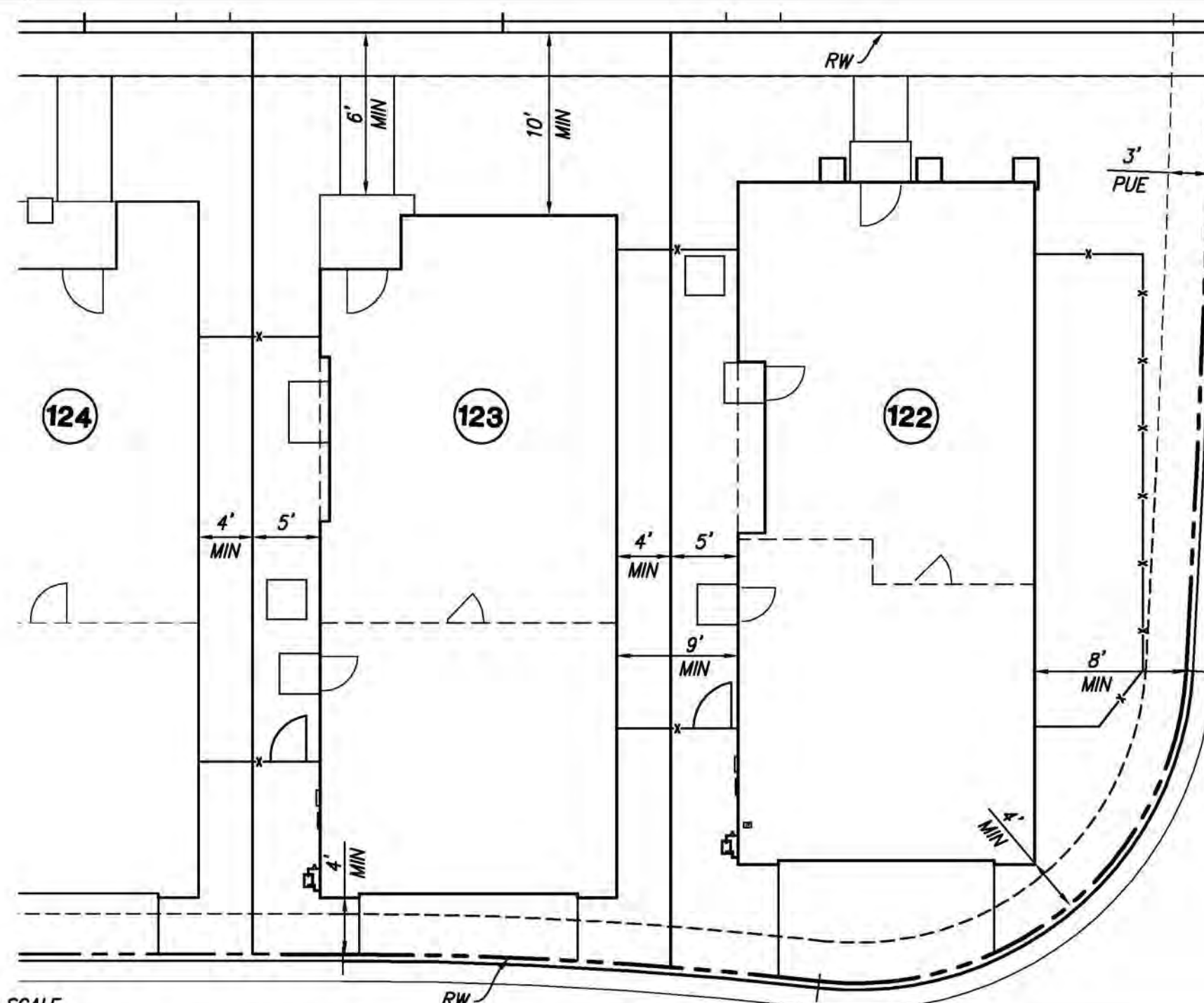
NOT TO SCALE

**D PRIVATE EVA ROAD**



NOT TO SCALE

**F PRIVATE ALLEY E**

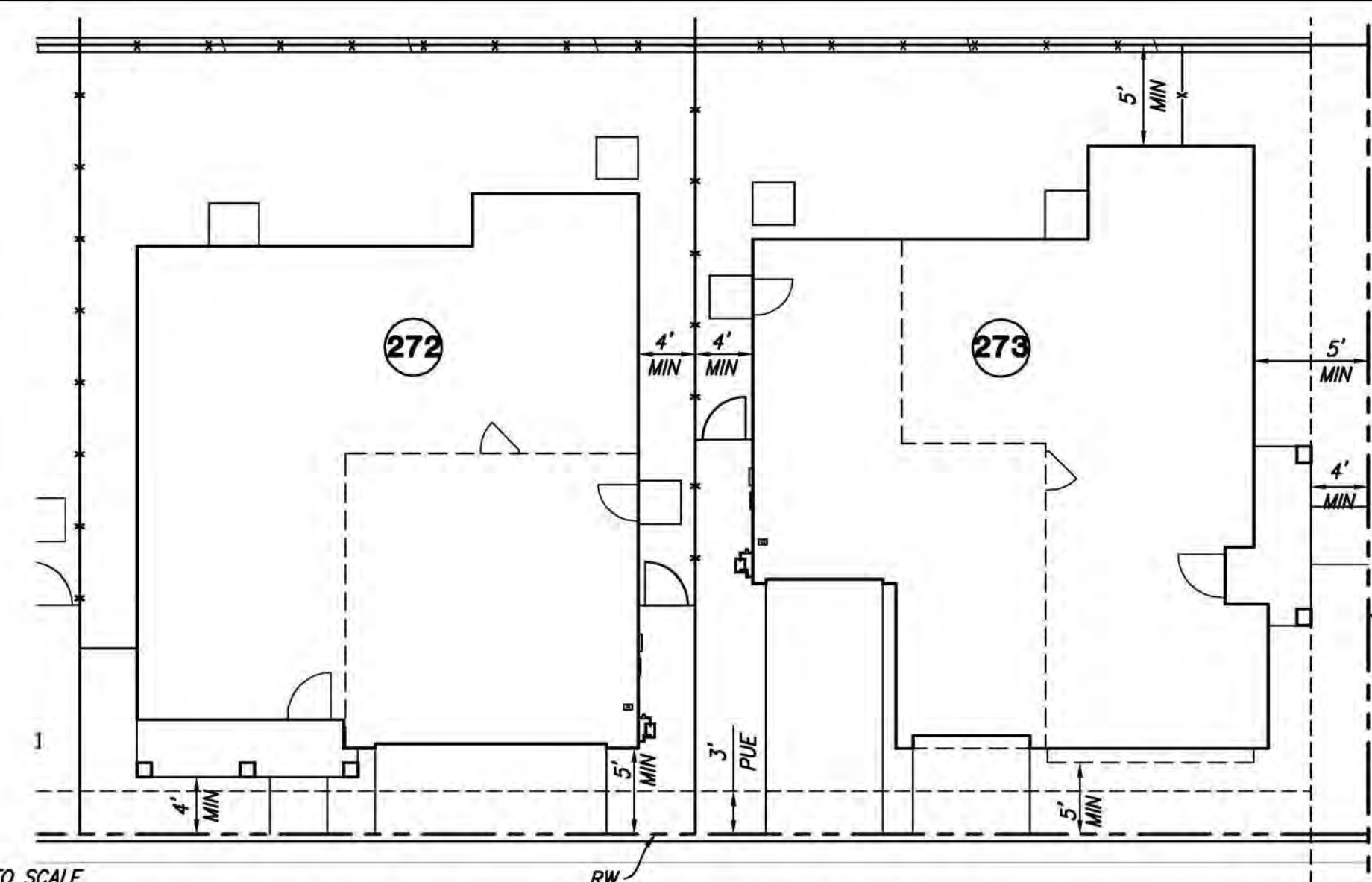


NOT TO SCALE

**I NEIGHBORHOOD C TYPICAL LOT SETBACKS**

NOT TO SCALE

**H NEIGHBORHOOD A-1 & A-2 TYPICAL SETBACKS**



NOT TO SCALE

**J NEIGHBORHOOD D-1 & D-2 TYPICAL SETBACKS**

| RESIDENTIAL NEIGHBORHOOD A-1 & A-2 (DUETS)         |     | RESIDENTIAL NEIGHBORHOOD C (SINGLE FAMILY)         |     |
|----------------------------------------------------|-----|----------------------------------------------------|-----|
| MIN. FRONT YARD (MEASURED FROM RW)*                | 10' | MIN. FRONT YARD (MEASURED FROM RW)*                | 10' |
| MIN. FRONT YARD PORCH (MEASURED FROM RW)*          | 6'  | MIN. FRONT YARD PORCH (MEASURED FROM RW)*          | 6'  |
| MIN. FRONT BUILDING-TO-BUILDING SEPARATION (PASEO) | 15' | MIN. FRONT BUILDING-TO-BUILDING SEPARATION (PASEO) | 20' |
| MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)     | 5'  | MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)     | 4'  |
| MIN. CORNER SIDE YARD (MEASURED FROM RW)*          | 8'  | MIN. CORNER SIDE YARD (MEASURED FROM RW)**         | 8'  |
| MIN. GARAGE (BUILDING FACE TO PROP. LINE)          | 4'  | MIN. GARAGE (BUILDING FACE TO PROP. LINE)          | 4'  |

\* PERMITTED BUILDING PROJECTIONS INTO YARDS. SEE CITY ZONING CODE SECTION 18.80.010

\*\* SETBACK AT CORNER STREET RETURN MINIMUM 4 FT.

| RESIDENTIAL NEIGHBORHOOD D-1 & D-2 (SINGLE FAMILY) |    |
|----------------------------------------------------|----|
| MIN. FRONT YARD (MEASURED FROM RW)*                | 5' |
| MIN. PORCH (MEASURED FROM RW)*                     | 4' |
| MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)*    | 4' |
| MIN. CORNER SIDE YARD (MEASURED FROM RW)*          | 5' |
| MIN. REAR YARD (MEASURED FROM PROP. LINE / RW)     | 5' |
| MIN. GARAGE (BUILDING FACE TO RW)                  | 5' |

\* PERMITTED BUILDING PROJECTIONS INTO YARDS. SEE CITY ZONING CODE SECTION 18.80.010

NOT TO SCALE

**K SETBACK TABLE**

PRECISE PLAN  
SUBDIVISION 9235 - ALVES RANCH  
DETAILS AND SECTIONS  
**ALVES RANCH**

PITTSBURG, CA

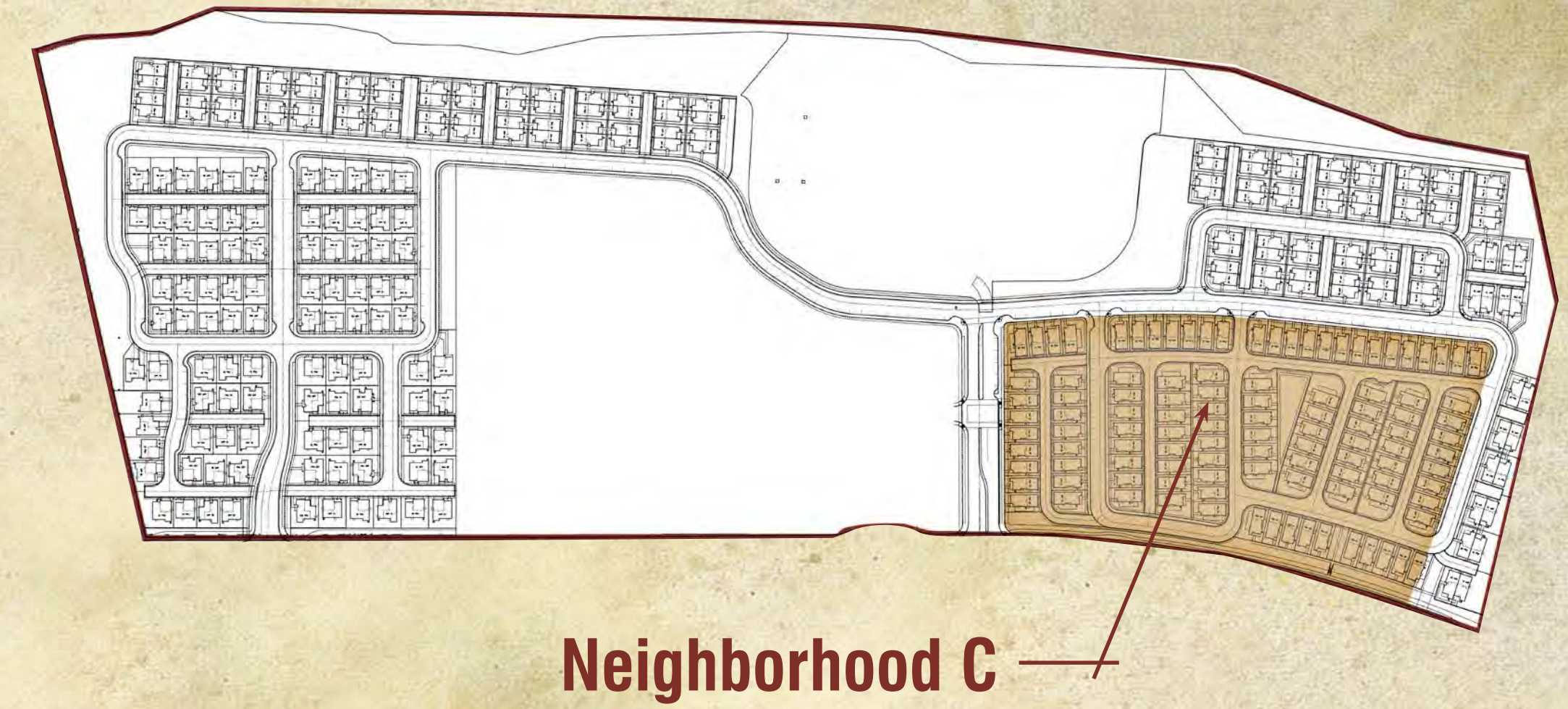


P-4



**VTM SUBMITTAL**  
| 171084 | 06-18-18



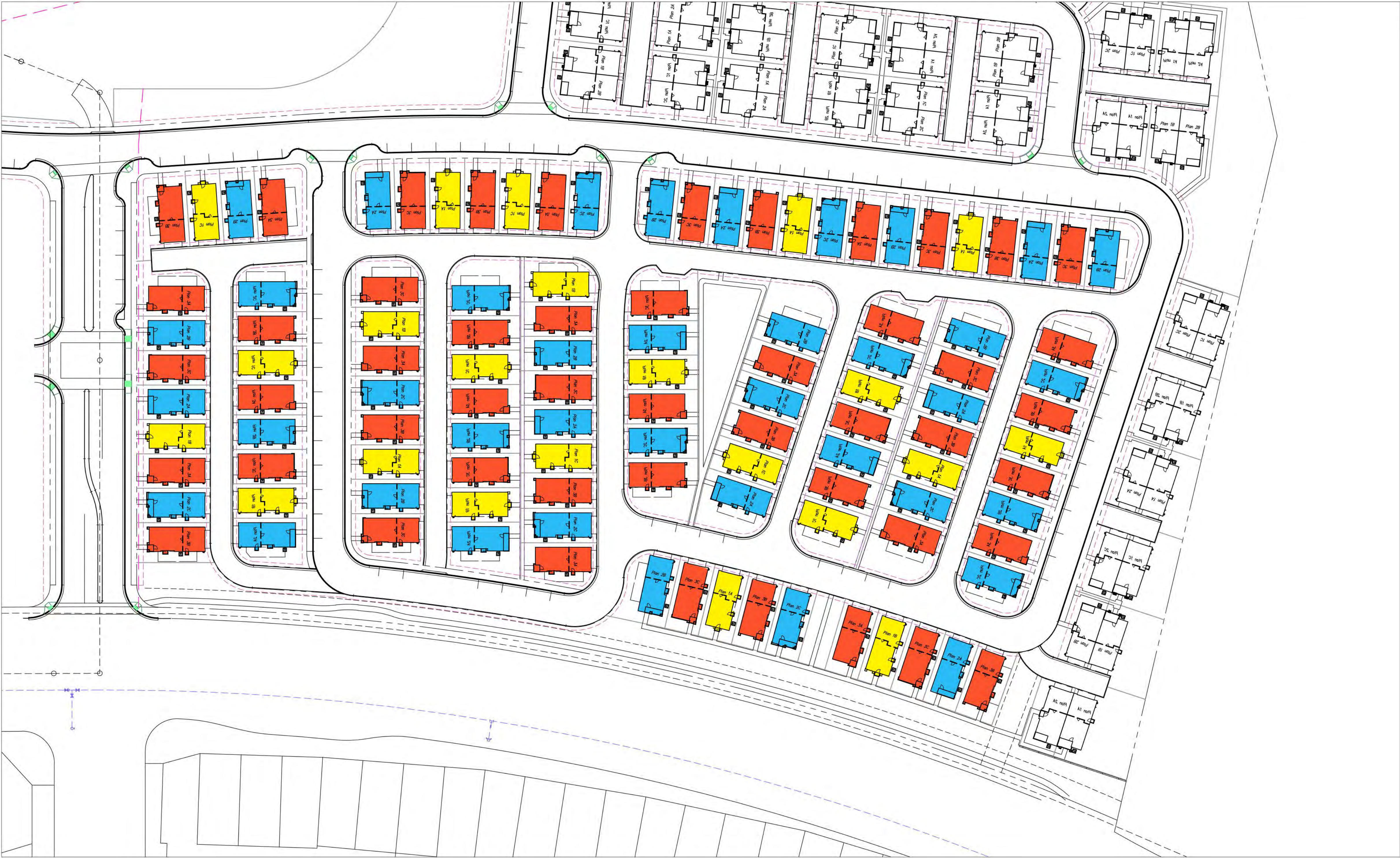


# Neighborhood C

## 31 x 65' Small Lot/Alley Loaded Lots

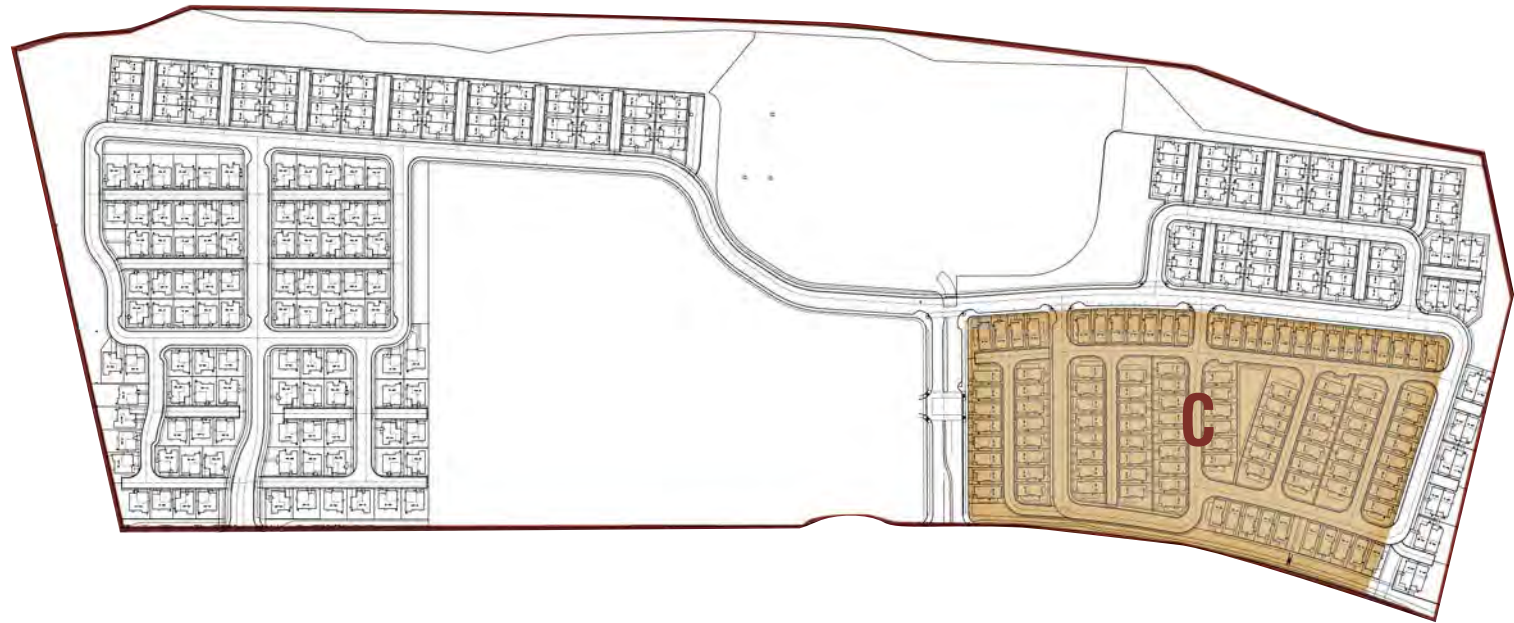
|       |                                       |
|-------|---------------------------------------|
| A1.PP | Plot Plan                             |
| A1.1  | Street Scene                          |
| A1.2  | Plan 1A - Floor Plan                  |
| A1.3  | Plan 1A - Elevation Wraps & Roof Plan |
| A1.4  | Plan 1B - Floor Plan                  |
| A1.5  | Plan 1B - Elevation Wraps & Roof Plan |
| A1.6  | Plan 1C - Floor Plan                  |
| A1.7  | Plan 1C - Elevation Wraps & Roof Plan |
| A1.8  | Plan 2A - Floor Plan                  |
| A1.9  | Plan 2A - Elevation Wraps & Roof Plan |
| A1.10 | Plan 2B - Floor Plan                  |
| A1.11 | Plan 2B - Elevation Wraps & Roof Plan |
| A1.12 | Plan 2C - Floor Plan                  |
| A1.13 | Plan 2C - Elevation Wraps & Roof Plan |
| A1.14 | Plan 3A - Floor Plan                  |
| A1.15 | Plan 3A - Elevation Wraps & Roof Plan |
| A1.16 | Plan 3B - Floor Plan                  |
| A1.17 | Plan 3B - Elevation Wraps & Roof Plan |
| A1.18 | Plan 3C - Floor Plan                  |
| A1.19 | Plan 3C - Elevation Wraps & Roof Plan |
| A1.20 | Color & Materials - 'A' Traditional   |
| A1.21 | Color & Materials - 'B' Bungalow      |
| A1.22 | Color & Materials - 'C' Cottage       |





|                                                                                     |        |        |     |
|-------------------------------------------------------------------------------------|--------|--------|-----|
|  | PLAN 1 | 22 DU  | 20% |
|  | PLAN 2 | 39 DU  | 35% |
|  | PLAN 3 | 49 DU  | 45% |
| TOTAL                                                                               |        | 110 DU |     |

- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



KEY MAP

CONCEPTUAL PLOT PLAN  
NEIGHBORHOOD C  
ALVES RANCH  
PITTSBURG, CA





Note: Artist's Conception; Colors, Materials And Application May Vary.

**PLAN 2B**  
BUNGALOW

**PLAN 1C**  
Cottage

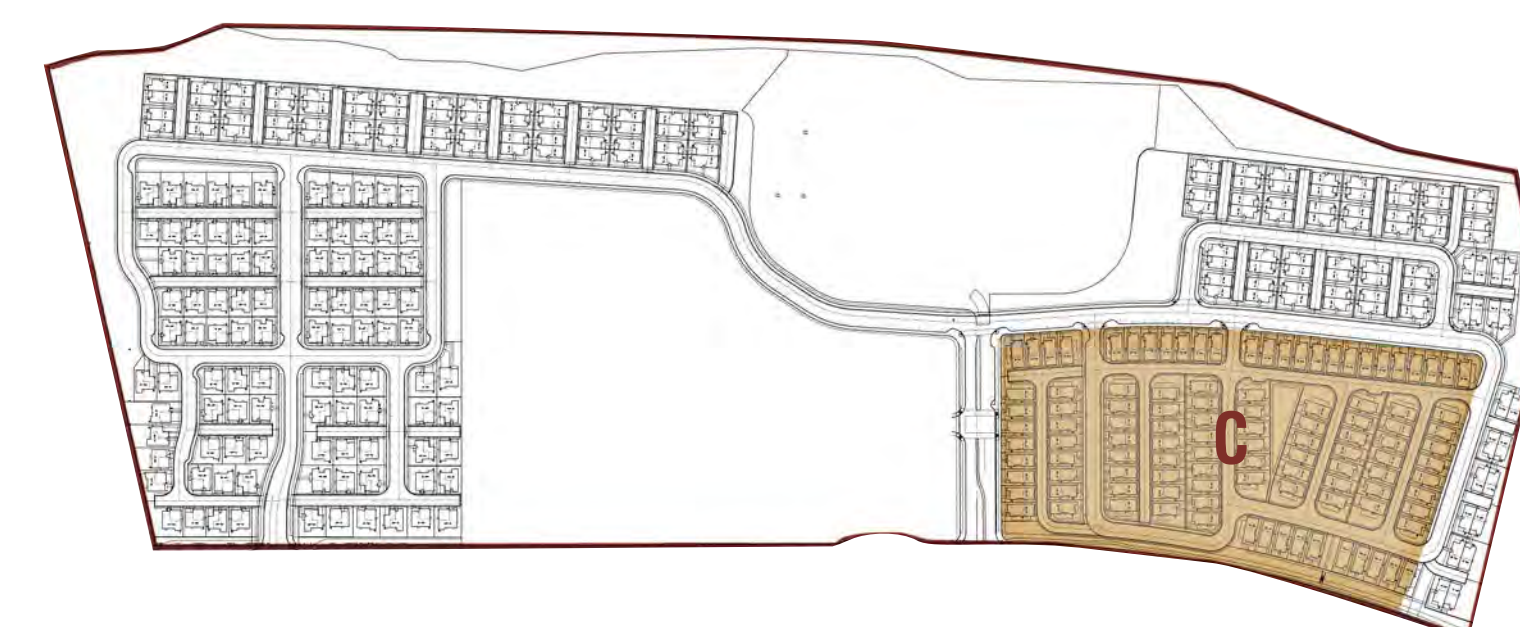
**PLAN 3A**  
TRADITIONAL

**PLAN 2C**  
Cottage

**PLAN 3B**  
BUNGALOW

**PLAN 1A**  
TRADITIONAL

**CONCEPTUAL STREETSCENE**  
**NEIGHBORHOOD C**  
**ALVES RANCH**  
PITTSBURG, CA



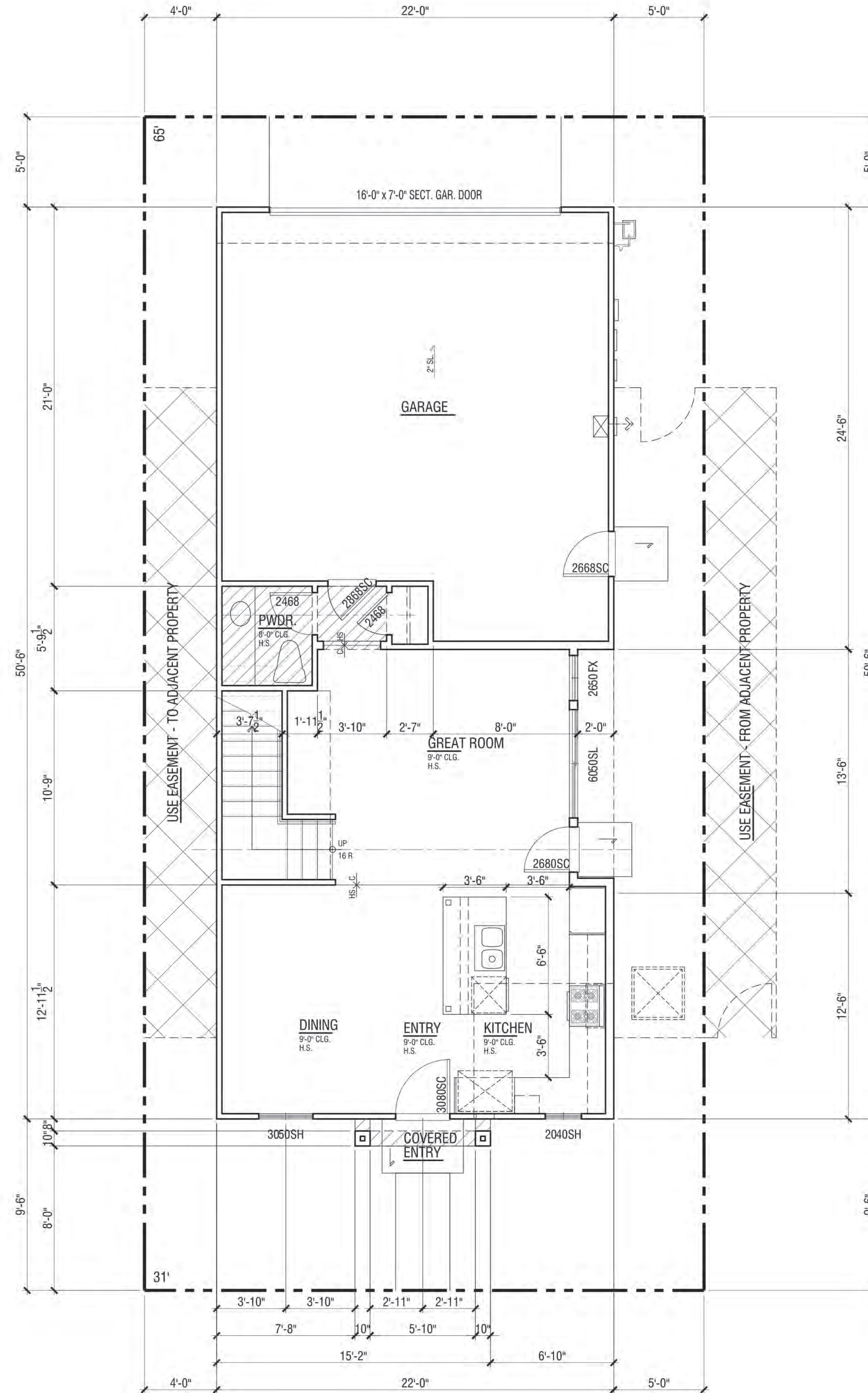
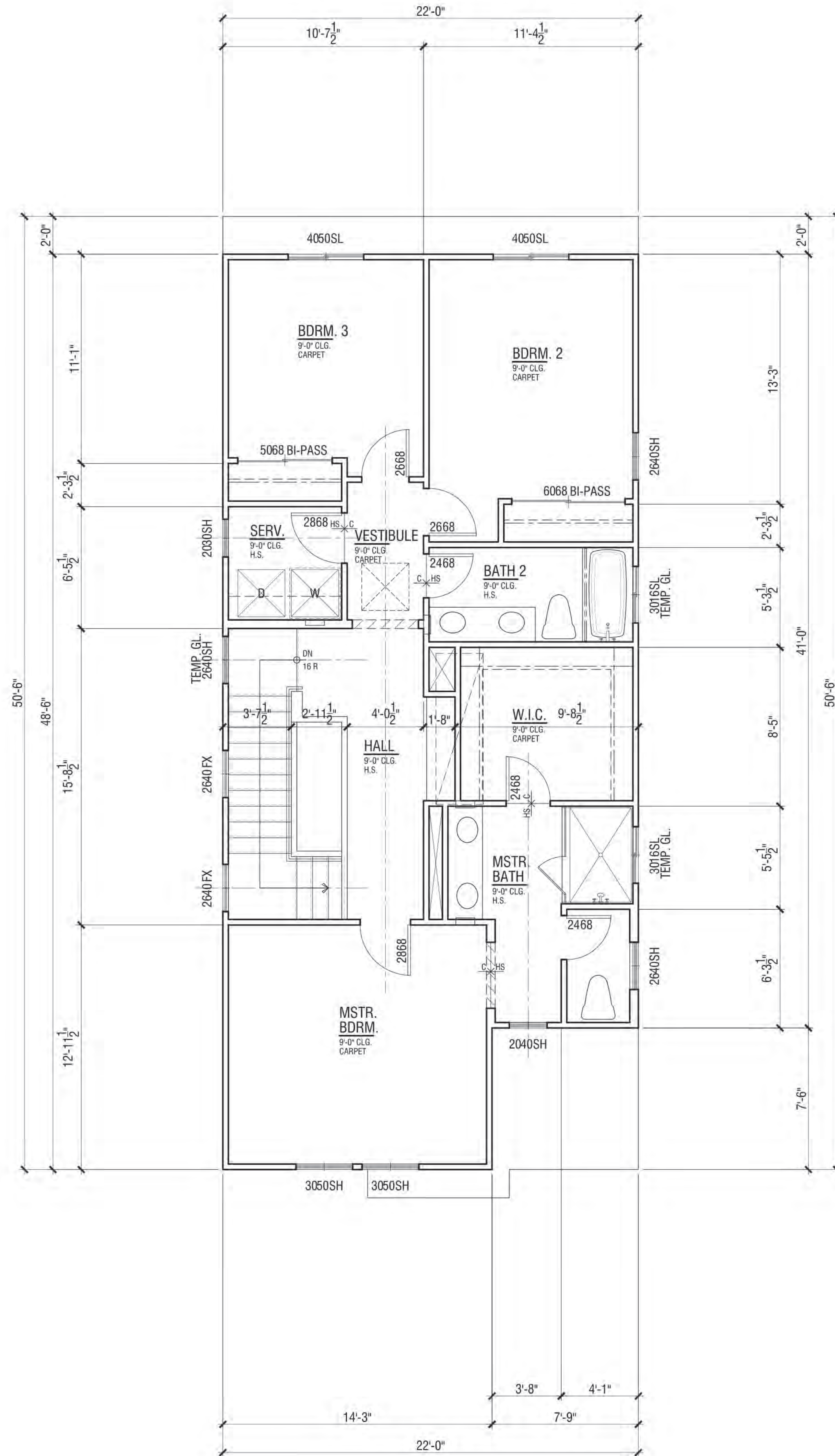
**KEY MAP**

ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

ORANGE COUNTY . LOS ANGELES . BAY AREA





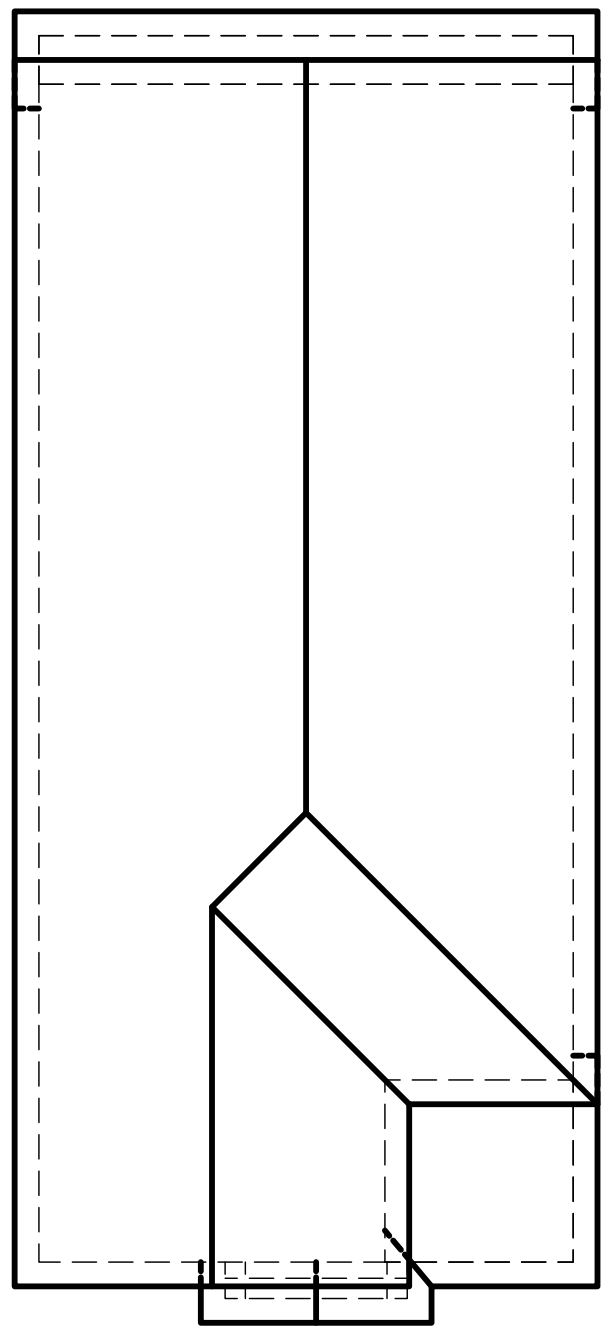
## FLOOR PLAN | PLAN 1A

| FLOOR AREA TABLE | PLAN 1A      |
|------------------|--------------|
| LOWER FLOOR PLAN | 596 SQ. FT.  |
| UPPER FLOOR PLAN | 924 SQ. FT.  |
| TOTAL            | 1519 SQ. FT. |
| 2-BAY GARAGE     | 490 SQ. FT.  |
| COVERED ENTRY    | 11 SQ. FT.   |

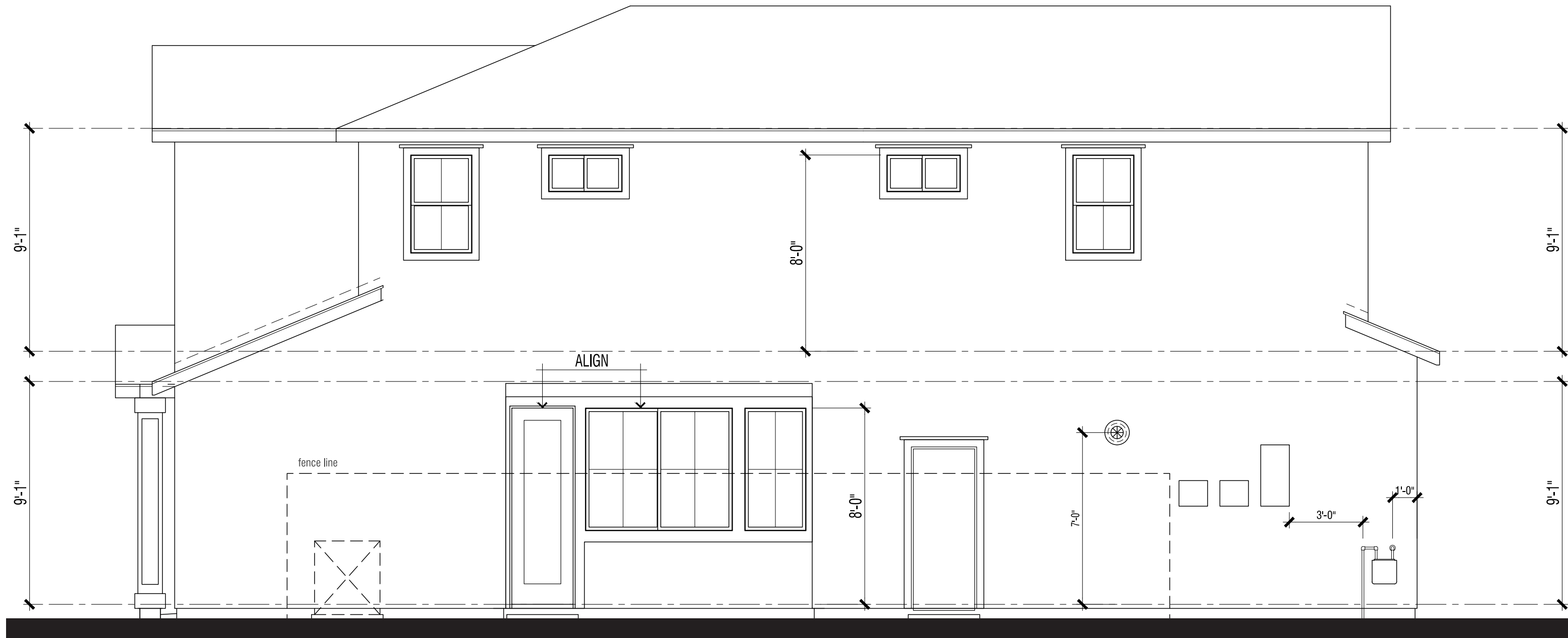
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA





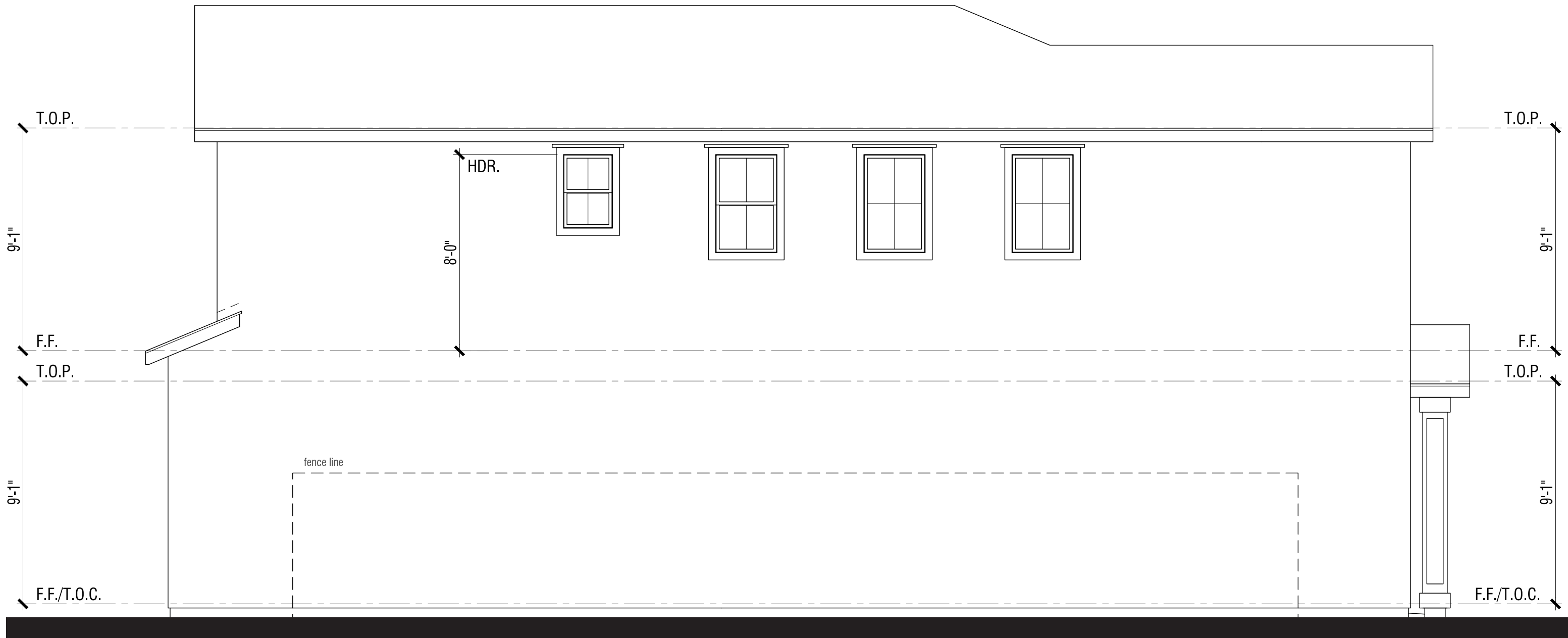
Roof Plan  
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1A | ELEVATION WRAPS & ROOF PLAN

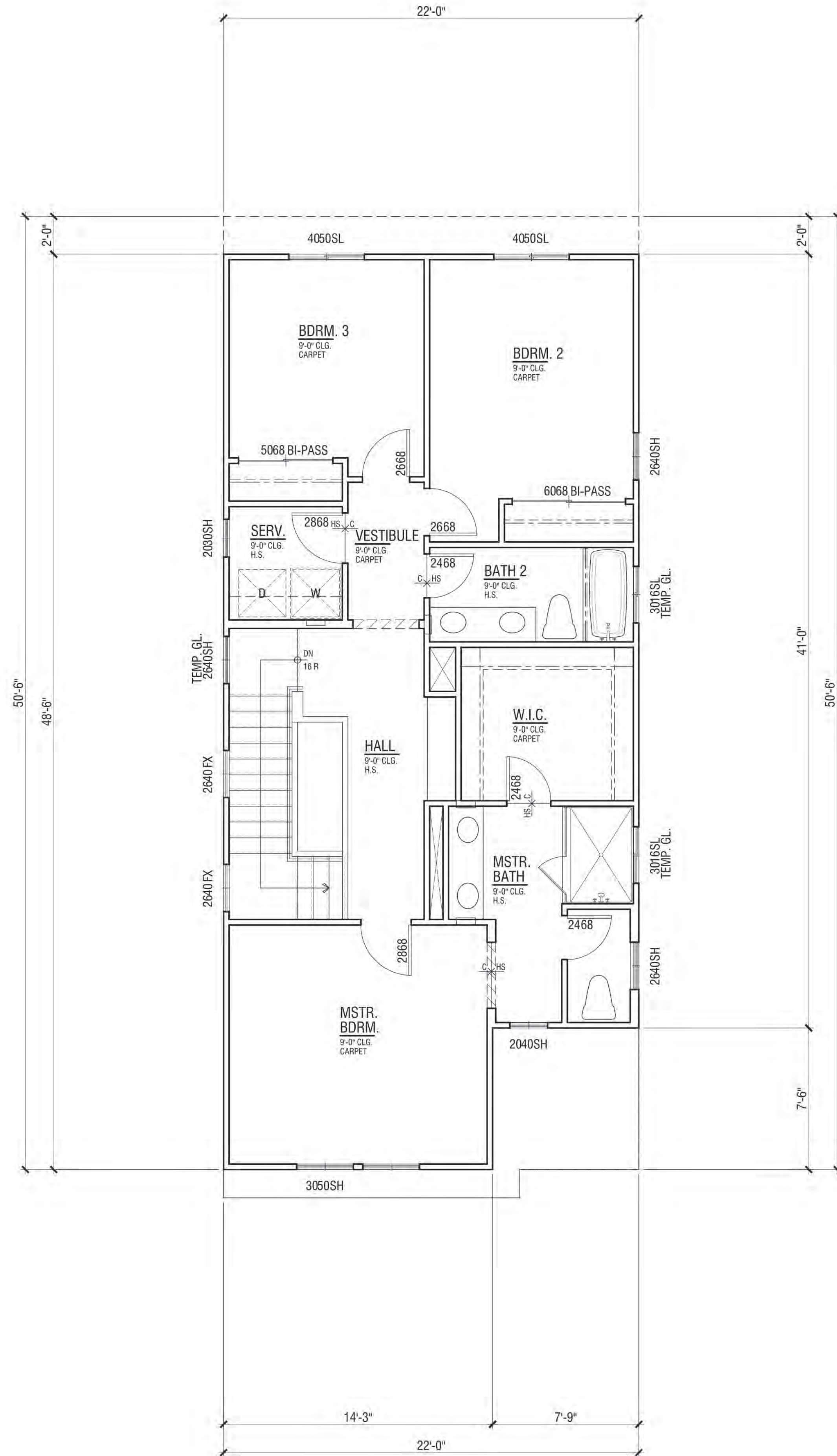
NEIGHBORHOOD C

ALVES RANCH

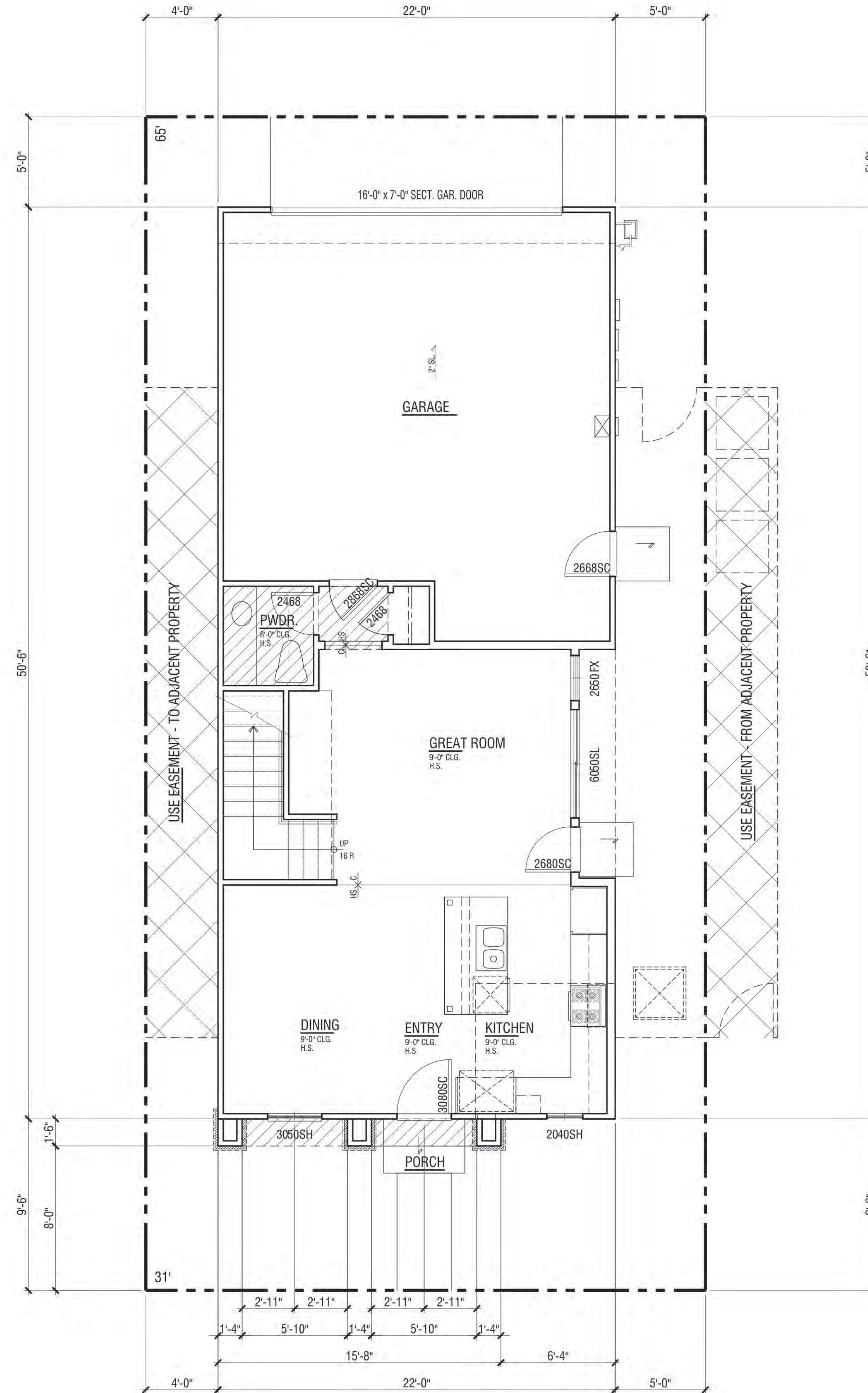
PITTSBURG, CA







Second Floor 924 SF



First Floor 596 SF

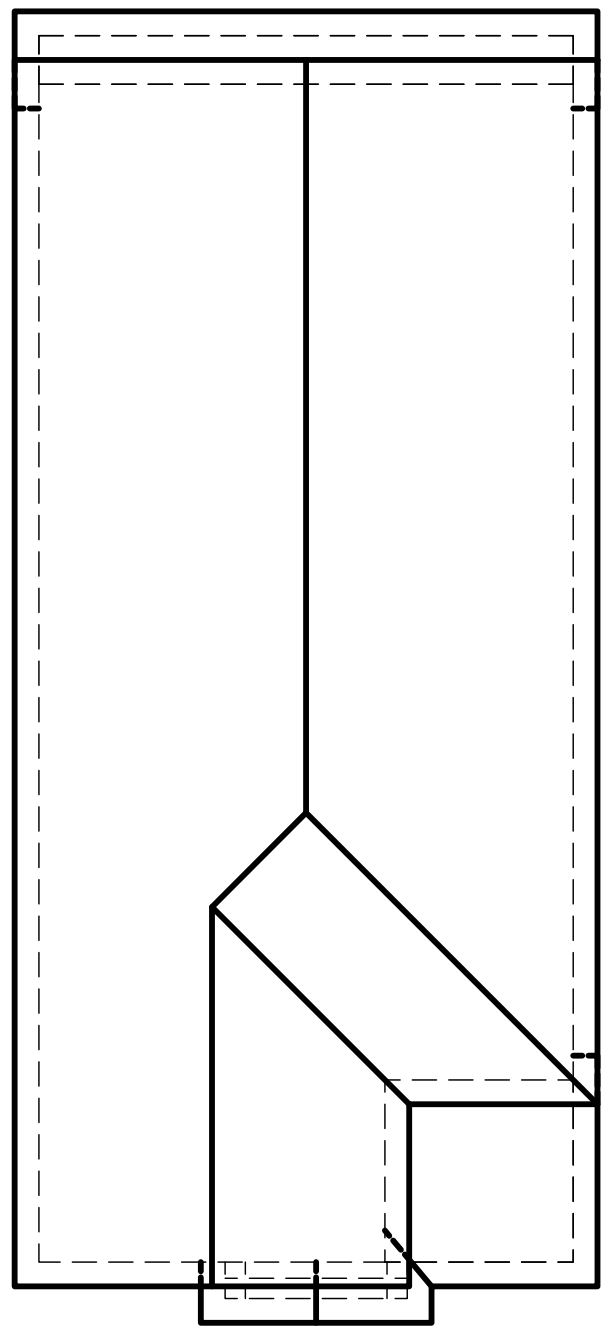
## FLOOR PLAN | PLAN 1B

| FLOOR AREA TABLE    | PLAN 1B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 596 SQ. FT.  |
| UPPER FLOOR PLAN    | 924 SQ. FT.  |
| TOTAL               | 1520 SQ. FT. |
| 2-BAY GARAGE        | 490 SQ. FT.  |
| COVERED ENTRY/PORCH | 13 SQ. FT.   |

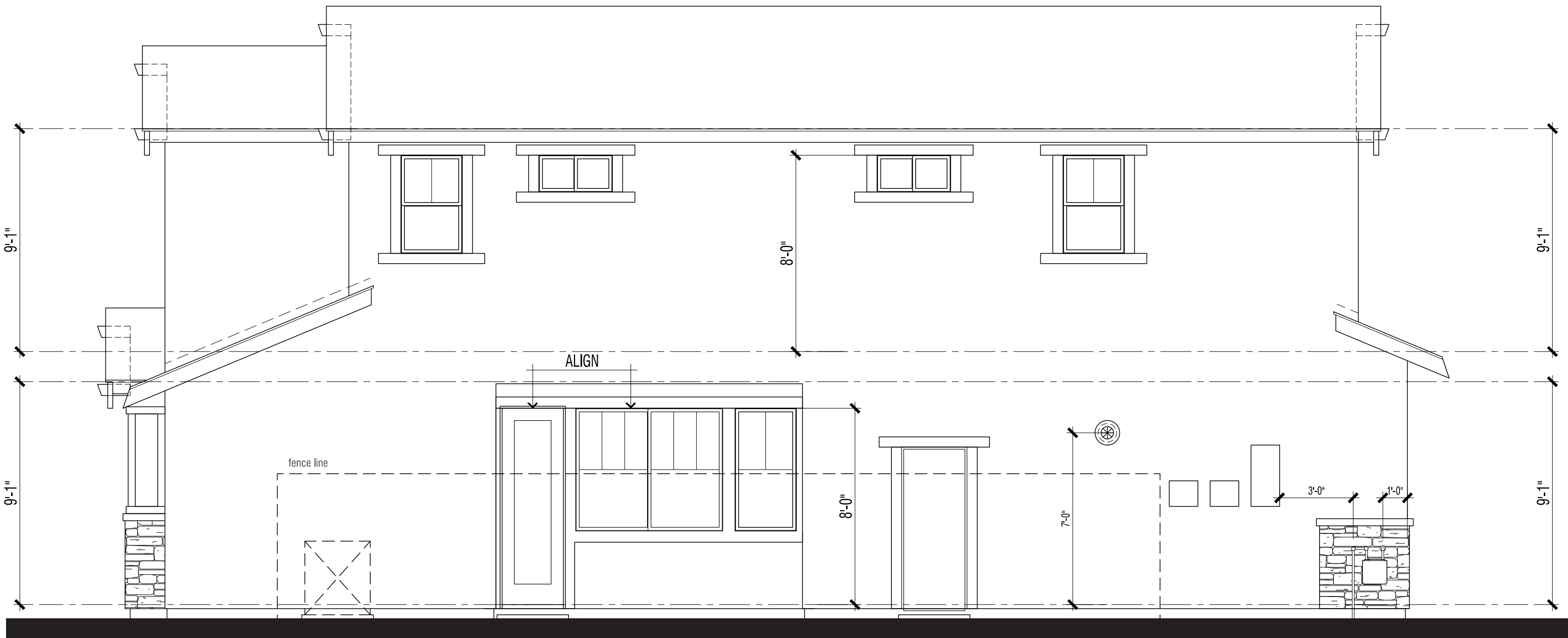
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA

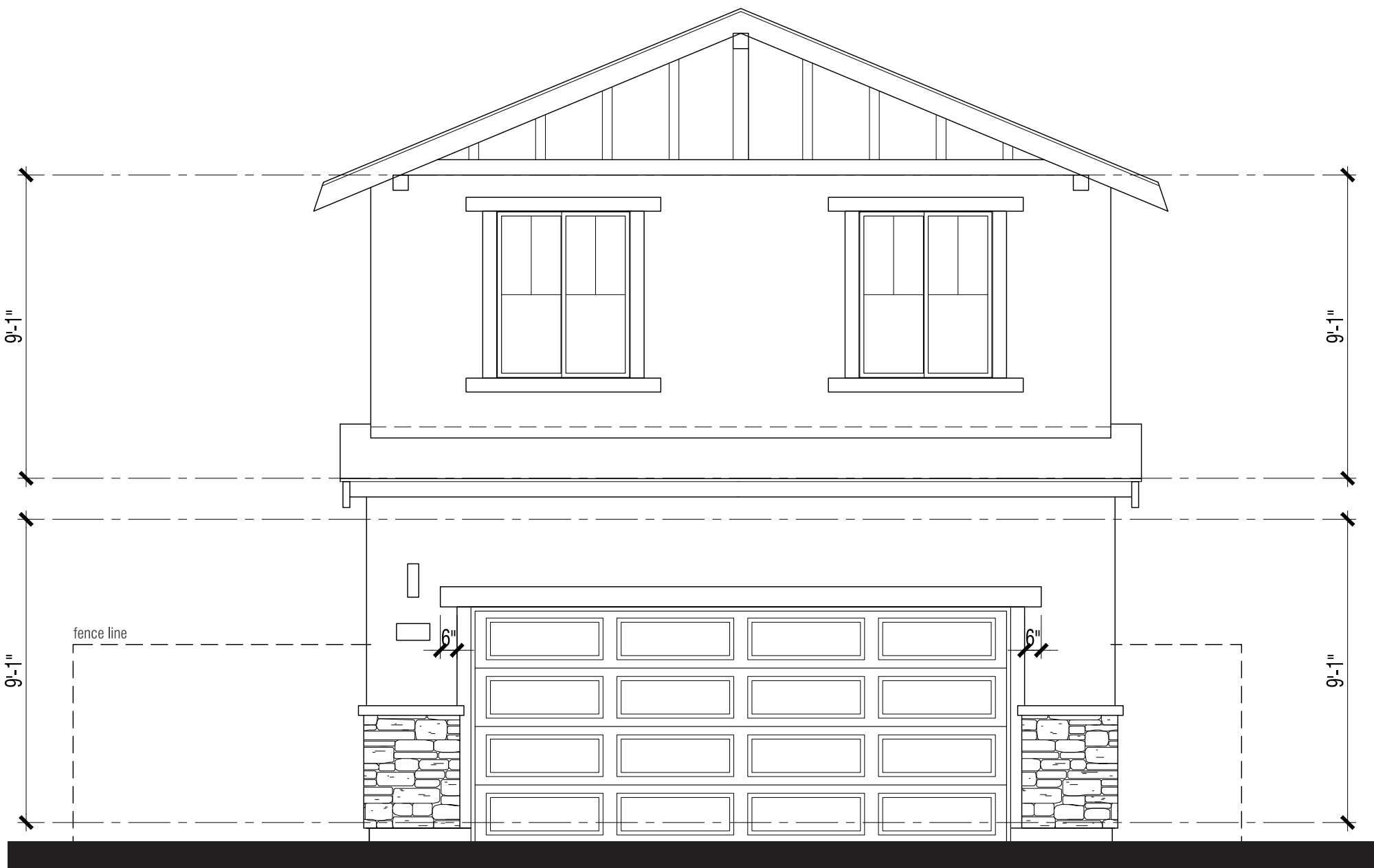




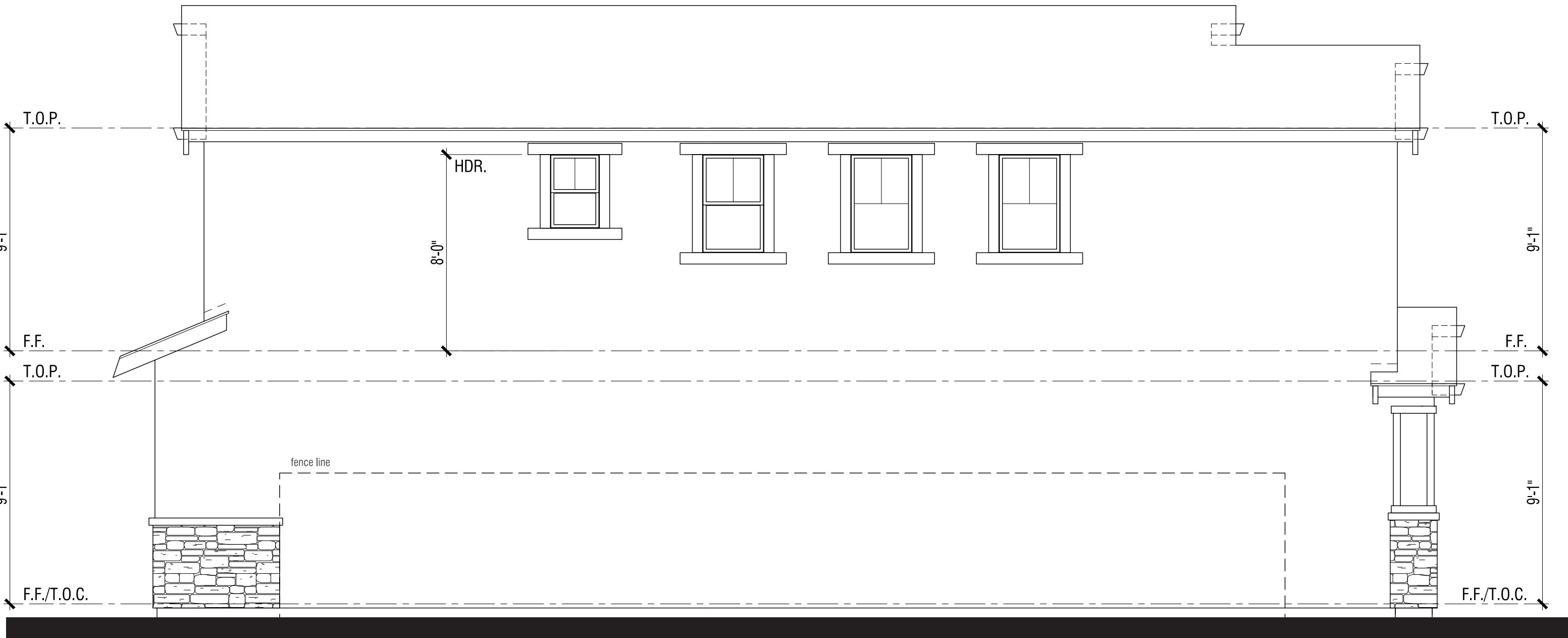
Roof Plan  
at 1' = 8"



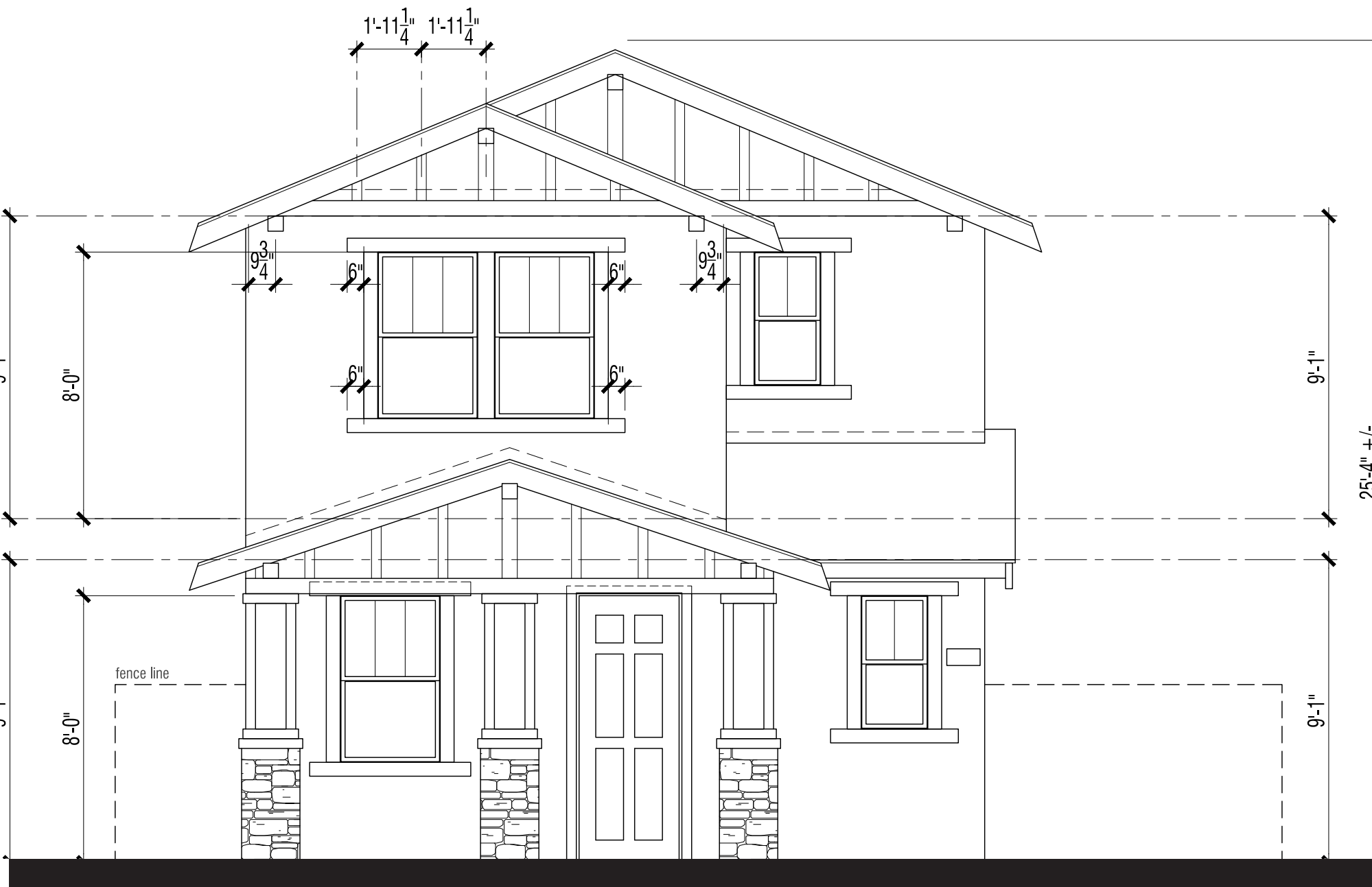
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Wood Outlookers with Board and Batten
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Stone: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 1B | ELEVATION WRAPS & ROOF PLAN**

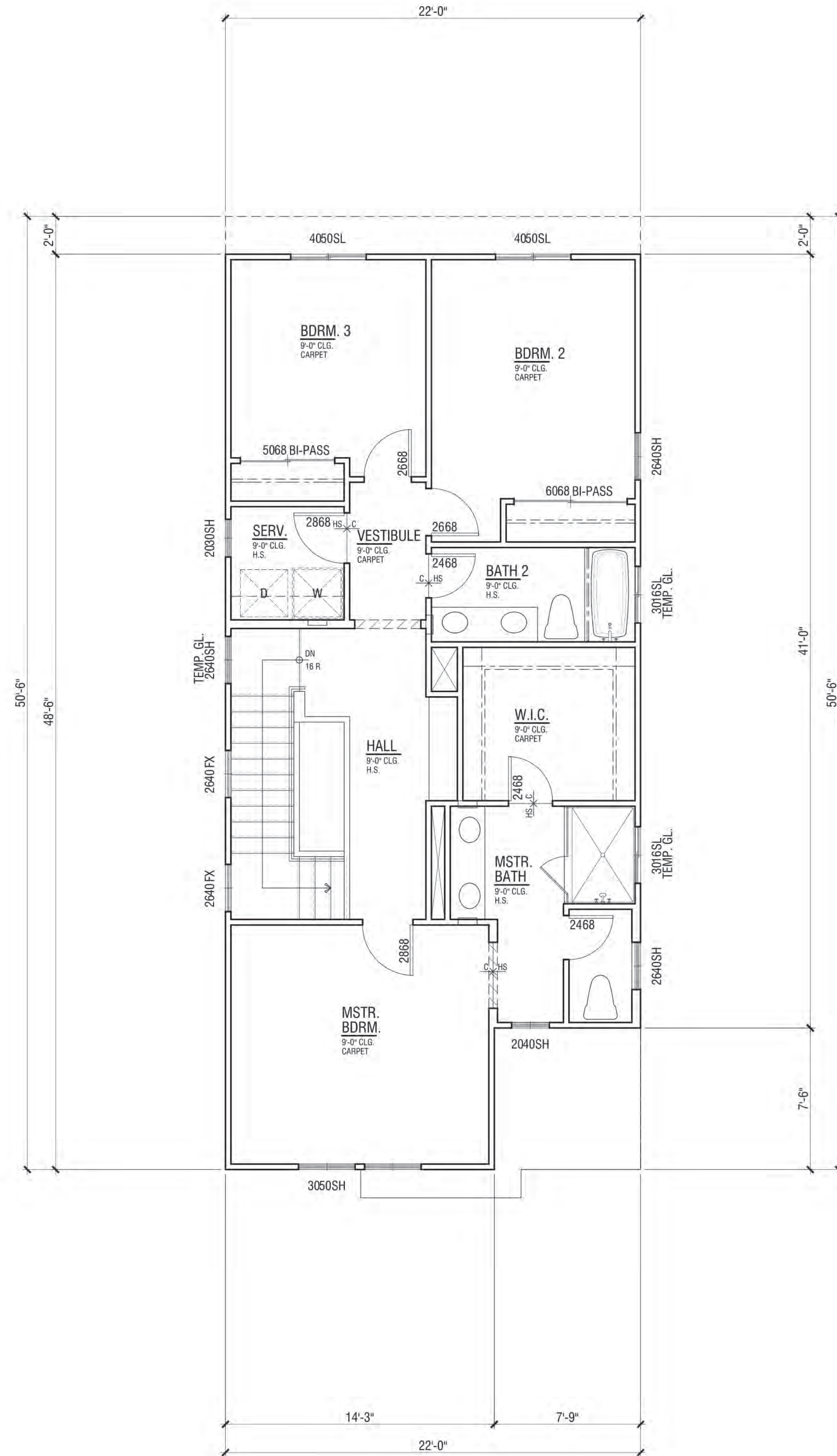
**NEIGHBORHOOD C**

**ALVES RANCH**

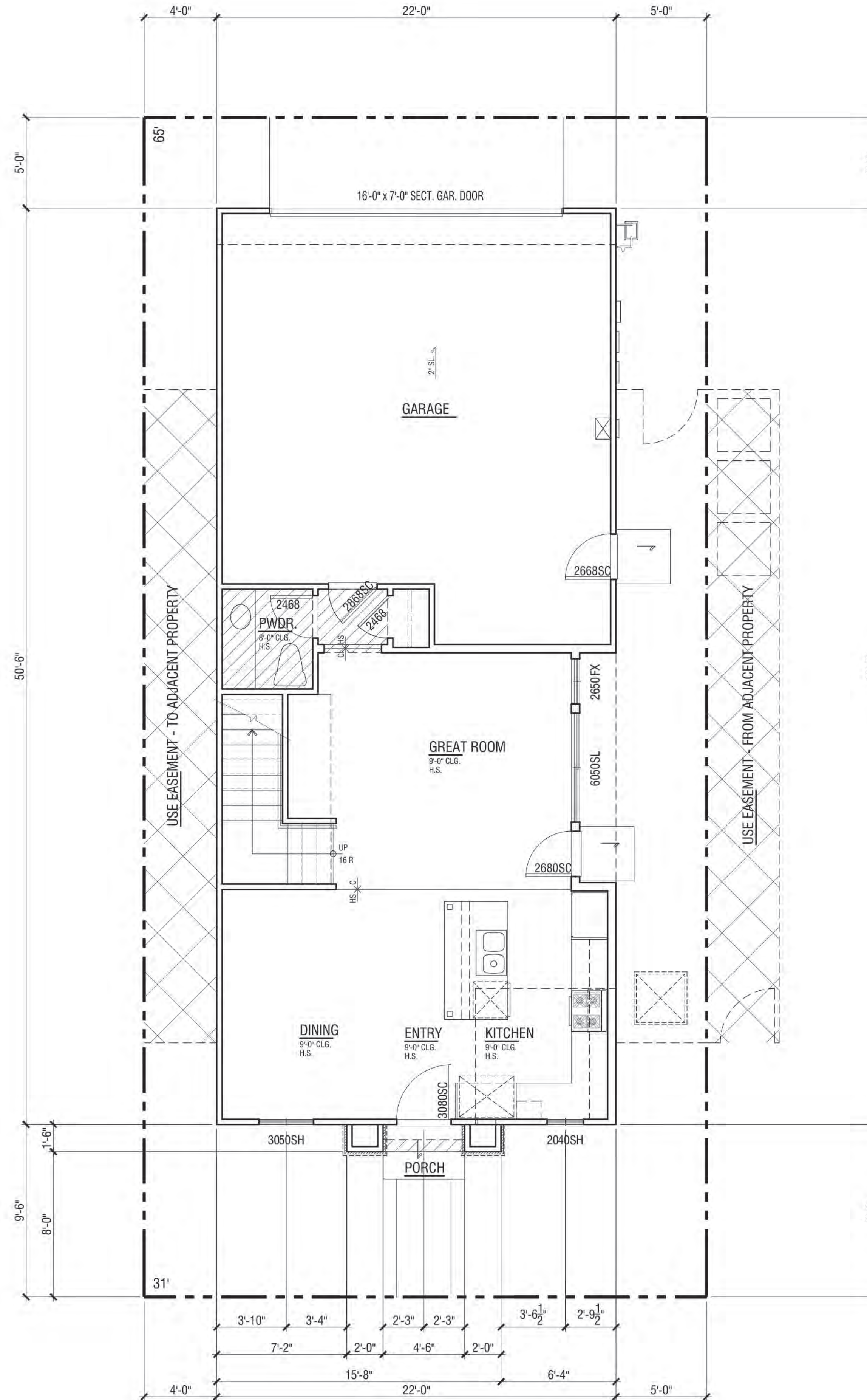
PITTSBURG, CA







Second Floor 924 SF



First Floor 596 SF

## FLOOR PLAN | PLAN 1C

| FLOOR AREA TABLE    | PLAN 1C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 596 SQ. FT.  |
| UPPER FLOOR PLAN    | 924 SQ. FT.  |
| TOTAL               | 1520 SQ. FT. |
| 2-BAY GARAGE        | 490 SQ. FT.  |
| COVERED ENTRY/PORCH | 13 SQ. FT.   |

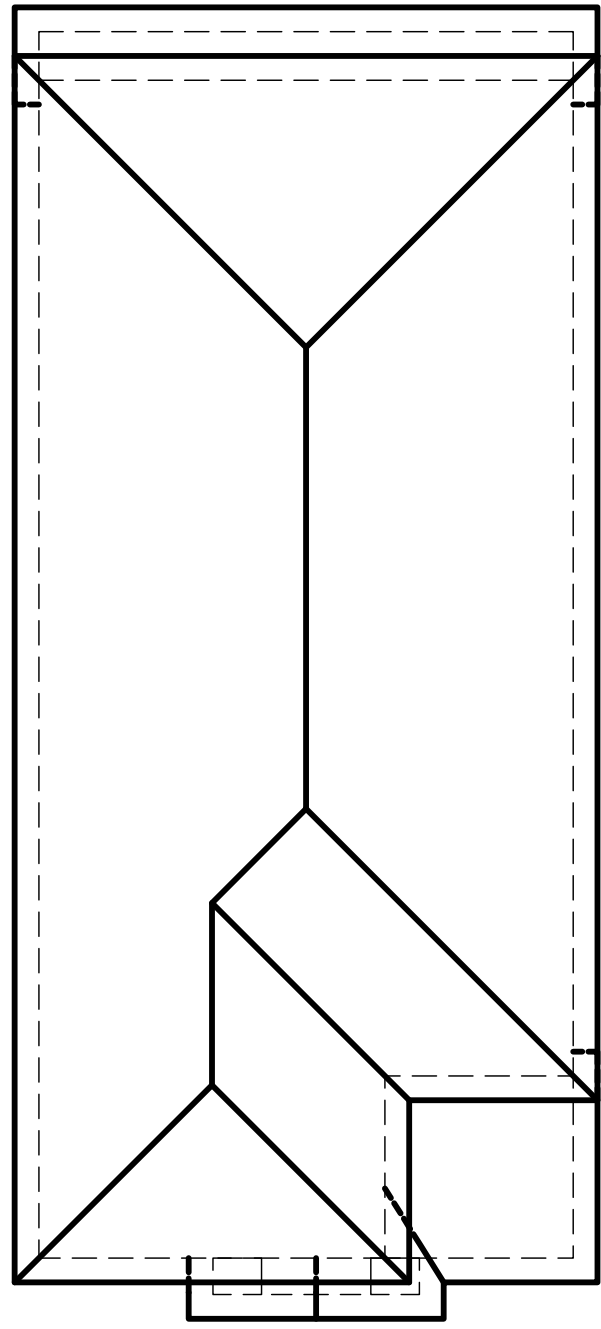
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

# NEIGHBORHOOD C

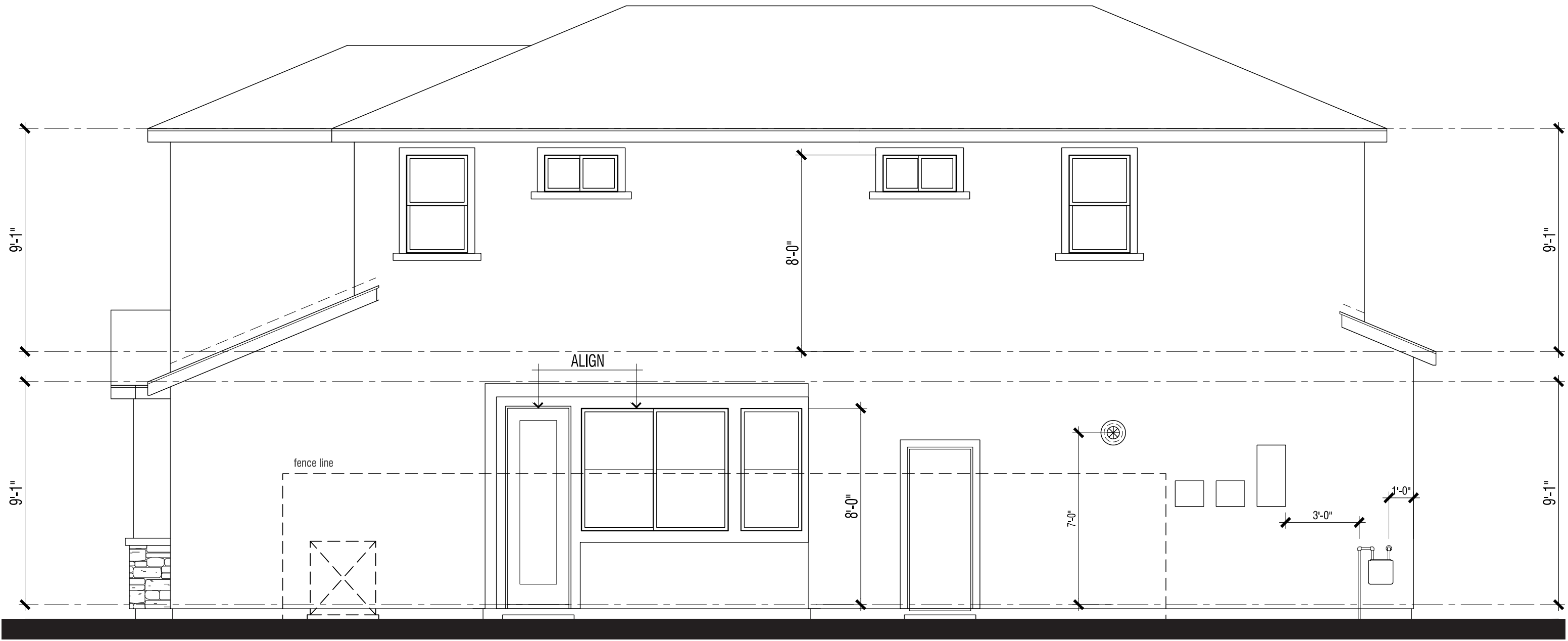
## ALVES RANCH

PITTSBURG, CA





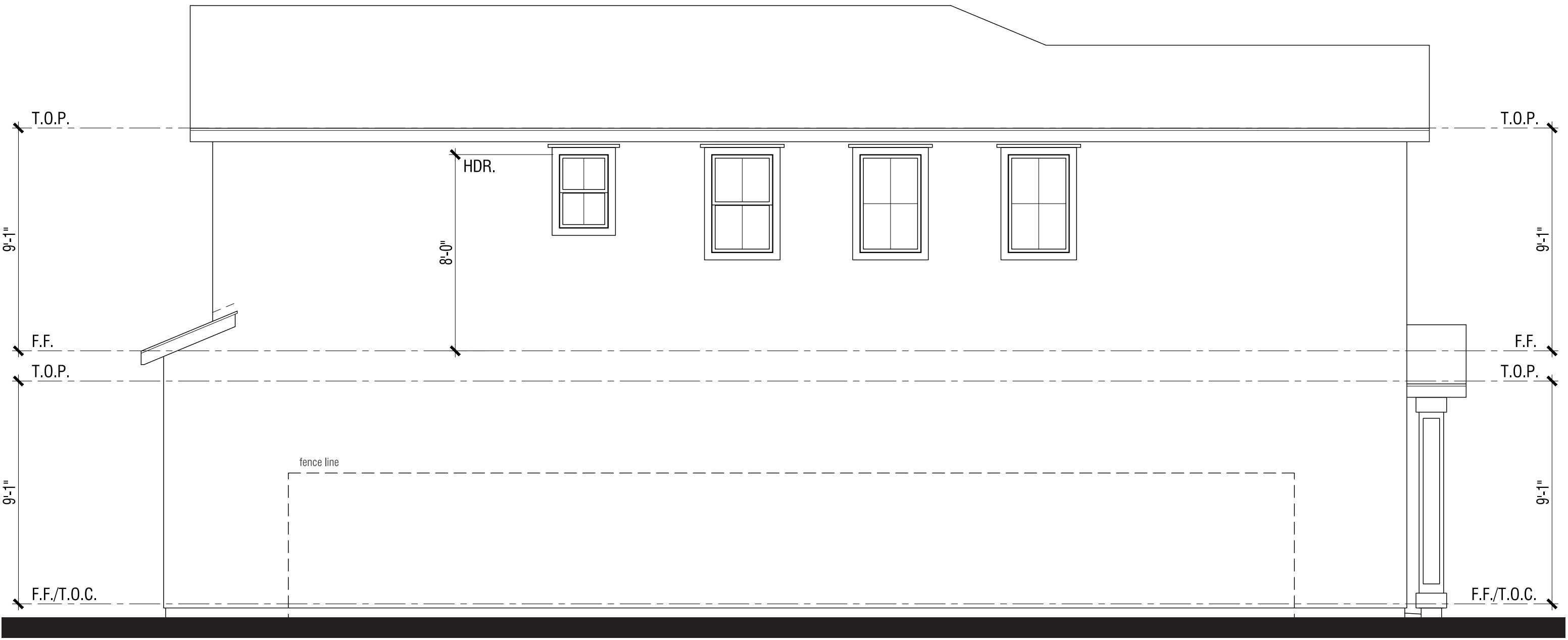
Roof Plan  
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

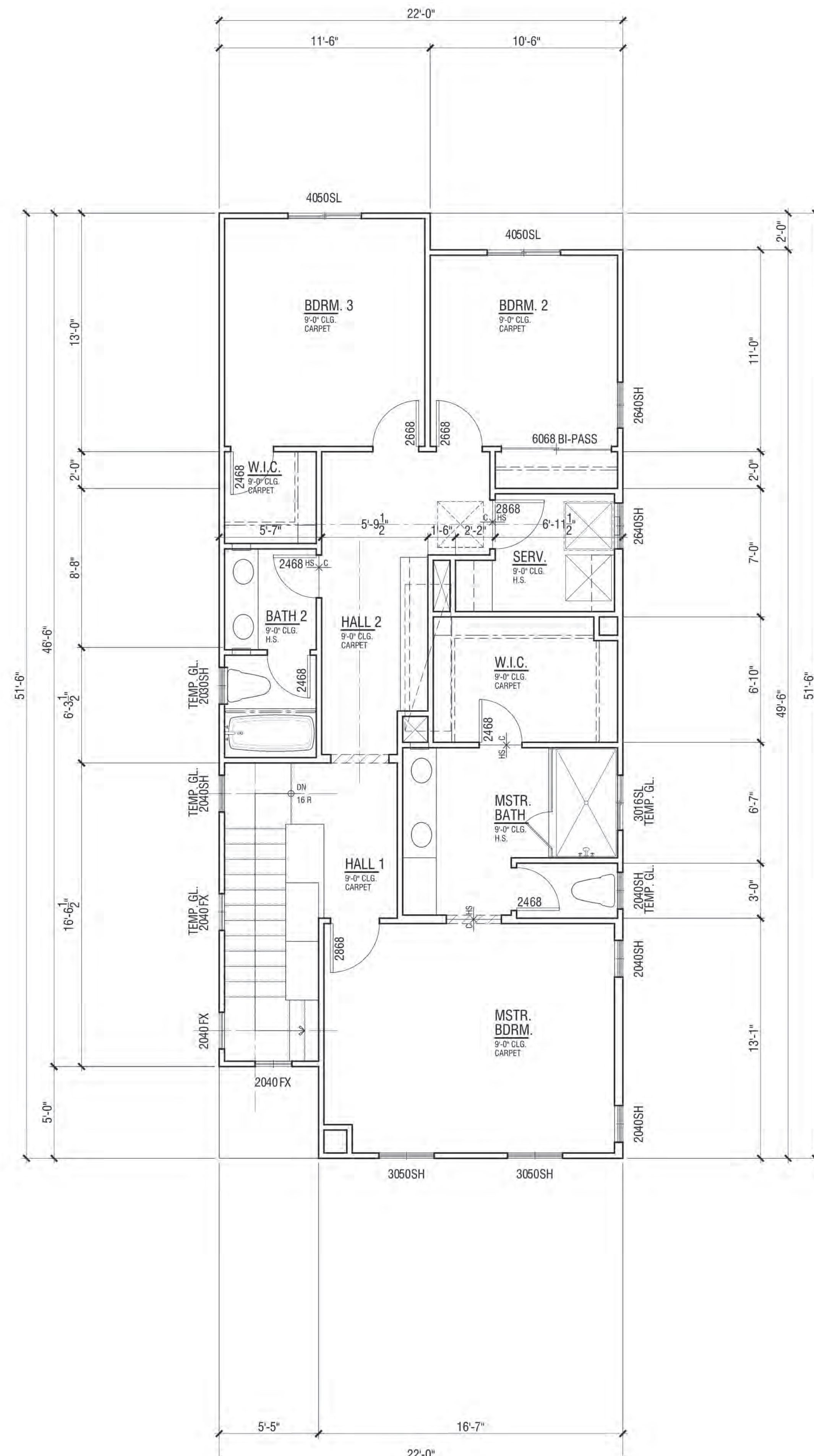
**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

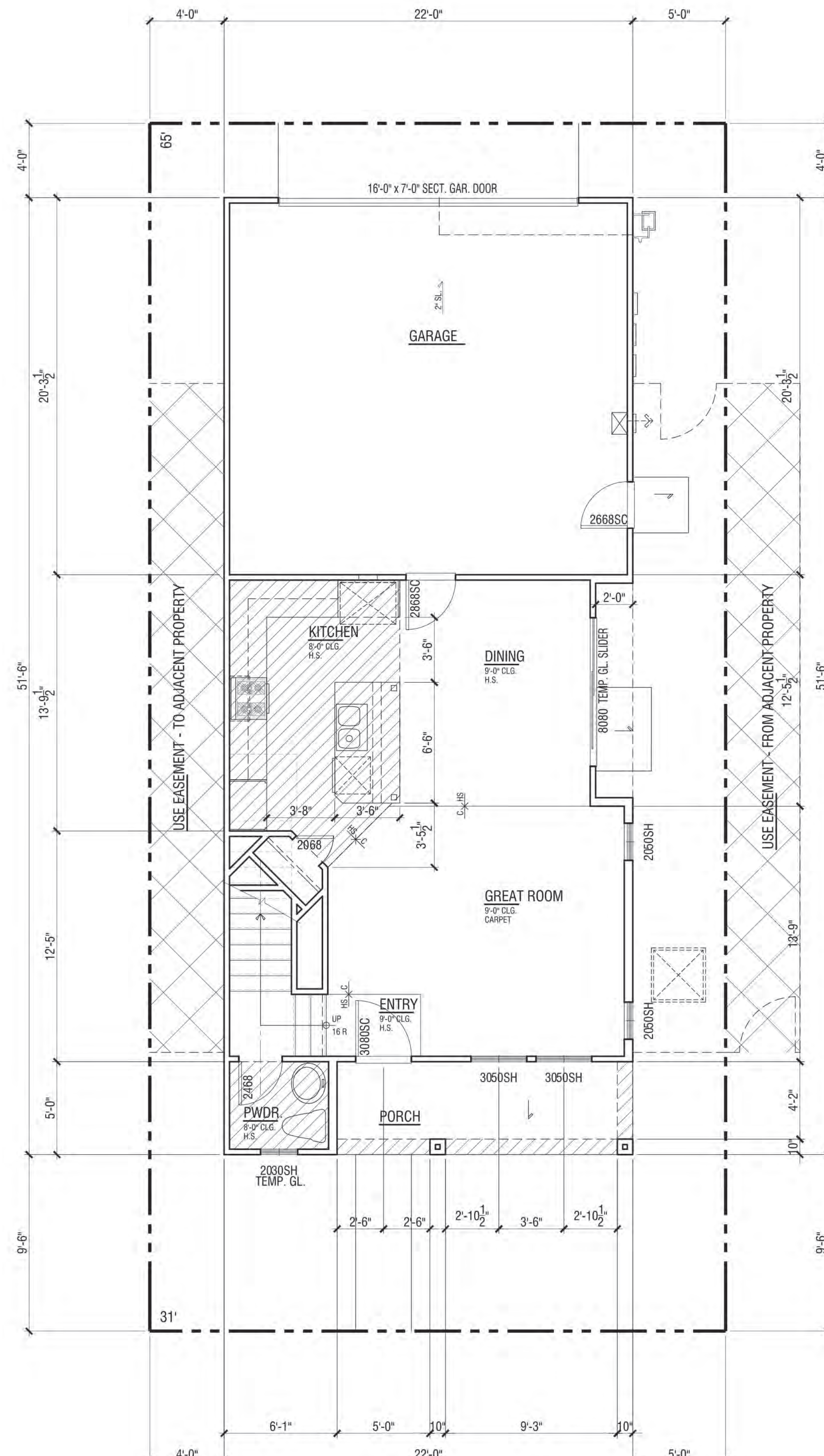
**PLAN 1C | ELEVATION WRAPS & ROOF PLAN**  
**NEIGHBORHOOD C**  
**ALVES RANCH**  
PITTSBURG, CA







NEIGHBORHOOD C  
ALVES RANCH  
PITTSBURG, CA

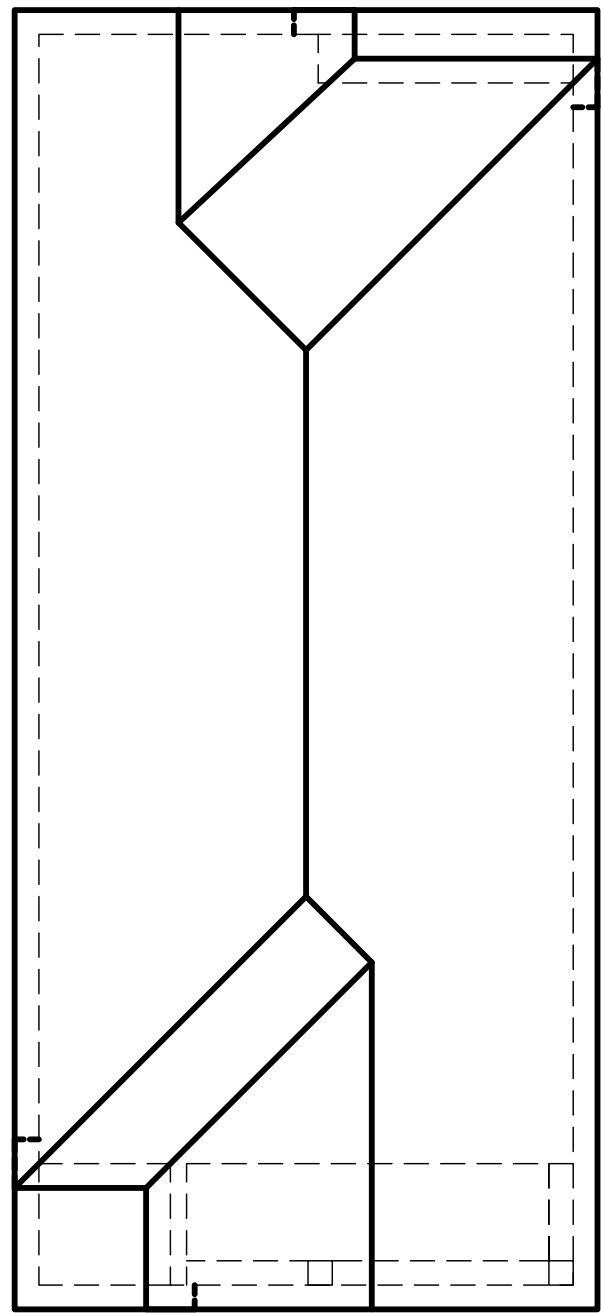


FLOOR PLAN | PLAN 2A

| FLOOR AREA TABLE    | PLAN 2A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 583 SQ. FT.  |
| UPPER FLOOR PLAN    | 1000 SQ. FT. |
| TOTAL               | 1583 SQ. FT. |
| 2-BAY GARAGE        | 447 SQ. FT.  |
| COVERED ENTRY/PORCH | 80 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

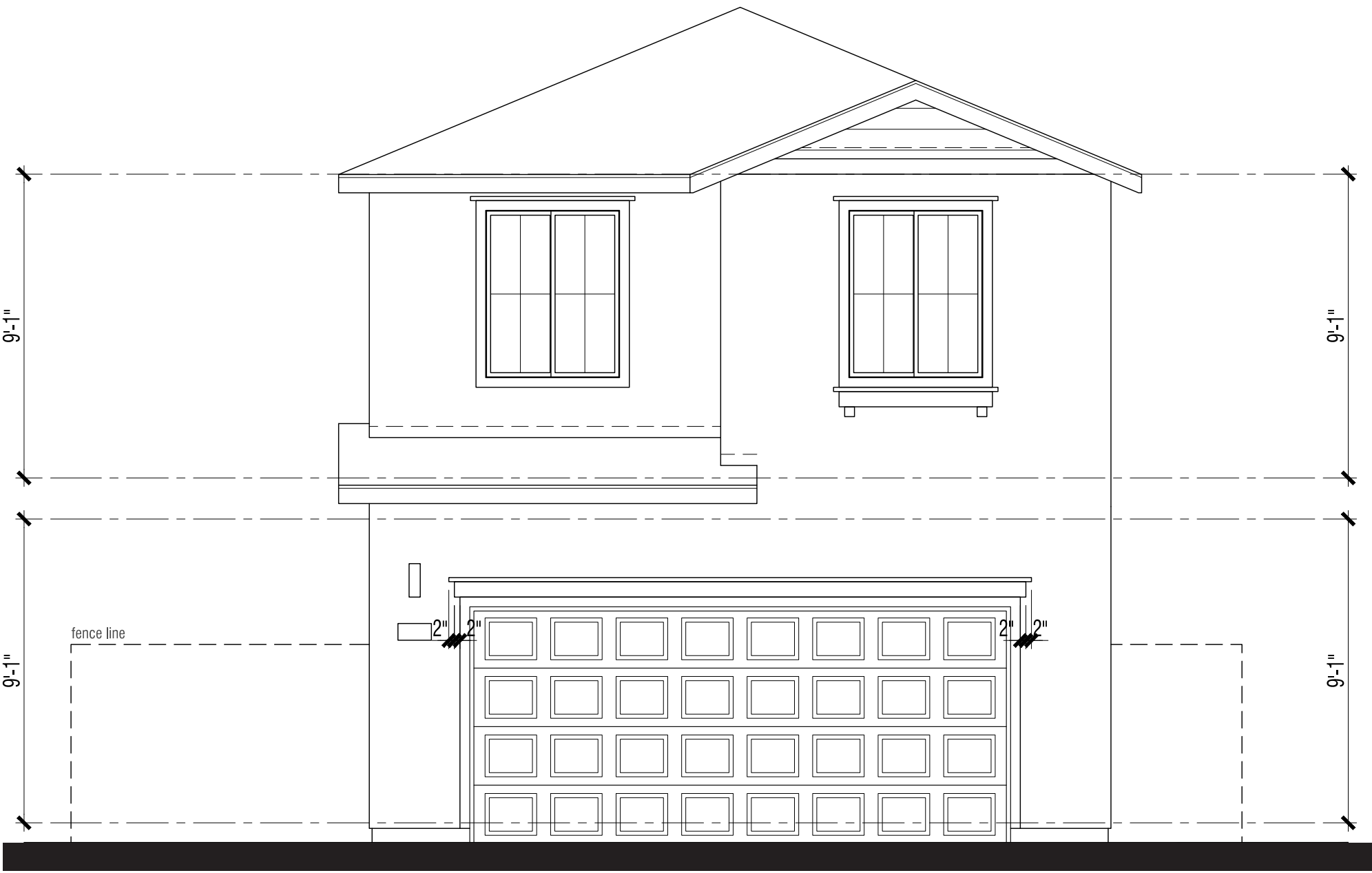




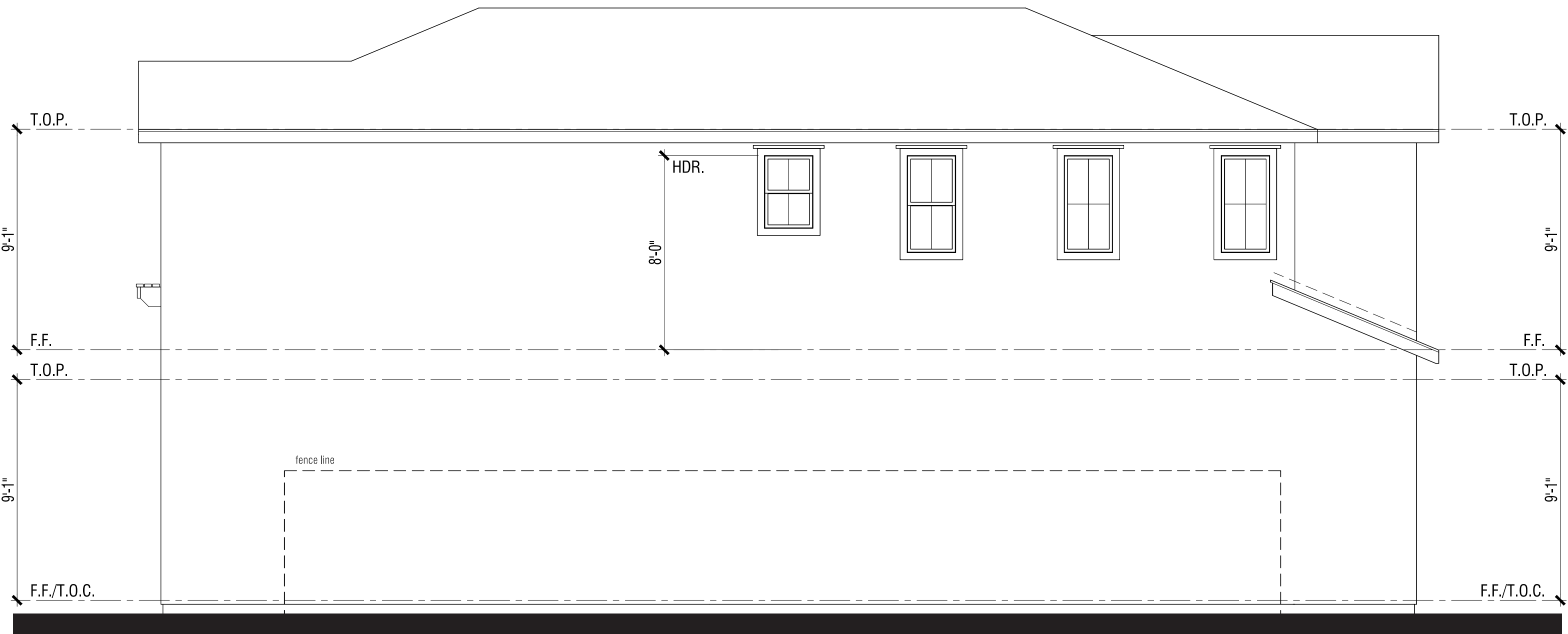
Roof Plan  
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL      STYLE ELEMENTS 'A' TRADITIONAL

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2A | ELEVATION WRAPS & ROOF PLAN

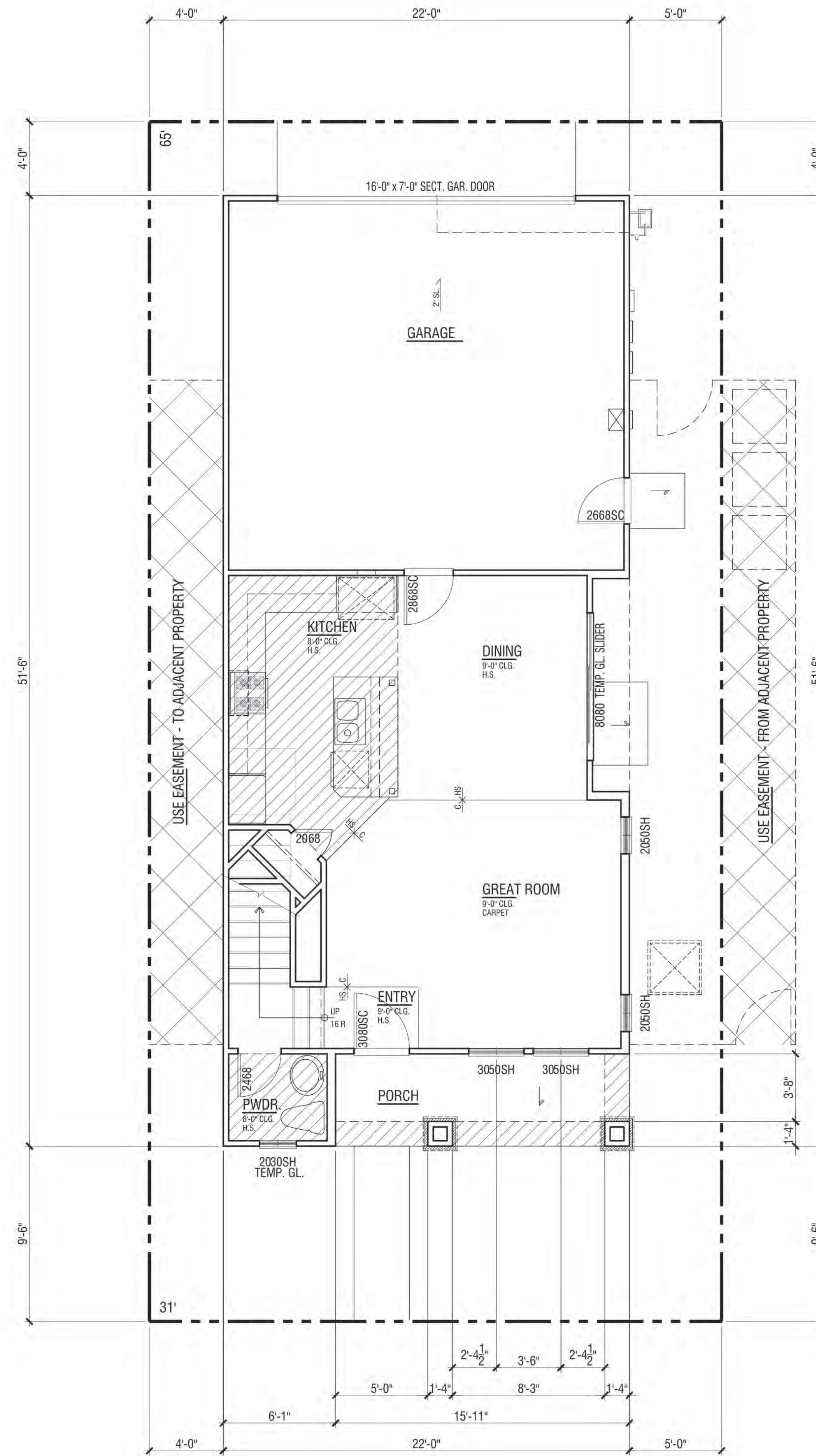
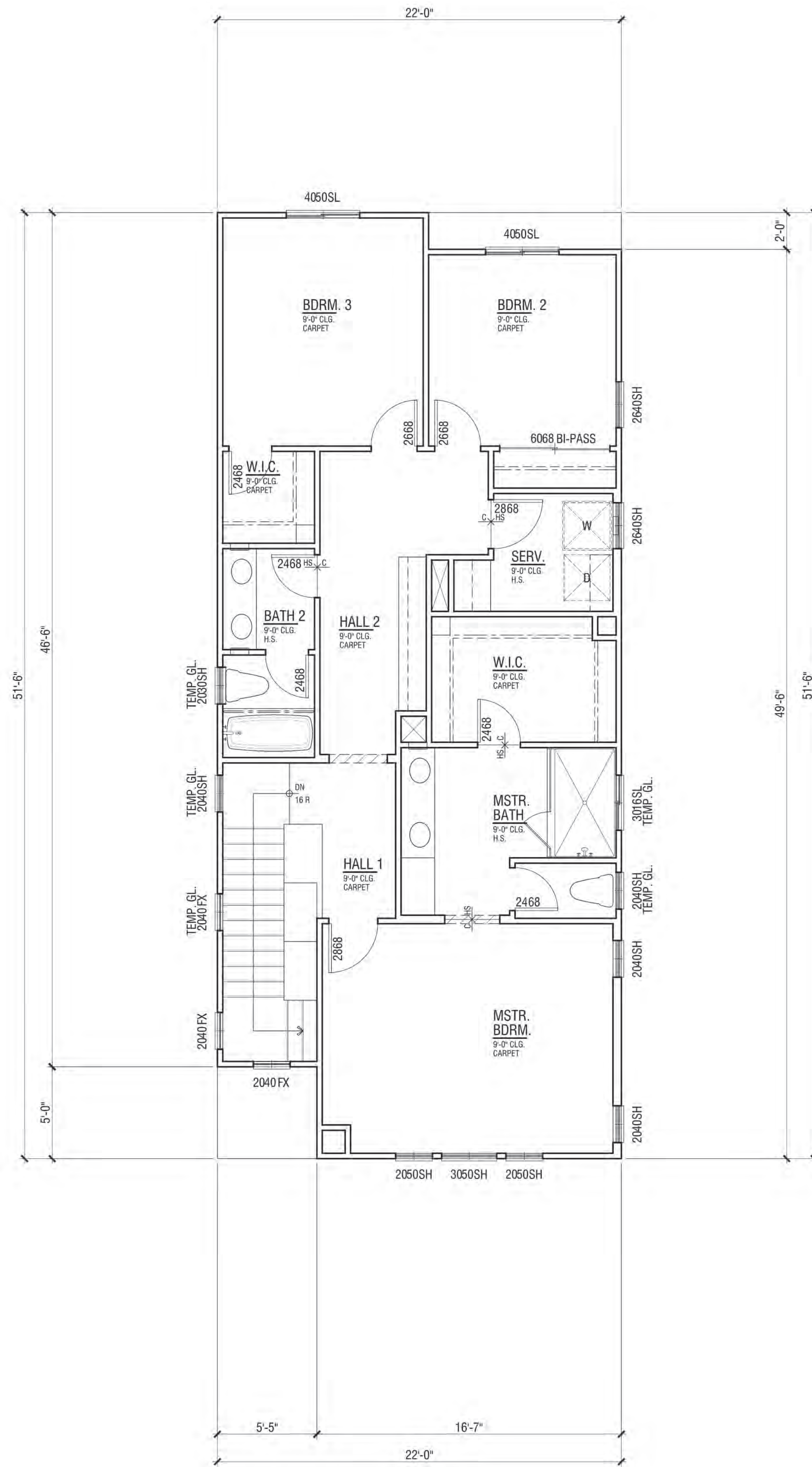
NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA







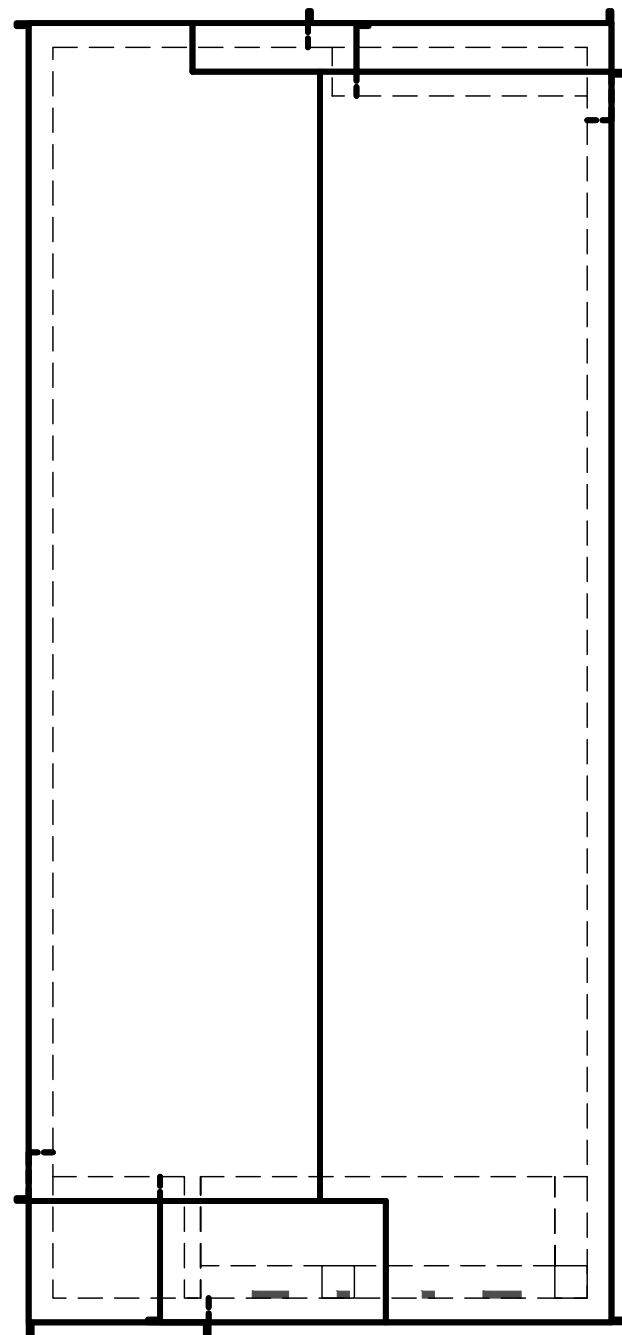
## FLOOR PLAN | PLAN 2B

| FLOOR AREA TABLE    | PLAN 2B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 583 SQ. FT.  |
| UPPER FLOOR PLAN    | 1000 SQ. FT. |
| TOTAL               | 1583 SQ. FT. |
| 2-BAY GARAGE        | 447 SQ. FT.  |
| COVERED ENTRY/PORCH | 80 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA

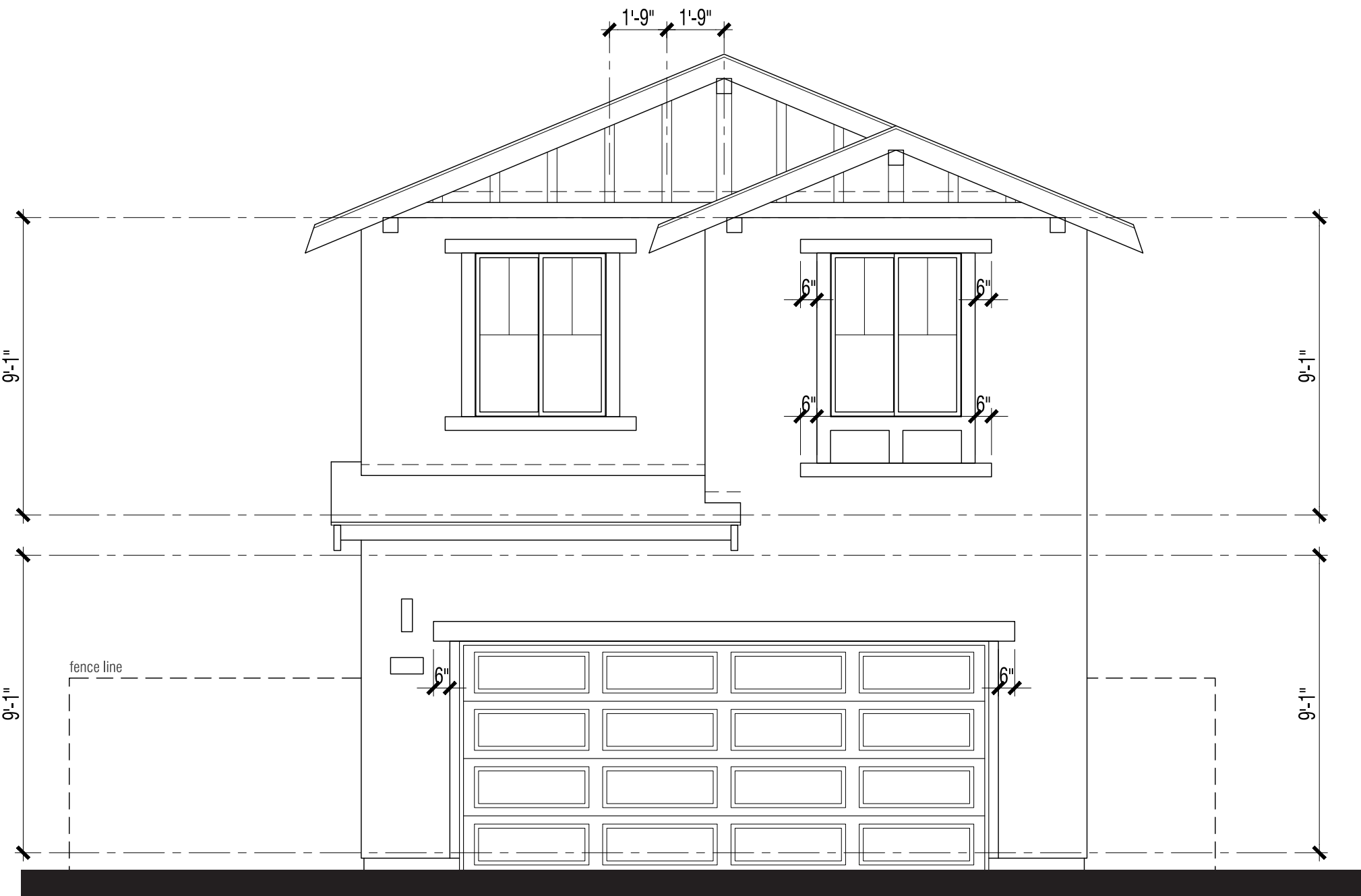




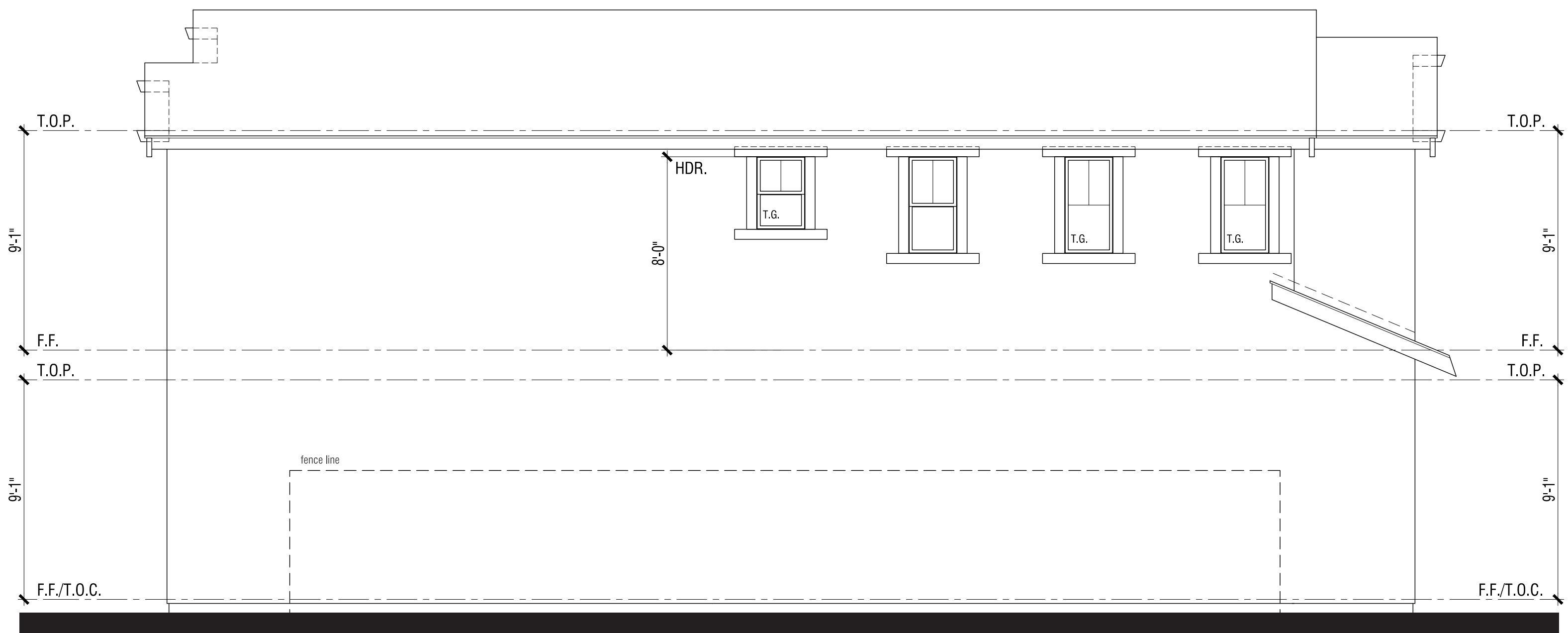
**Roof Plan**  
at 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Roof:               | Composition Shingle                                      |
| Fascia:             | 2X6 Wood Typical                                         |
| Gable:              | Wood Outlookers with Board and Batten                    |
| Exterior:           | Stucco (16/20 Sand Finish)                               |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style                |
| Entry Door:         | Decorative Front Entry Door                              |
| Stone:              | Manufactured Stone Veneer                                |
| Garage Door:        | Decorative Metal Roll-Up Garage Door per Elevation Style |

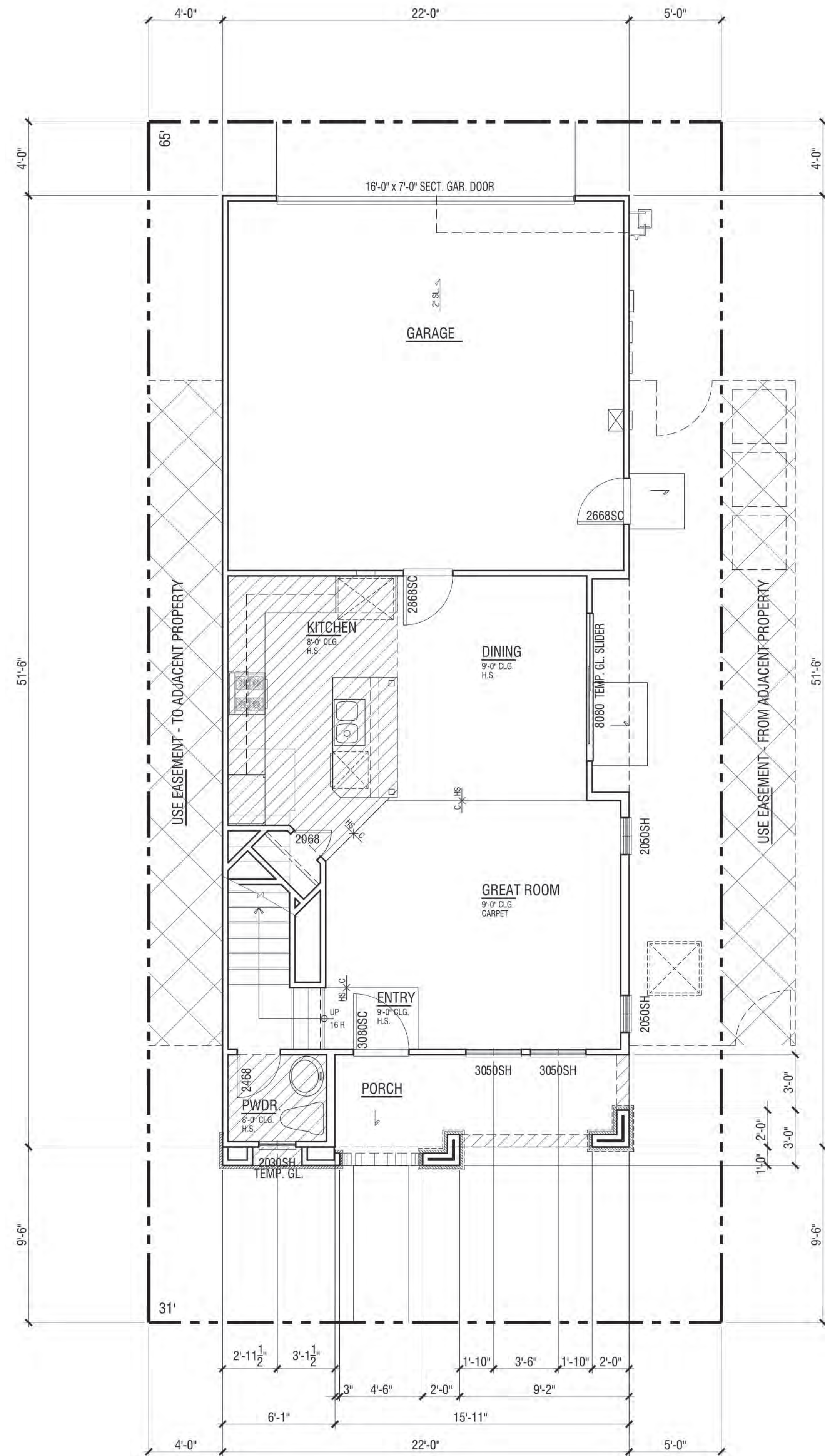
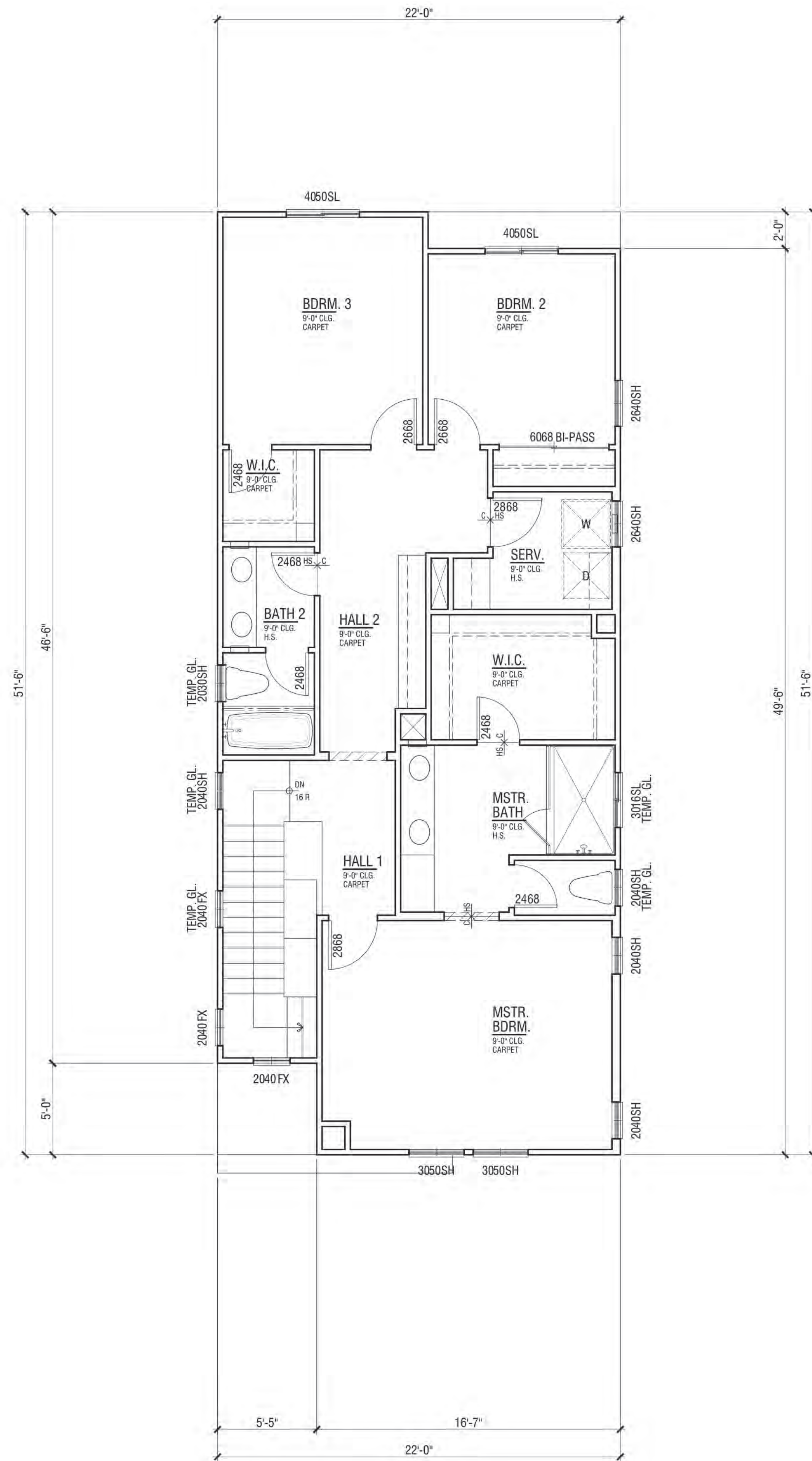
**PLAN 2B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD C**

**ALVES RANCH**

PITTSBURG, CA





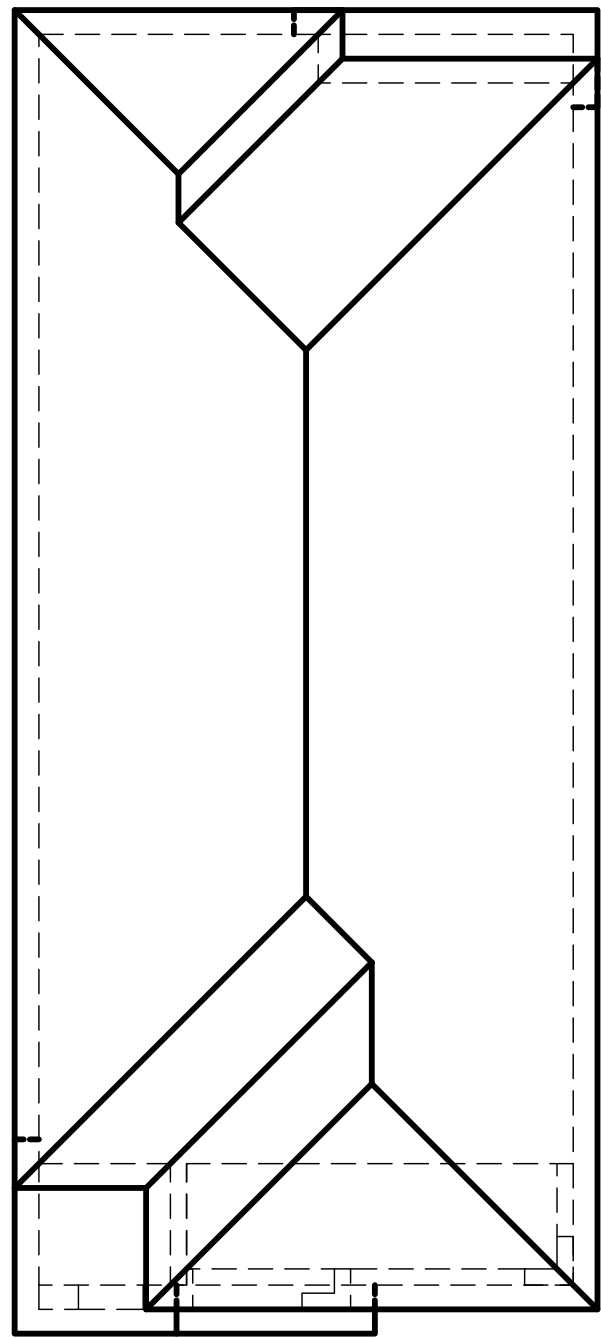
NEIGHBORHOOD C  
ALVES RANCH  
PITTSBURG, CA

FLOOR PLAN | PLAN 2C

| FLOOR AREA TABLE    | PLAN 2C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 583 SQ. FT.  |
| UPPER FLOOR PLAN    | 1000 SQ. FT. |
| TOTAL               | 1583 SQ. FT. |
| 2-BAY GARAGE        | 447 SQ. FT.  |
| COVERED ENTRY/PORCH | 86 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

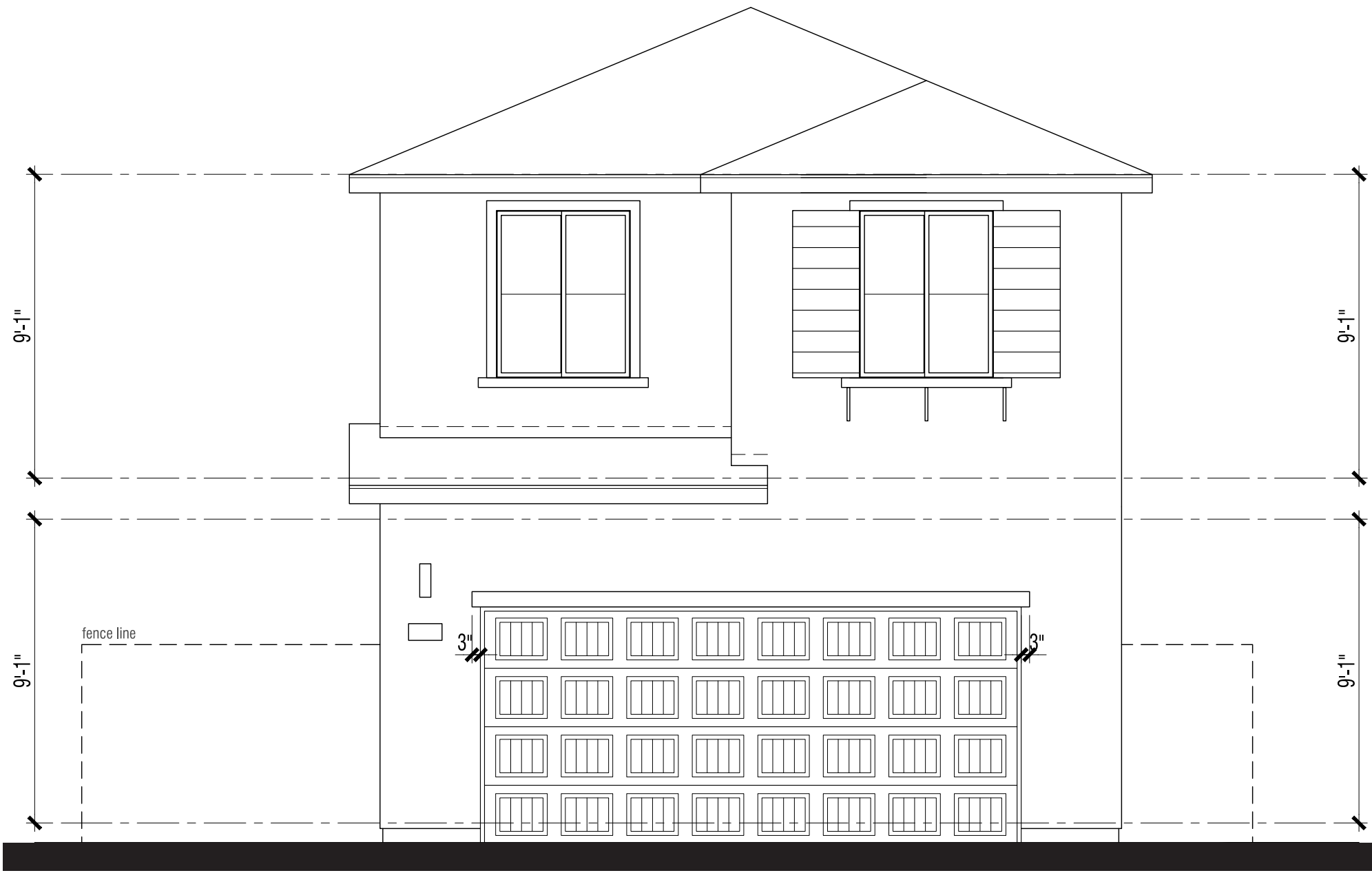




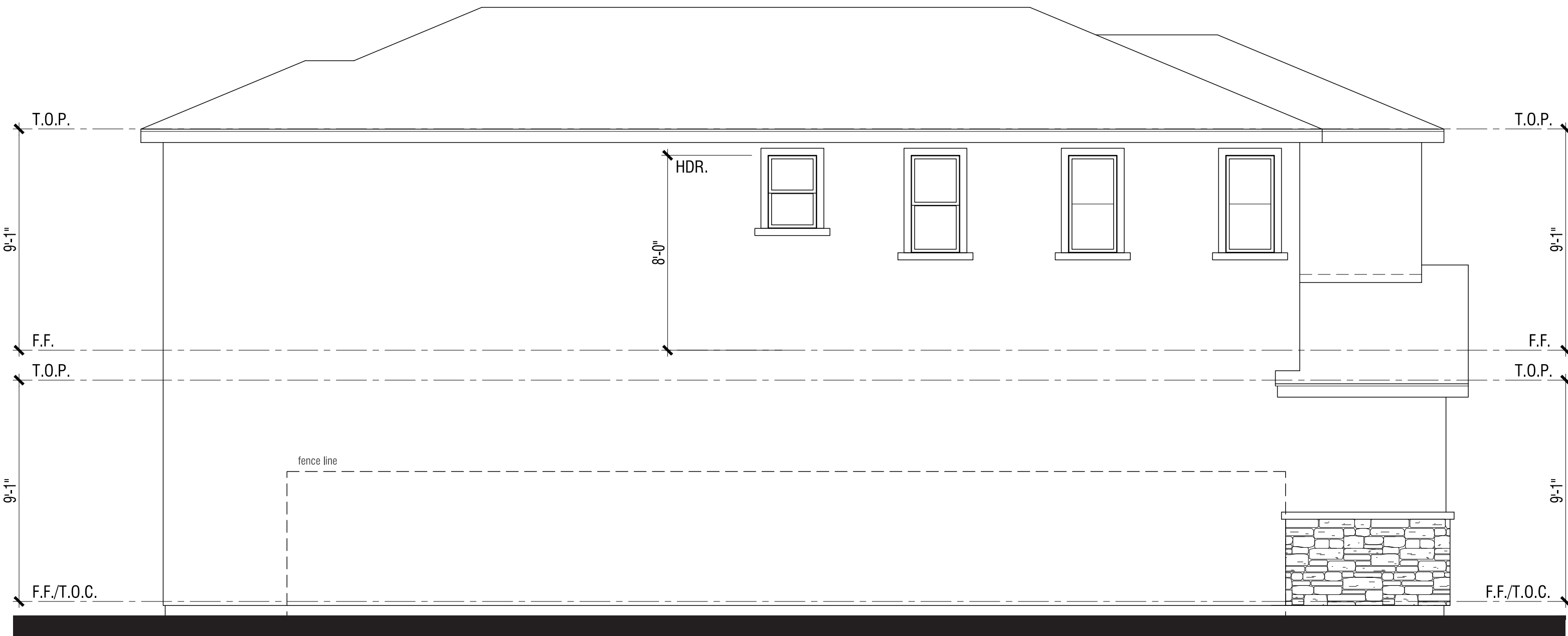
**Roof Plan**  
at 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2C | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD C**

**ALVES RANCH**

PITTSBURG, CA

A1.13

FORMAL SUBMITTAL

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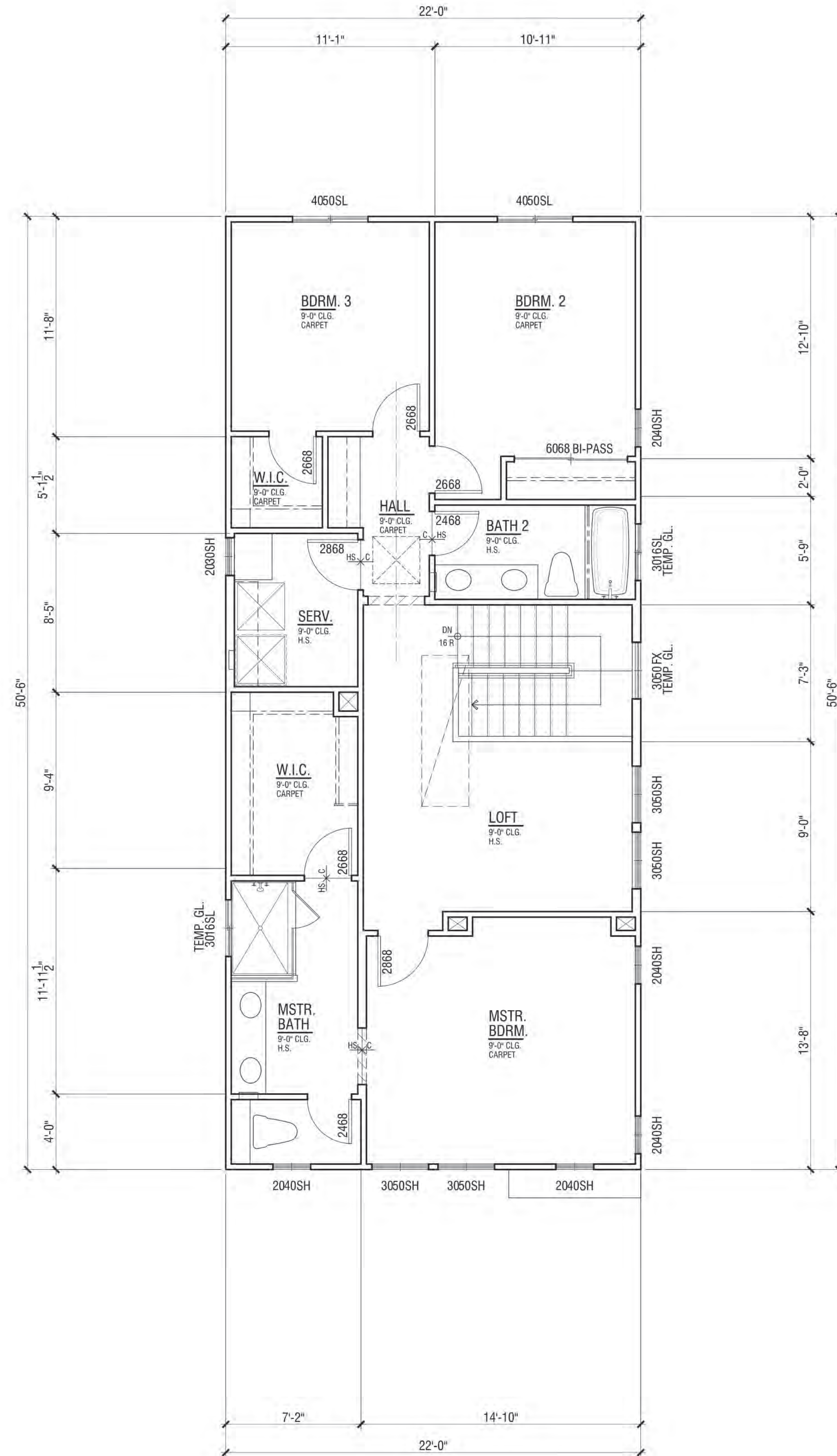
ARCHITECTS . PLANNERS . DESIGNERS



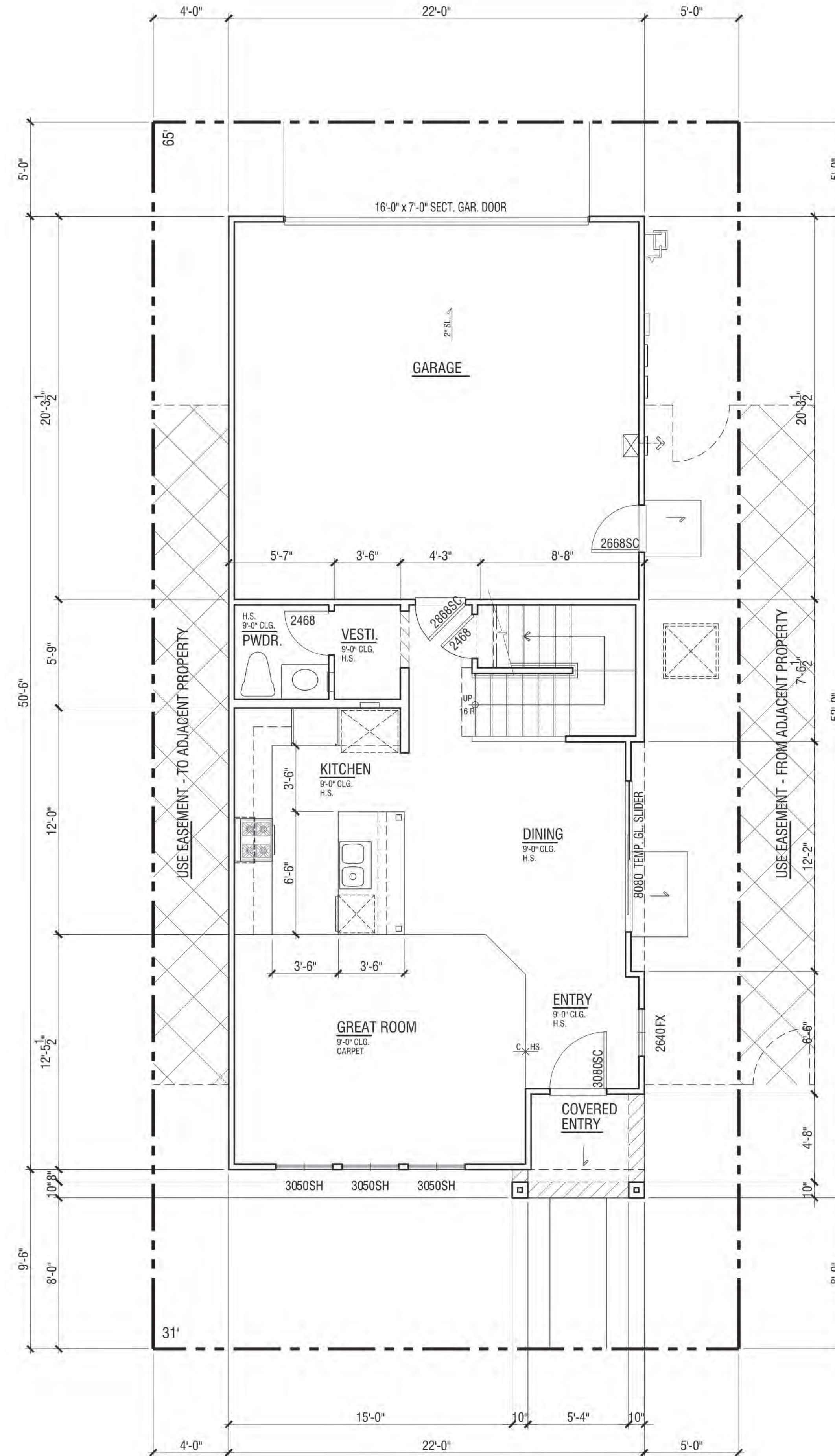
ORANGE COUNTY . LOS ANGELES . BAY AREA







Second Floor 1,044 SF



First Floor 632 SF

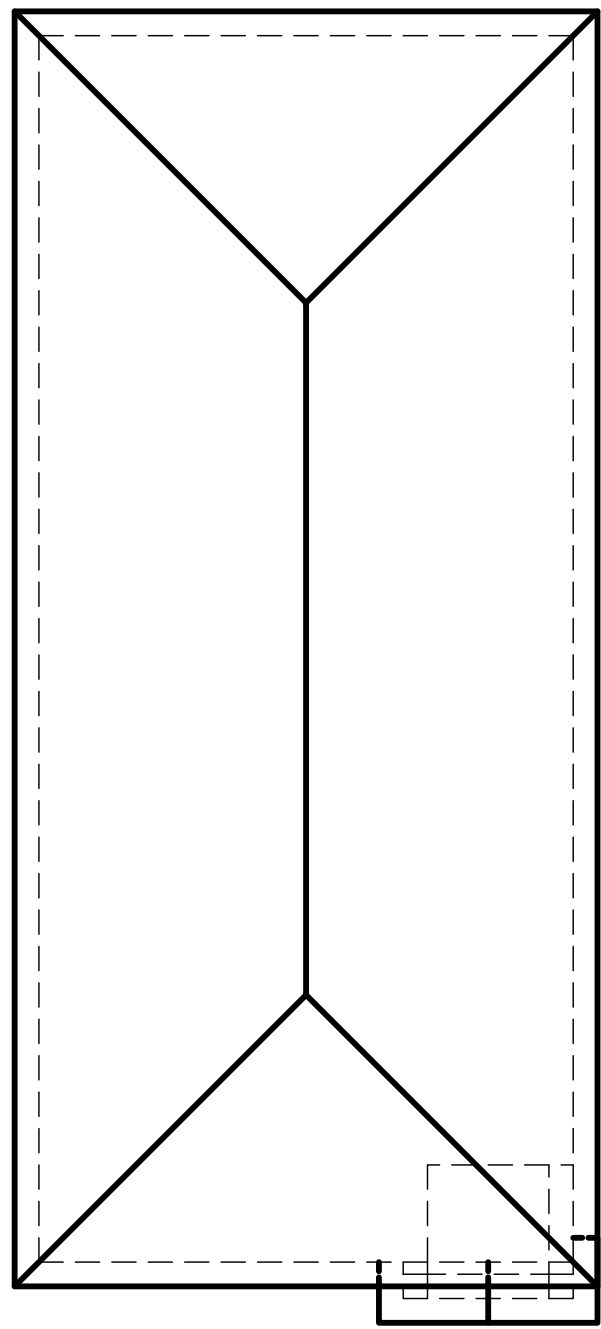
## FLOOR PLAN | PLAN 3A

| FLOOR AREA TABLE | PLAN 3A      |
|------------------|--------------|
| LOWER FLOOR PLAN | 632 SQ. FT.  |
| UPPER FLOOR PLAN | 1044 SQ. FT. |
| TOTAL            | 1676 SQ. FT. |
| 2-BAY GARAGE     | 446 SQ. FT.  |
| COVERED ENTRY    | 33 SQ. FT.   |

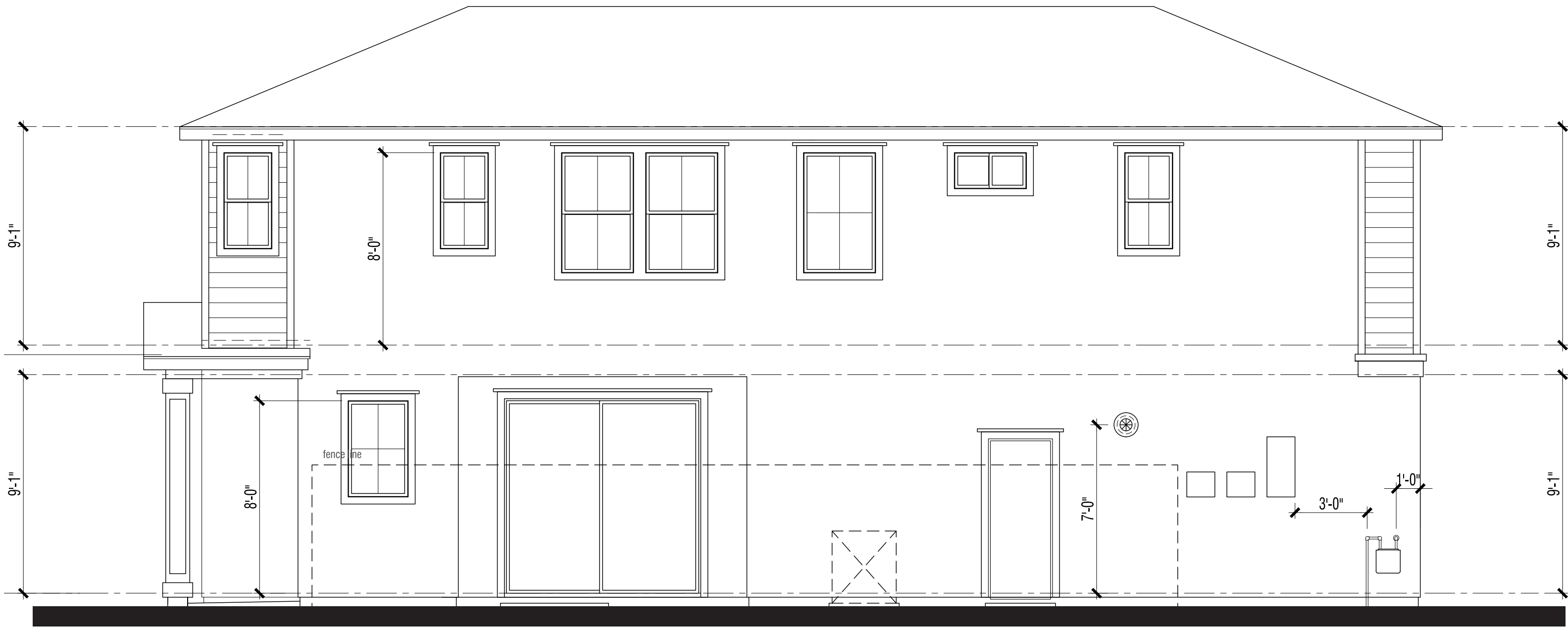
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA

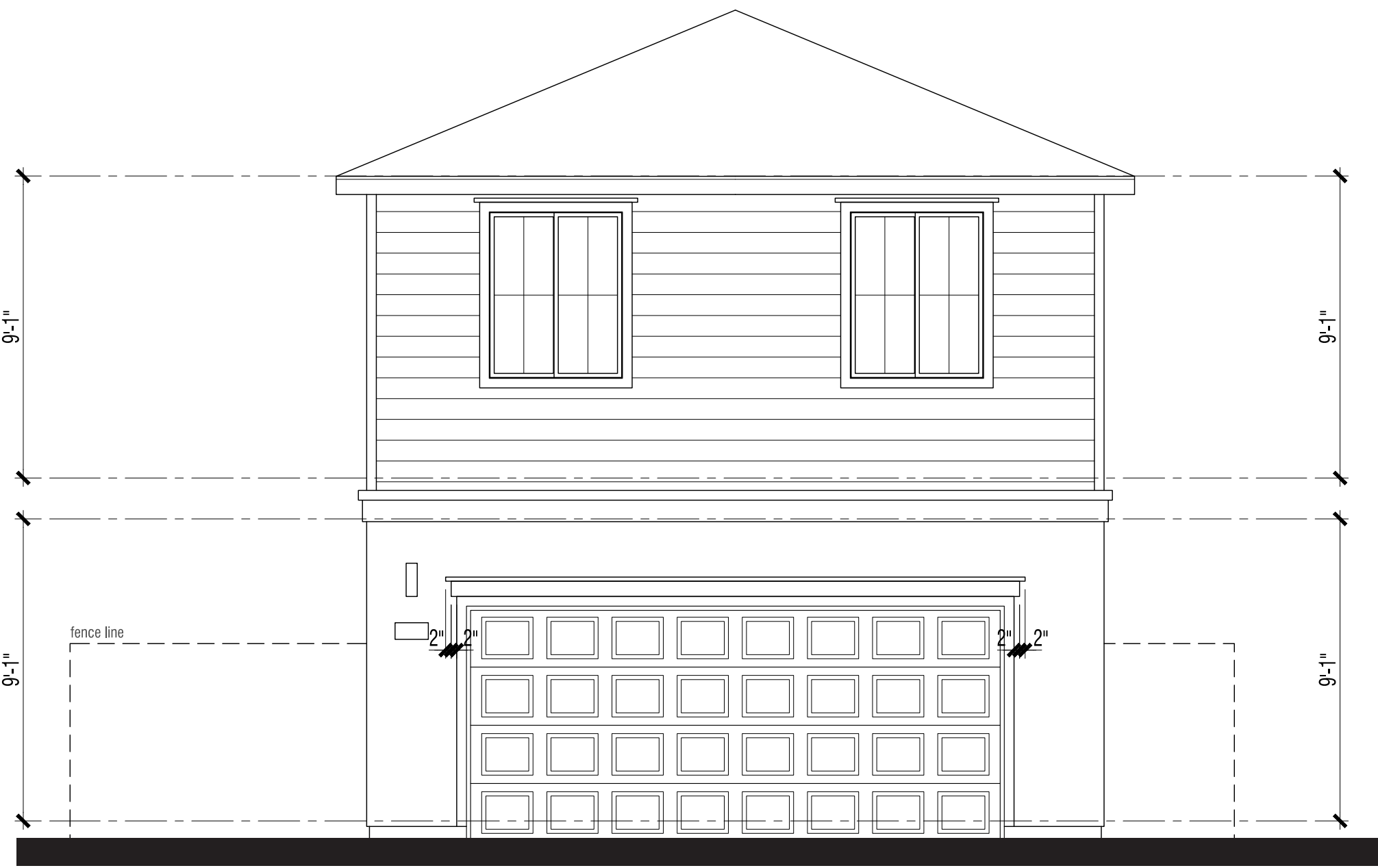




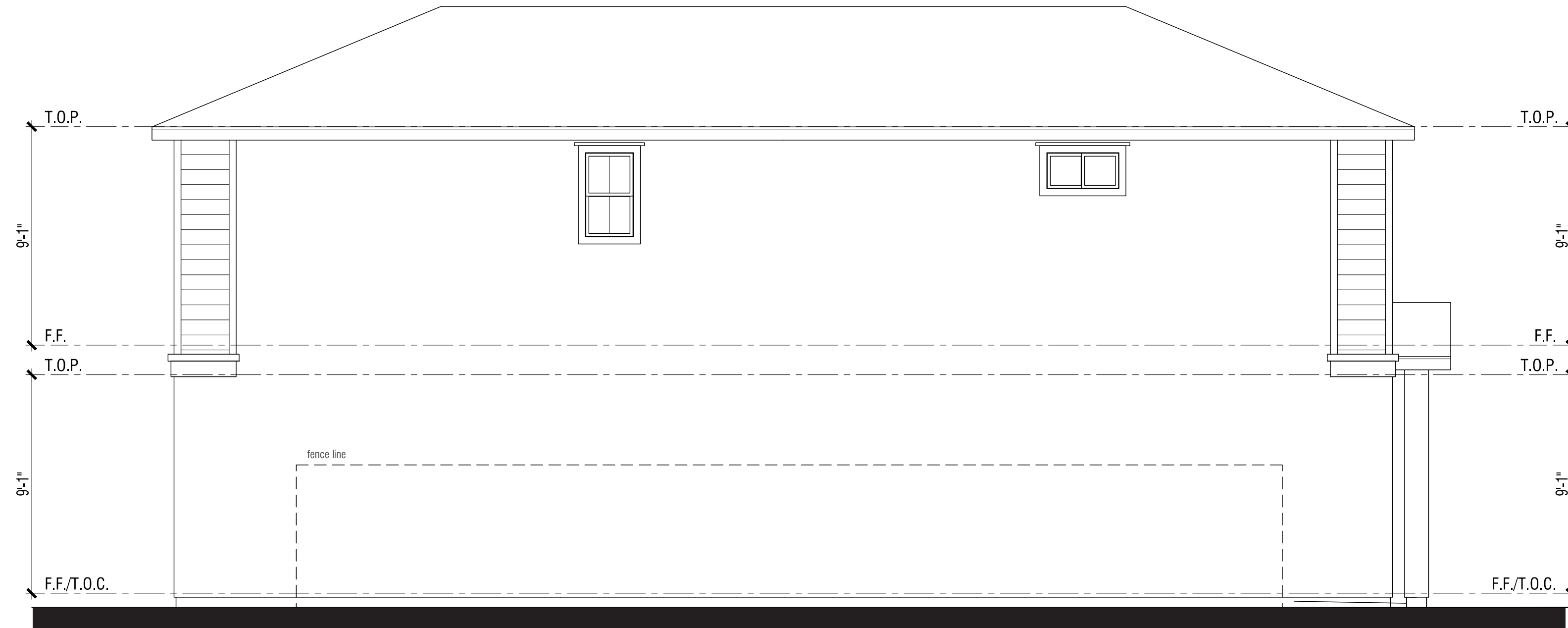
Roof Plan  
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

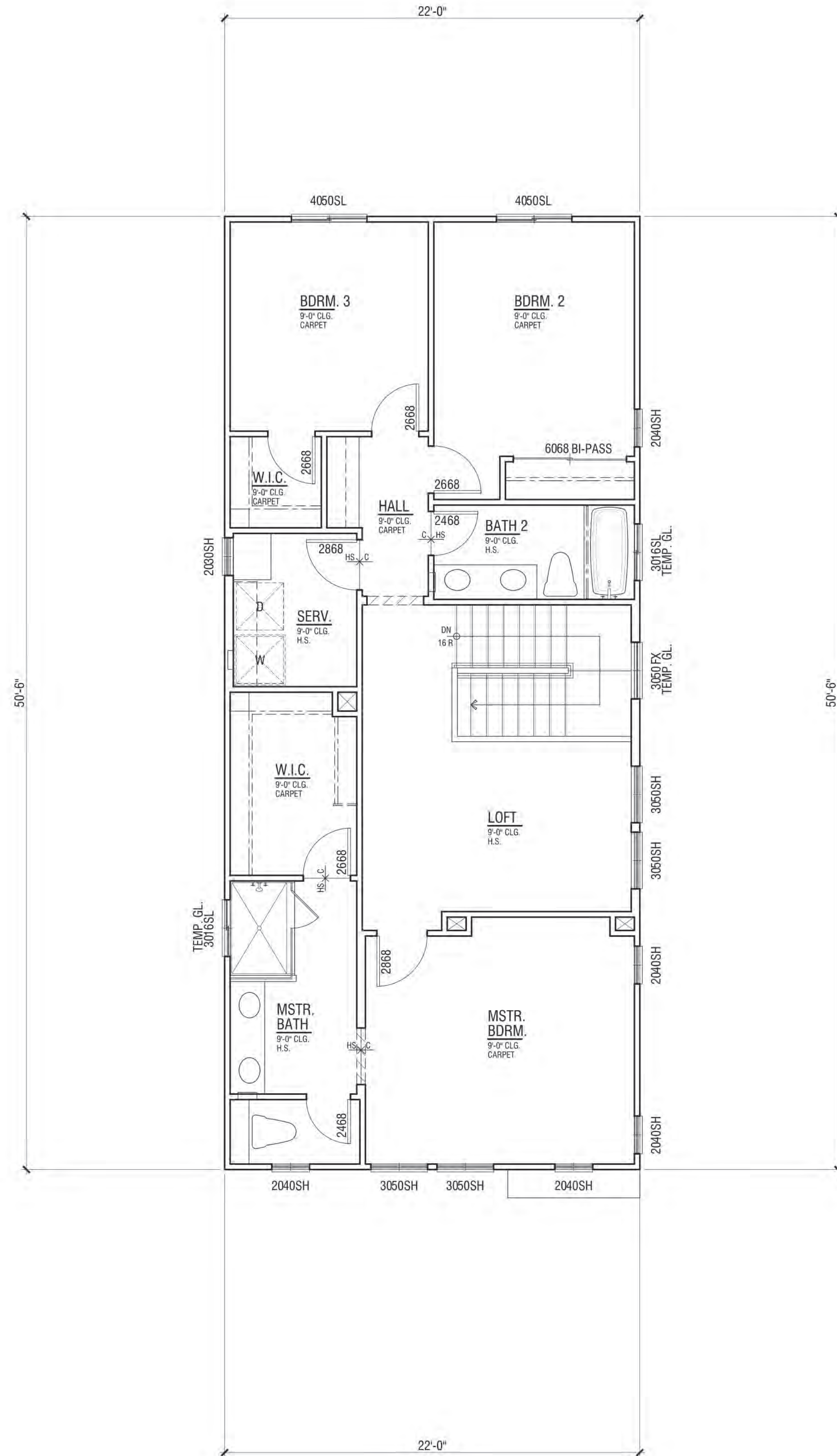
**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

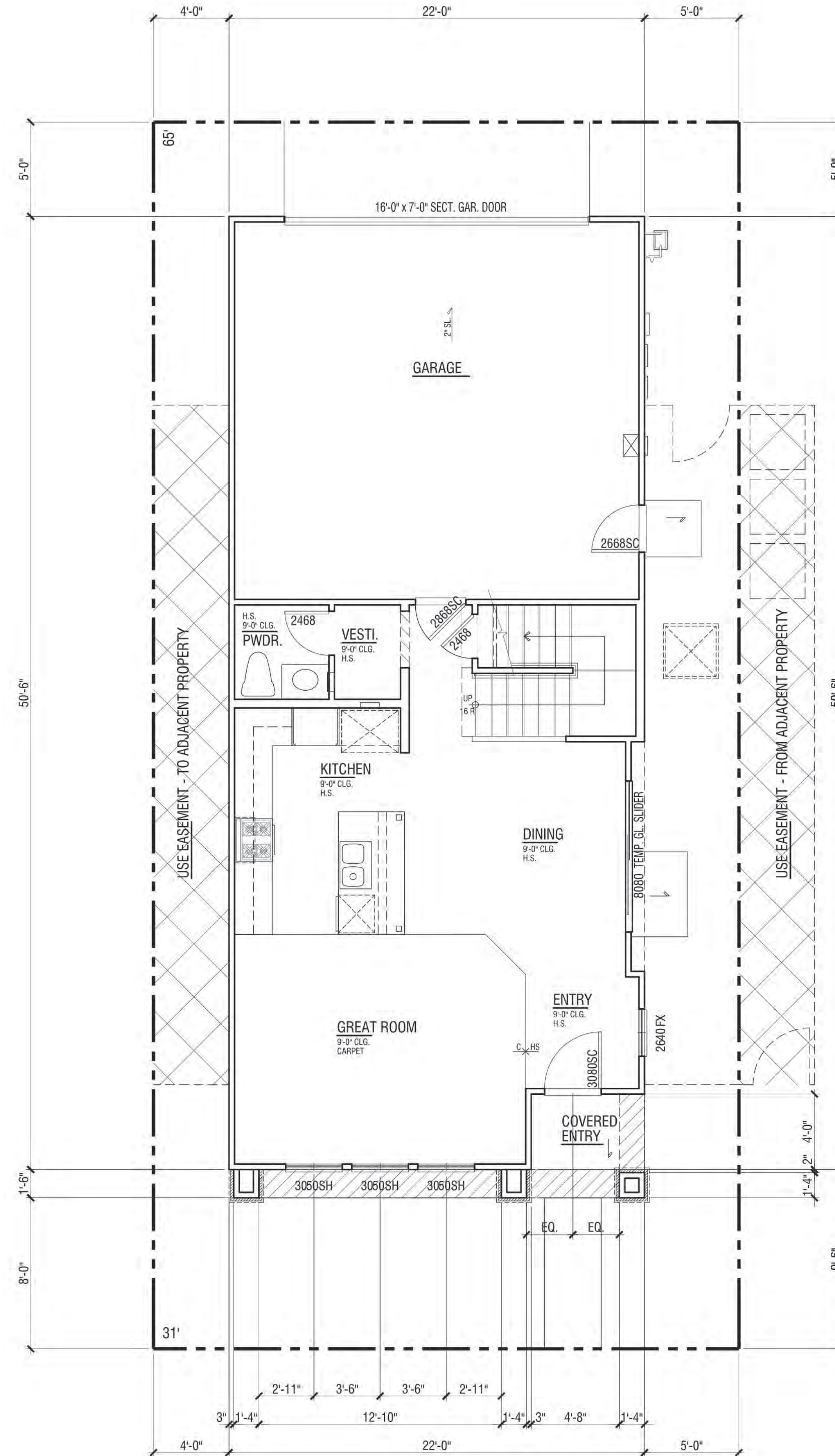
**PLAN 3A | ELEVATION WRAPS & ROOF PLAN**  
**NEIGHBORHOOD C**  
**ALVES RANCH**  
PITTSBURG, CA







Second Floor 1,044 SF



First Floor 632 SF

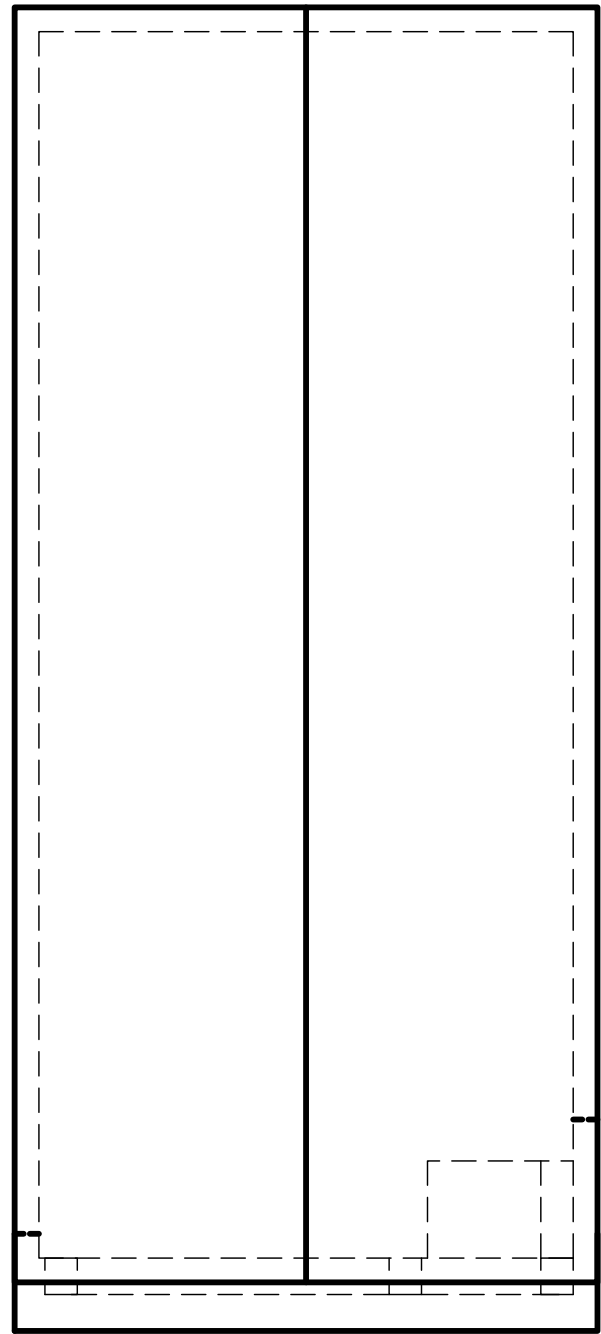
## FLOOR PLAN | PLAN 3B

| FLOOR AREA TABLE    | PLAN 3B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 632 SQ. FT.  |
| UPPER FLOOR PLAN    | 1044 SQ. FT. |
| TOTAL               | 1676 SQ. FT. |
| 2-BAY GARAGE        | 446 SQ. FT.  |
| COVERED ENTRY/PORCH | 33 SQ. FT.   |

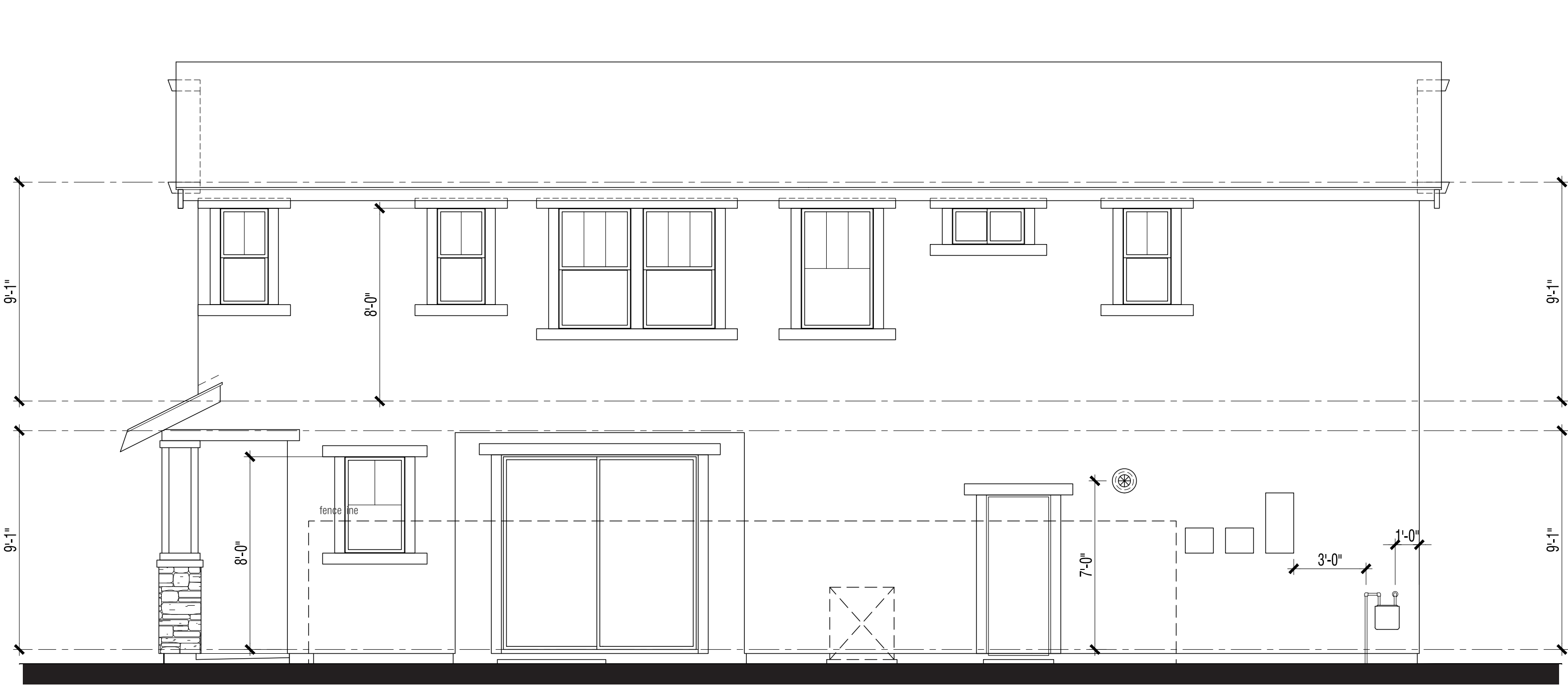
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA

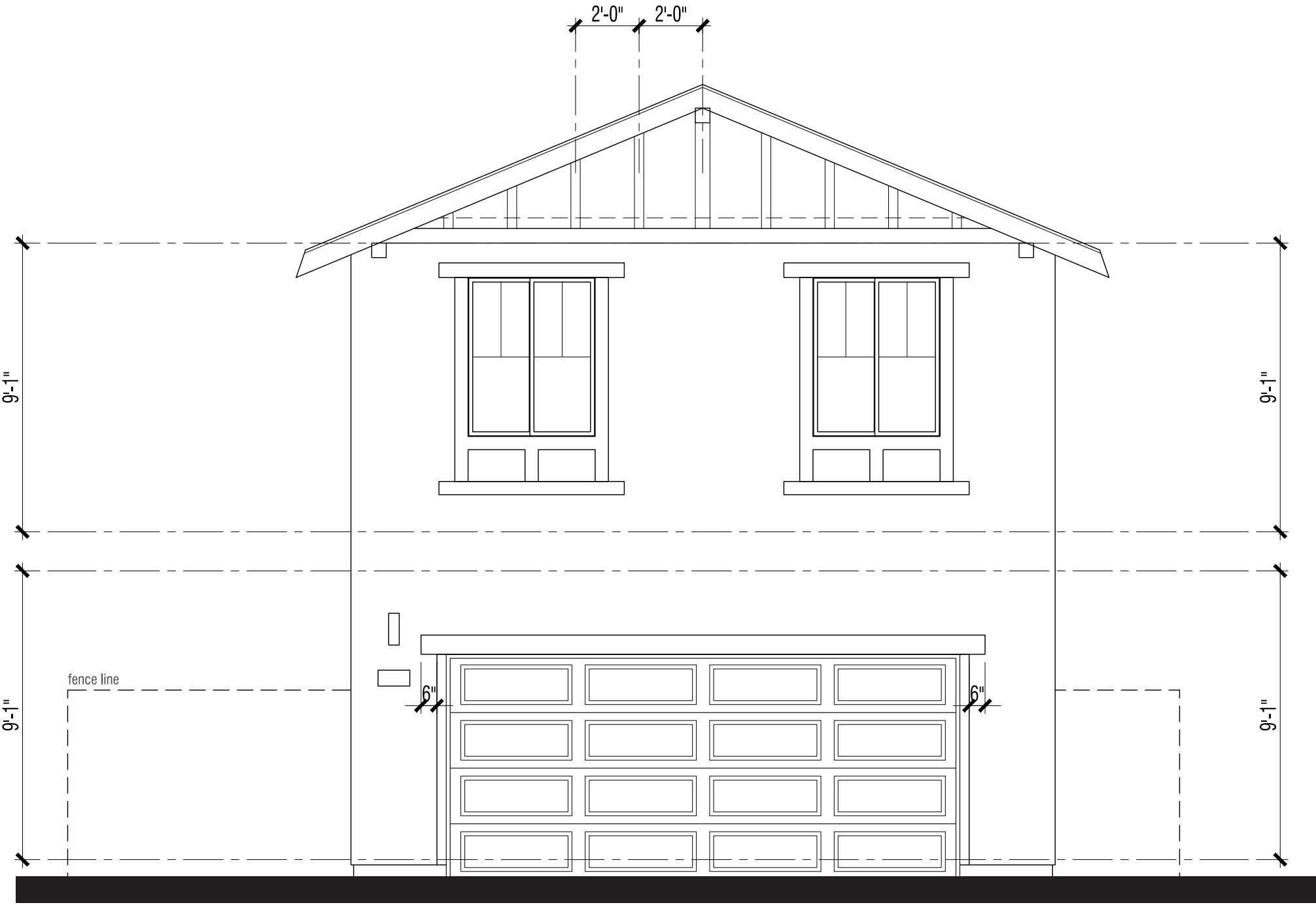




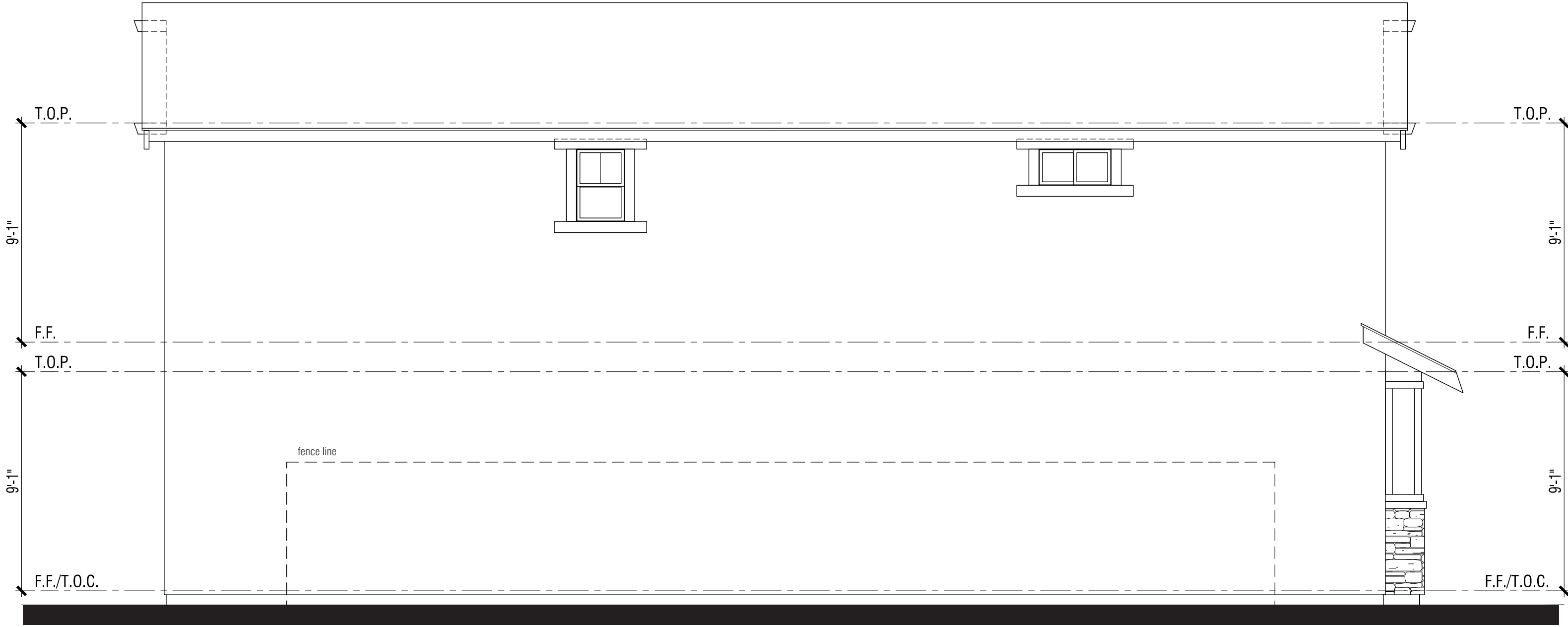
Roof Plan  
at 1' = 8"



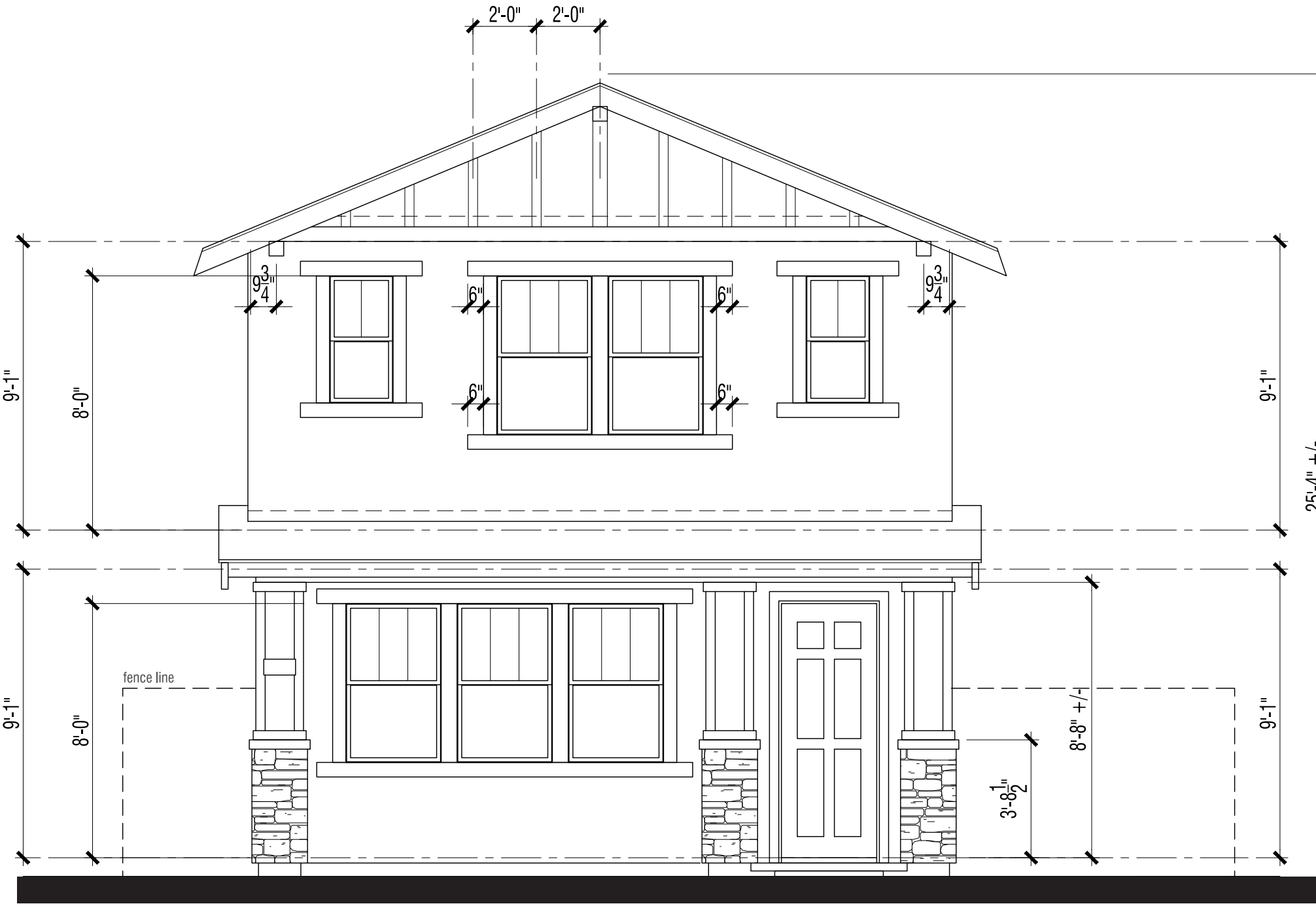
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

- |                     |                                                          |
|---------------------|----------------------------------------------------------|
| Roof:               | Composition Shingle                                      |
| Fascia:             | 2X6 Wood Typical                                         |
| Gable:              | Wood Outlookers with Board and Batten                    |
| Exterior:           | Stucco (16/20 Sand Finish)                               |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style                |
| Entry Door:         | Decorative Front Entry Door                              |
| Stone:              | Manufactured Stone Veneer                                |
| Garage Door:        | Decorative Metal Roll-Up Garage Door per Elevation Style |

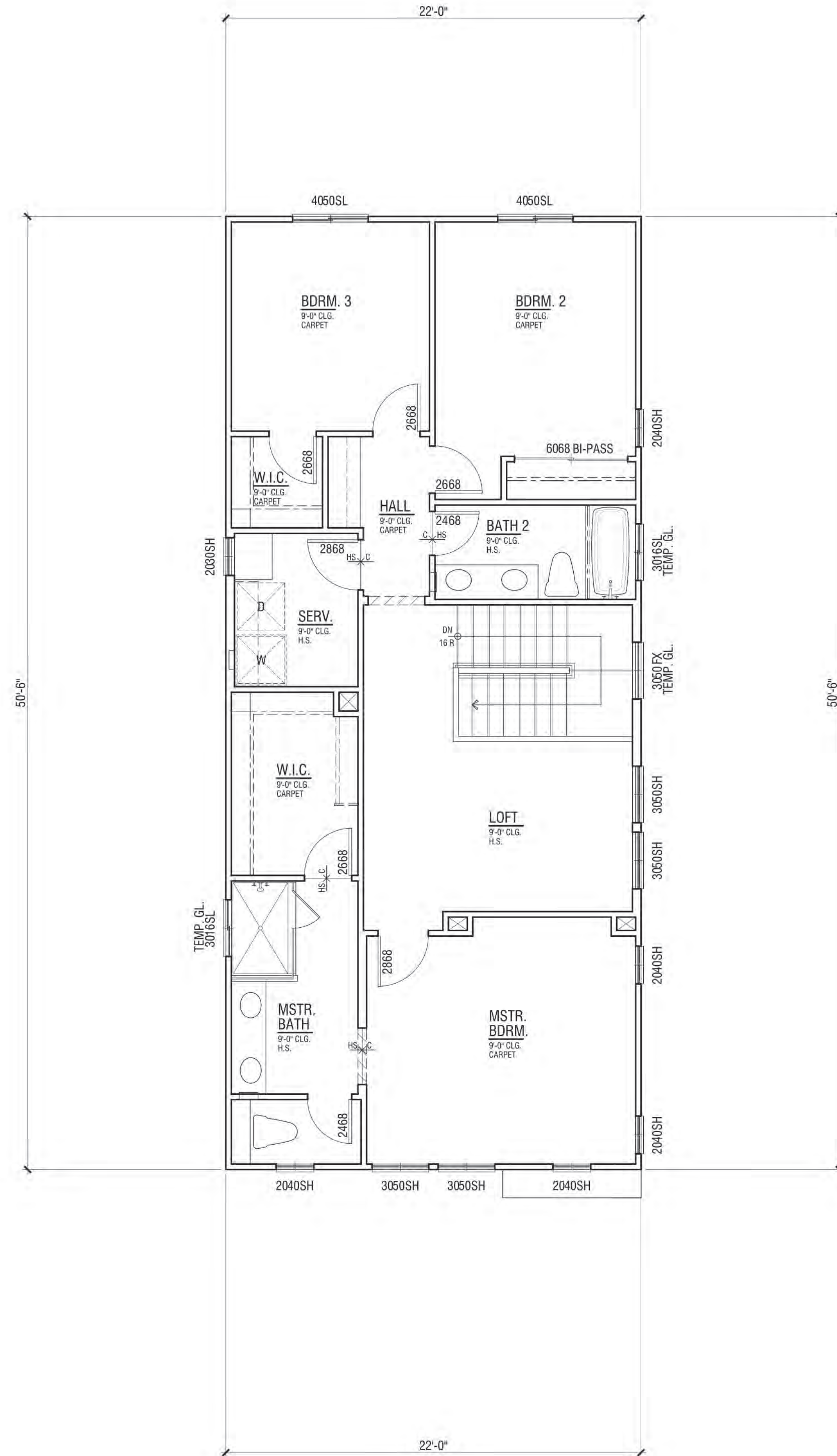
**PLAN 3B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD C**

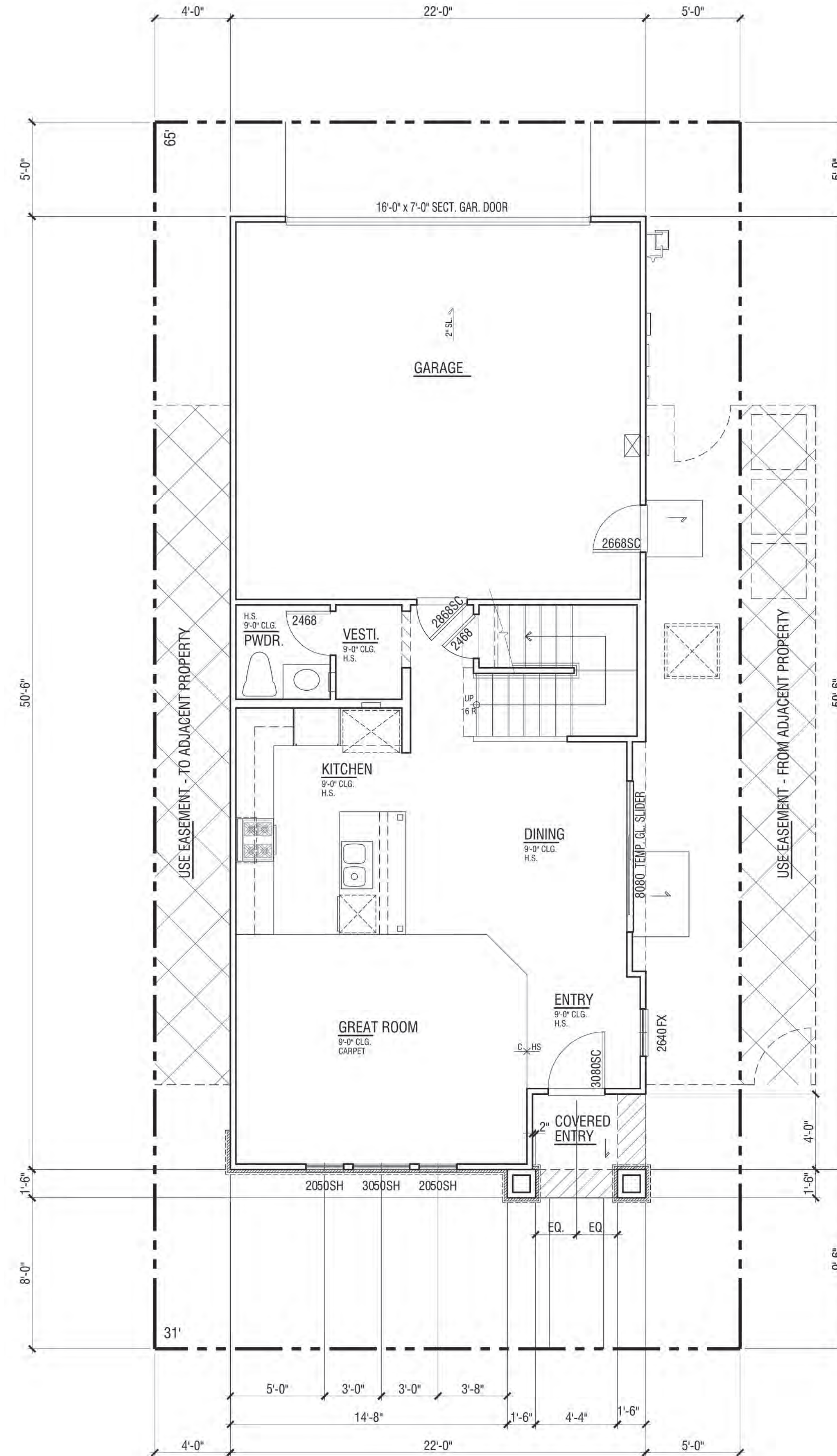
**ALVES RANCH**

PITTSBURG, CA





Second Floor 1,044 SF



First Floor 632 SF

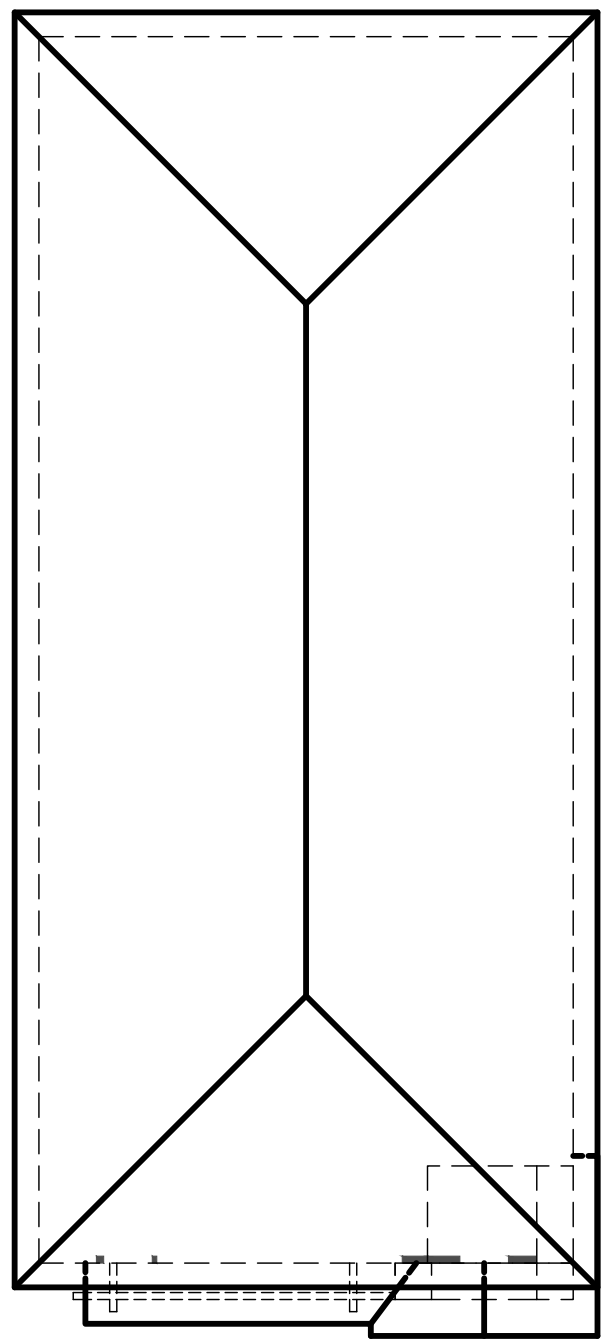
## FLOOR PLAN | PLAN 3C

| FLOOR AREA TABLE    | PLAN 3C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 632 SQ. FT.  |
| UPPER FLOOR PLAN    | 1044 SQ. FT. |
| TOTAL               | 1676 SQ. FT. |
| 2-BAY GARAGE        | 446 SQ. FT.  |
| COVERED ENTRY/PORCH | 33 SQ. FT.   |

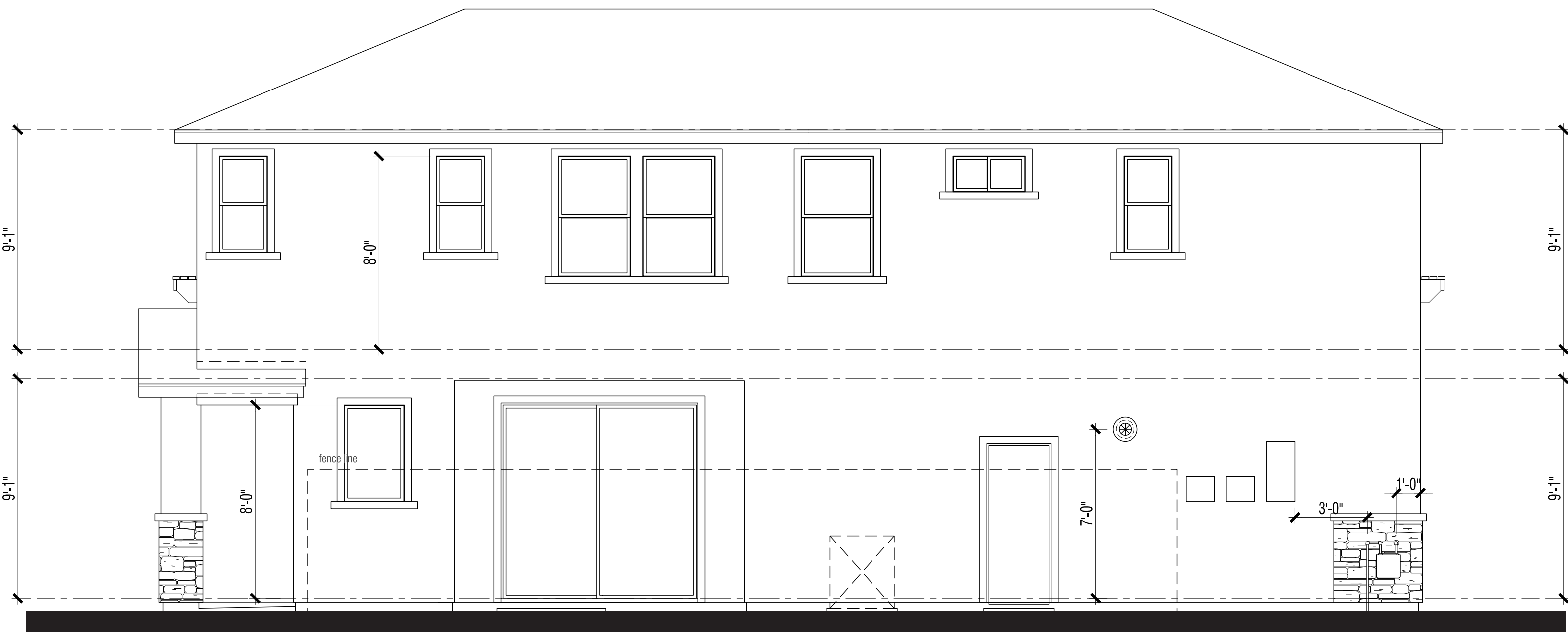
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA

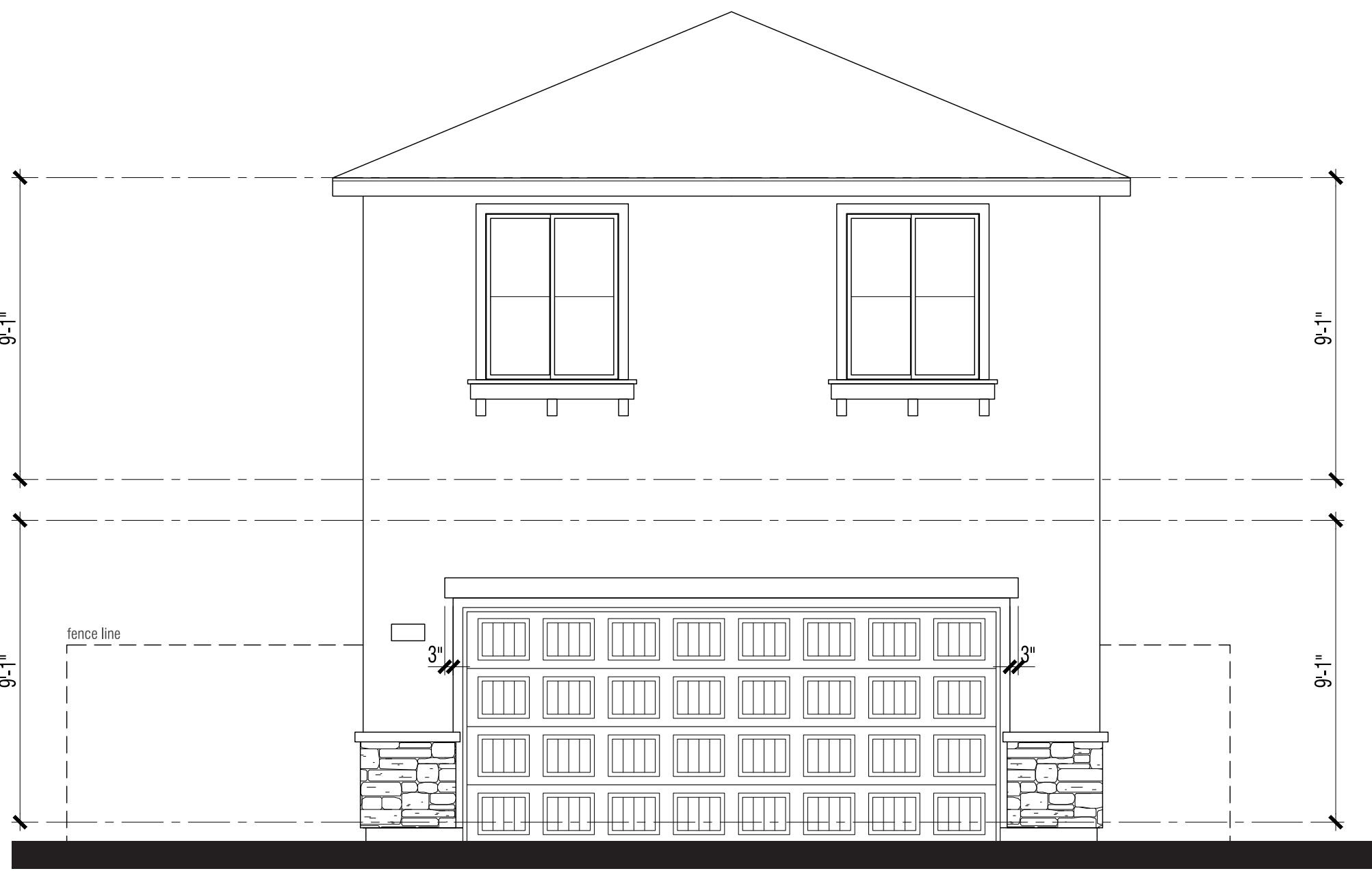




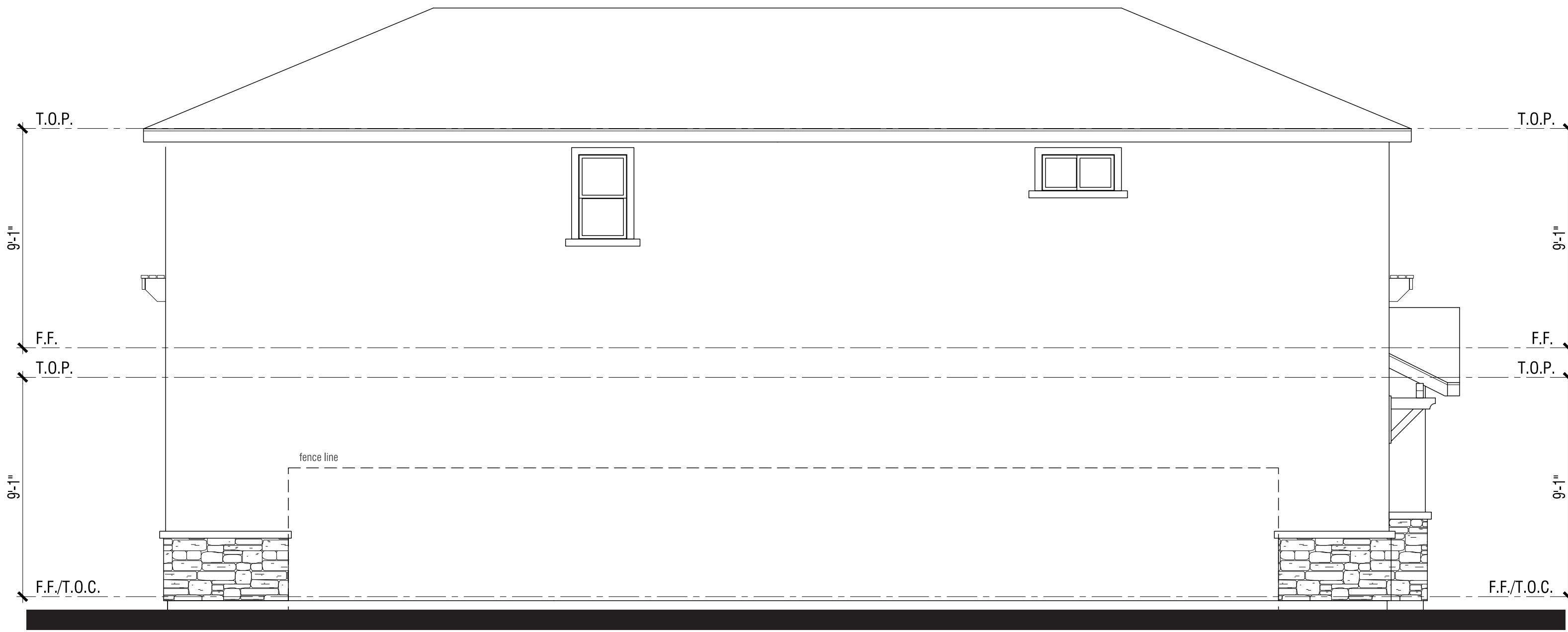
Roof Plan  
at 1' = 8"



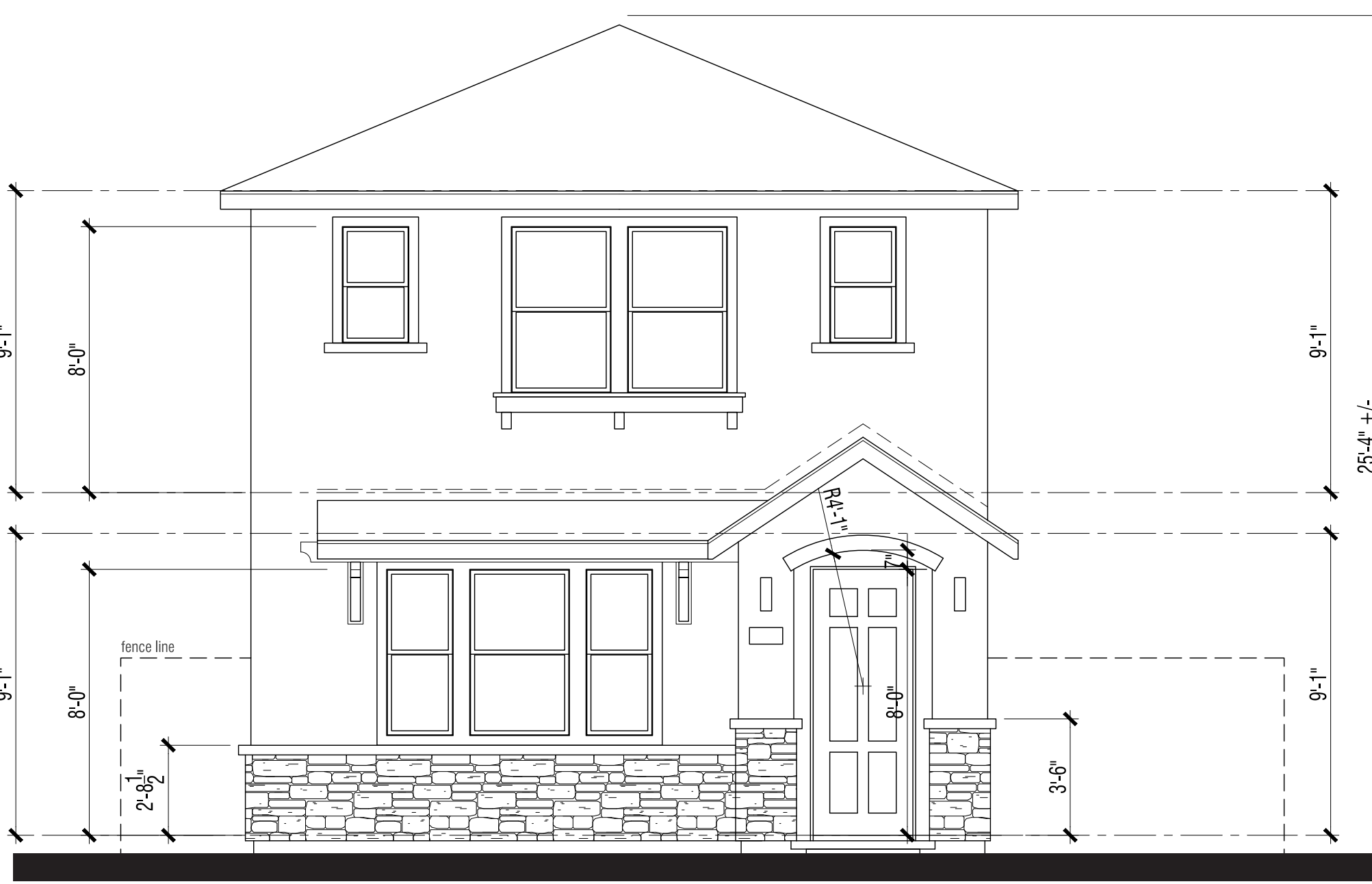
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3C | ELEVATION WRAPS & ROOF PLAN

NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA







| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 2



| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/25/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



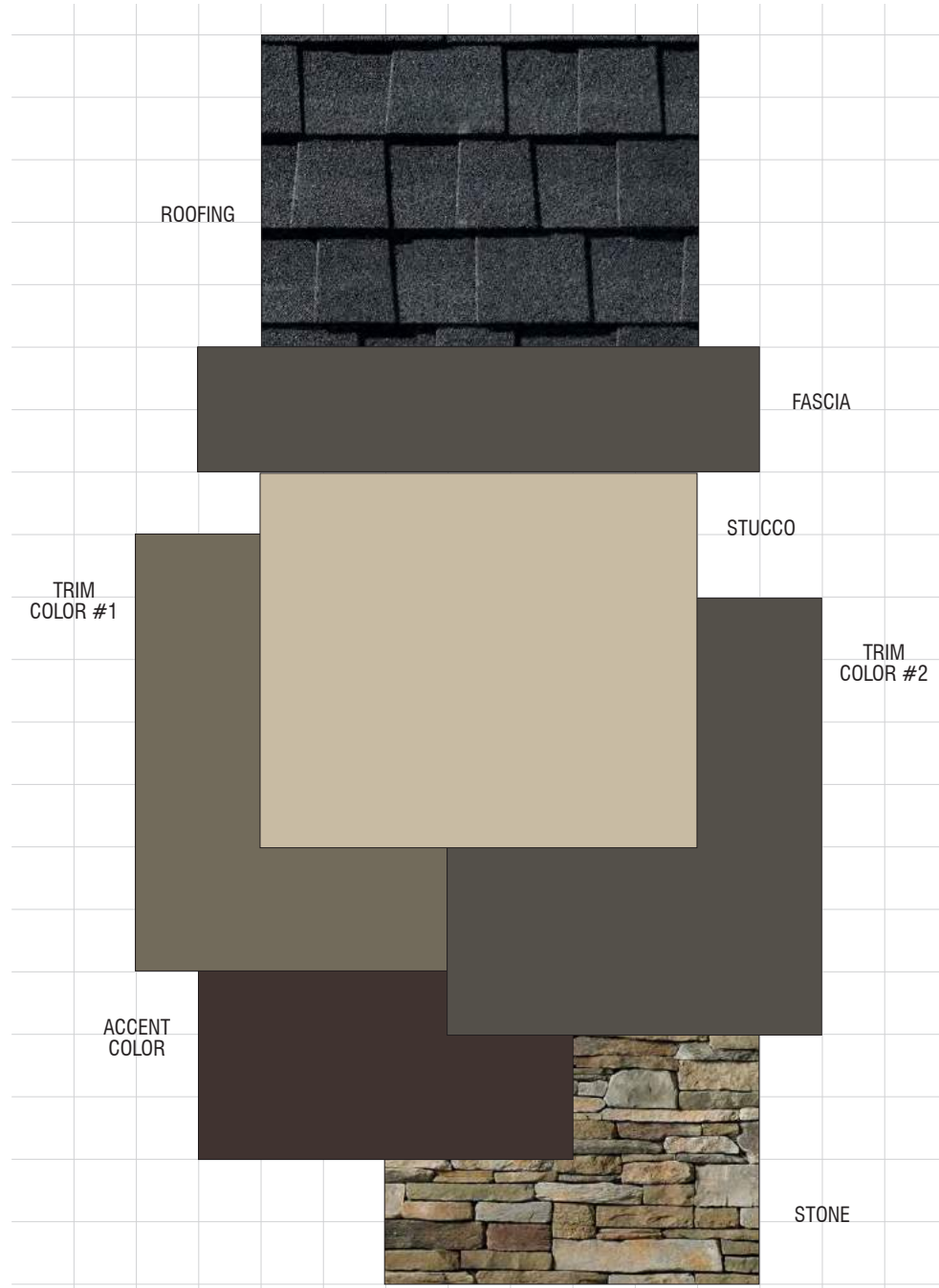
| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

### Scheme 4

PITTSBURG, CA







**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 5**  
'B' Elevations Only  
Bungalow

**1ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**  
SCHEME 5 OF 12 'B' ELEVATIONS ONLY, BUNGALOW

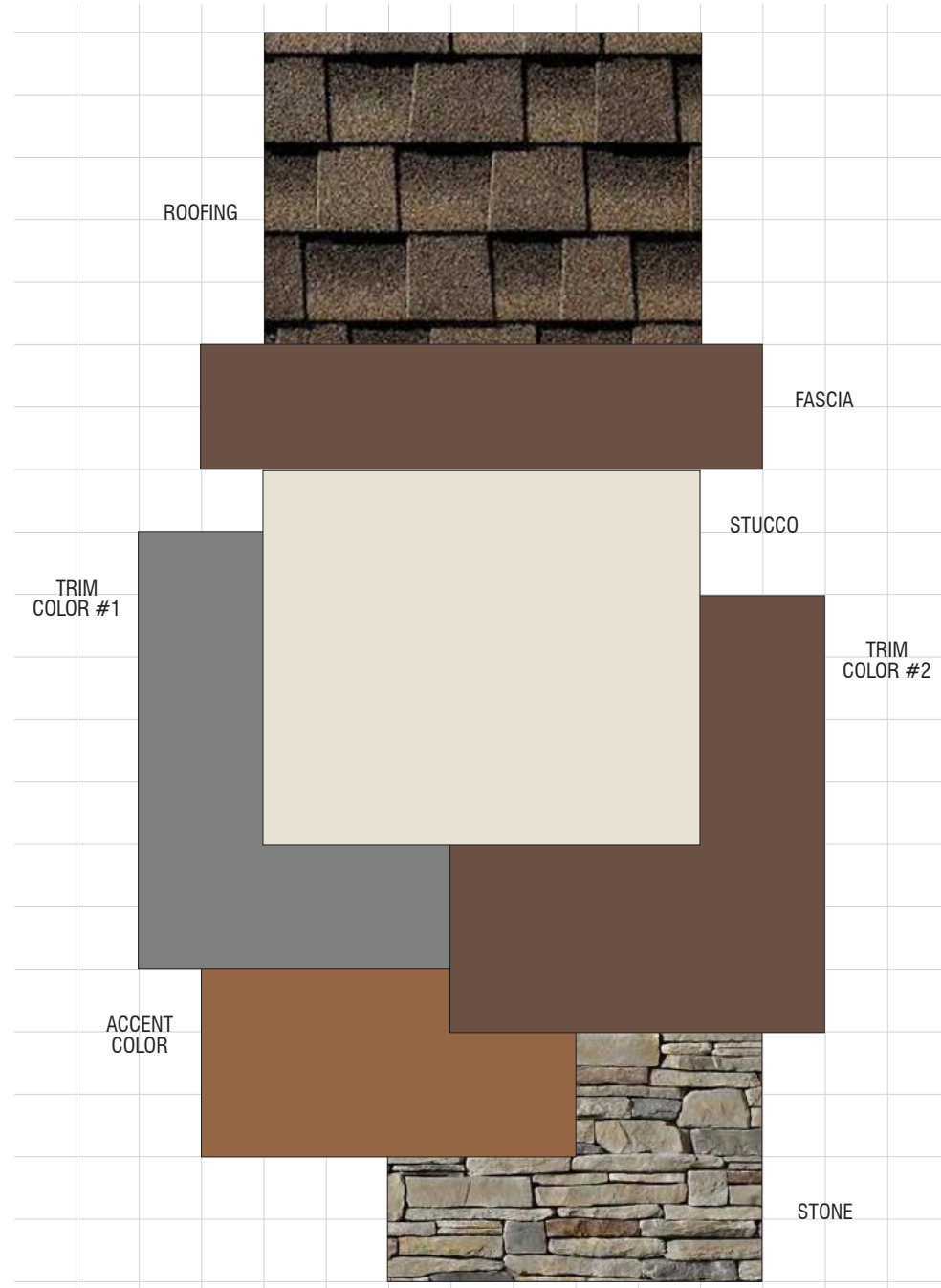
| Material                                                                                          | Color                               | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD           | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                               | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Bucks County<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Khaki                               | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color                | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6149<br>Relaxed Khaki            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6173<br>Cocoon                   | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7048<br>Urbane Bronze            | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 6006<br>Black Bean               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Terra Bronze                        | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

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REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 6**  
'B' Elevations Only  
Bungalow

**1ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**  
SCHEME 6 OF 12 'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Barkwood<br>Timberline HD         | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Echo Ridge<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Grey                              | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6154<br>Nacre                  | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 7067<br>Cityscape              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7520<br>Plantation Shutters    | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 0045<br>Antiquarian Brown      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Gray                              | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

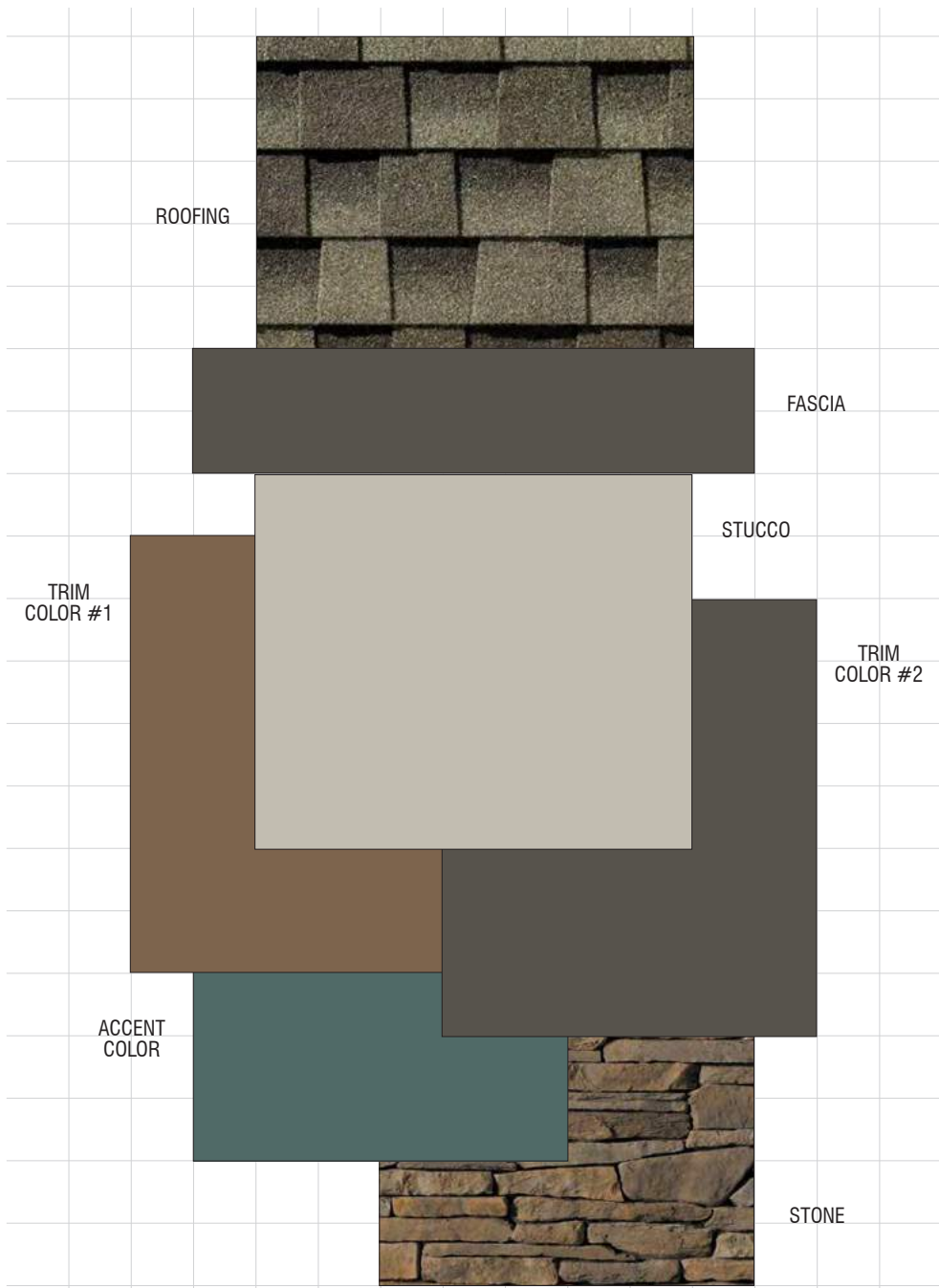
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REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 5

## Scheme 6



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 7**  
'B' Elevations Only  
Bungalow

**1ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**  
SCHEME 7 OF 12 'B' ELEVATIONS ONLY, BUNGALOW

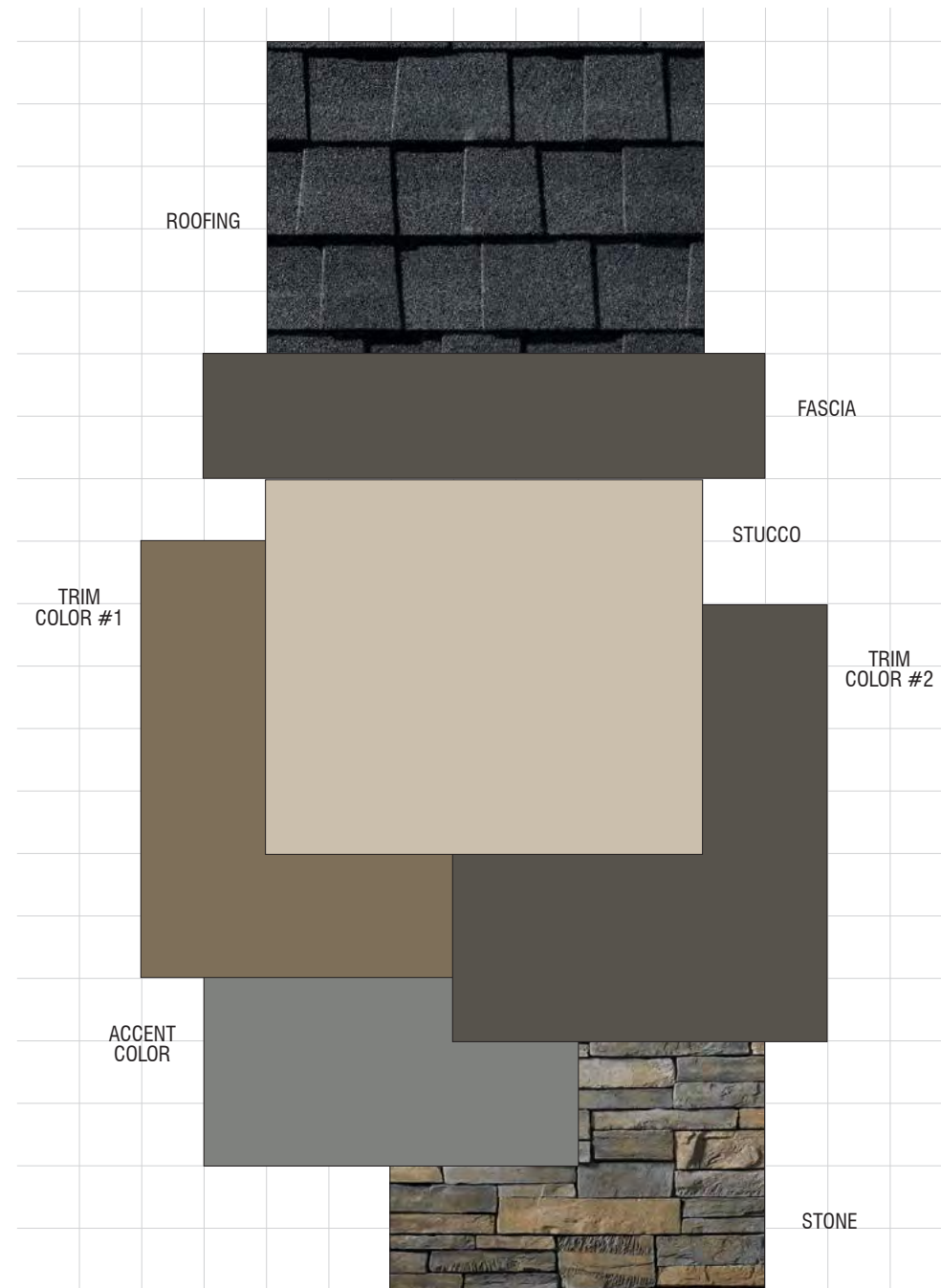
| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Weathered Wood<br>Timberline HD   | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Hudson Bay<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                        | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 2644<br>Roycroft Mist Gray     | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6103<br>Tea Chest              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 2810<br>Rookwood Sash Green    | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Golden Oak                        | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

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REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 8**  
'B' Elevations Only  
Bungalow

**1ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**  
SCHEME 8 OF 12 'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                         | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD     | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                         | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Skyline<br>Country LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                    | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color          | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 7547<br>Sandbar            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6159<br>High Tea           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray       | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 7067<br>Cityscape          | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Bronze                        | Fehr Bros         |

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REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 7

## Scheme 8

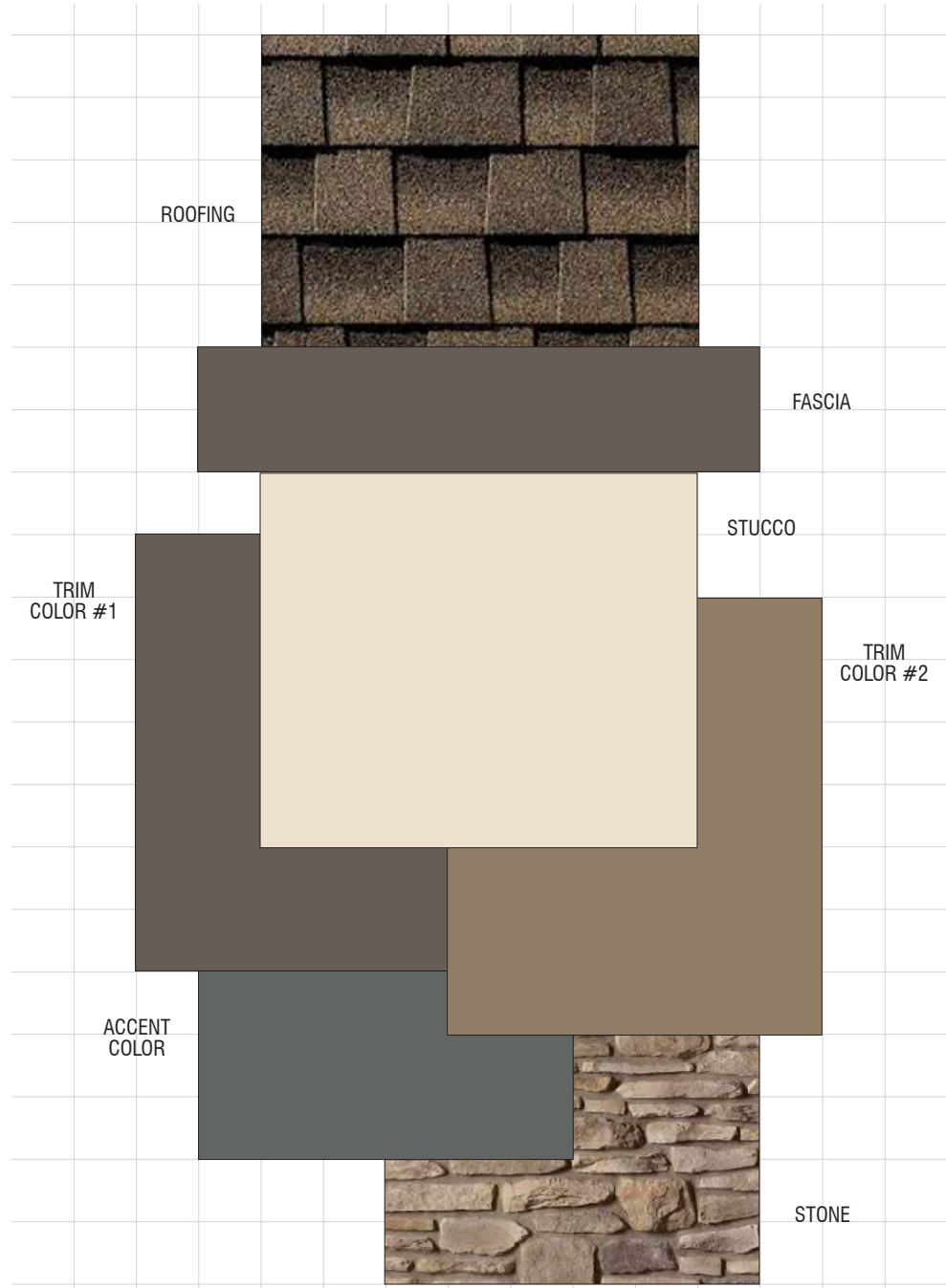
# COLOR & MATERIALS - 'B' BUNGALOW

## NEIGHBORHOOD C

# ALVES RANCH

PITTSBURG, CA





**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 9**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

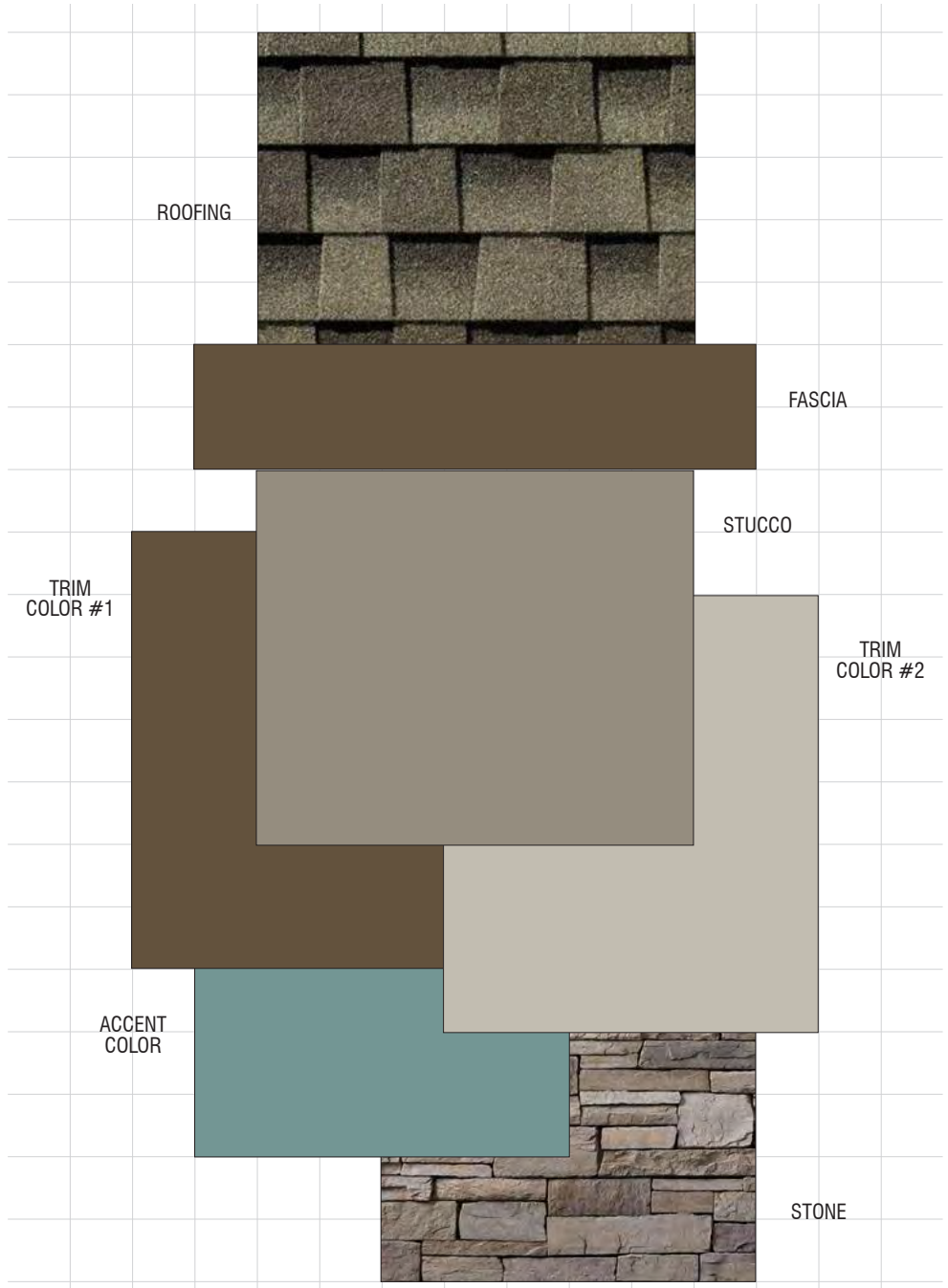
| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Barkwood<br>Timberline HD       | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palatino<br>Del Mare LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Light Khaki                     | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7571<br>Casa Blanca          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7505<br>Manor House          | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7550<br>Resort Tan           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2848<br>Roycroft Pewter      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Marzette (951) 453-1700

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 10**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Weathered Wood<br>Timberline HD | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Ashtall<br>Country LedgeStone   | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                           | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9172<br>Studio Clay          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7545<br>Pier                 | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 2844<br>Roycroft Mist Gray   | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 0020<br>Peacock Plume        | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

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Contact: Lily Marzette (951) 453-1700

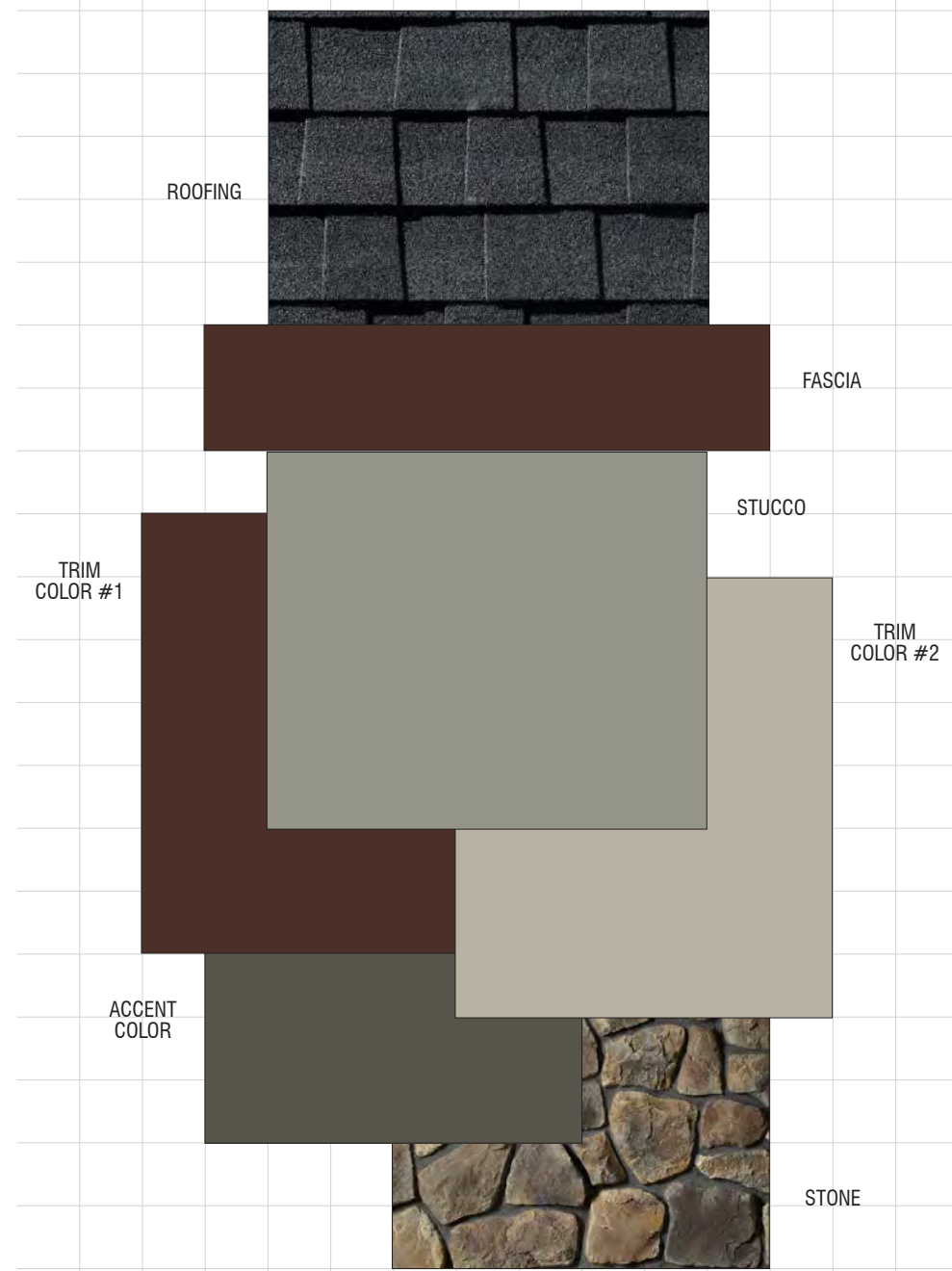
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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

**Scheme 9**

**Scheme 10**



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 11**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

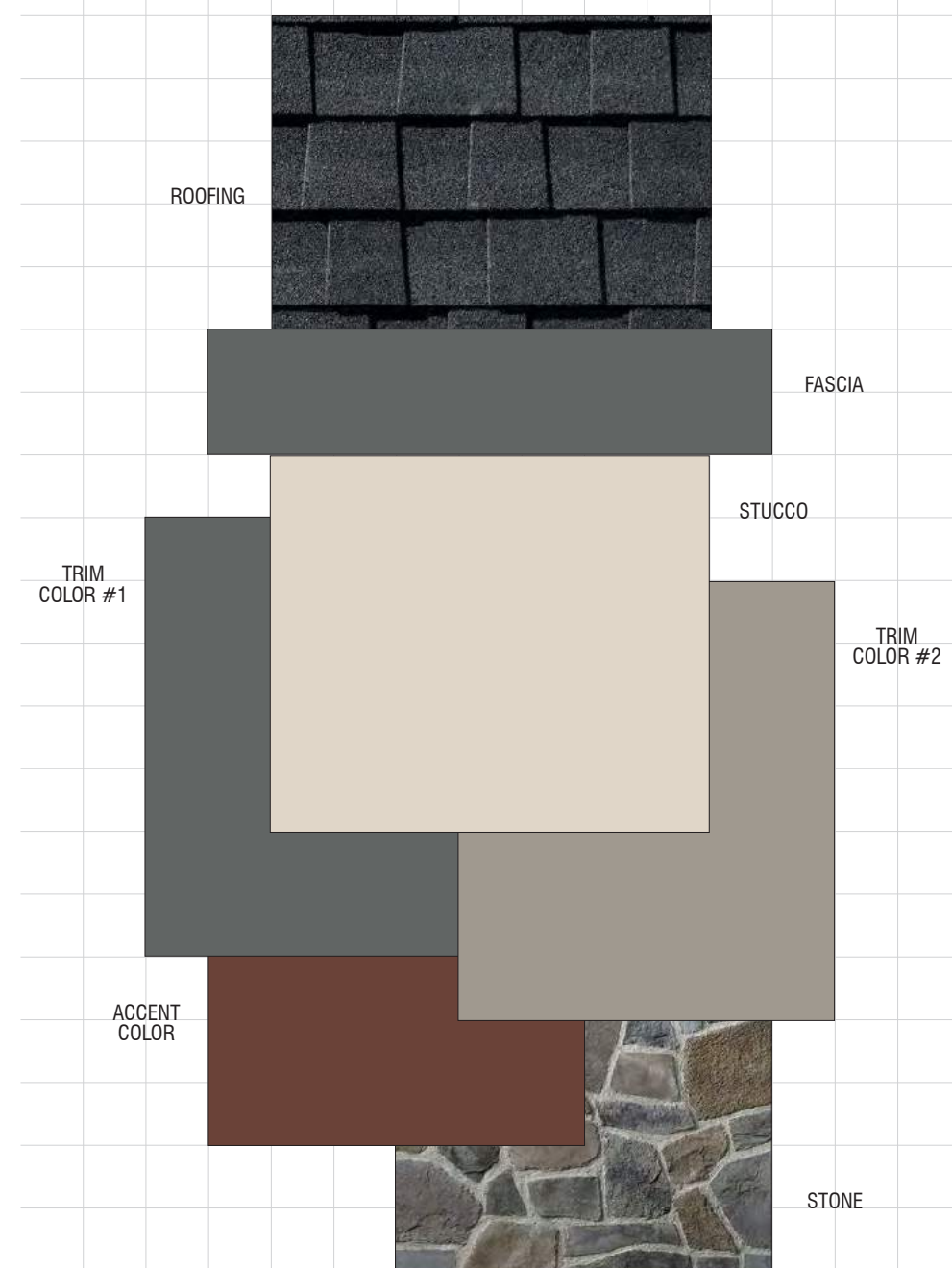
| Material                                                                                                                                                     | Color                            | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD        | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                            | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Wolf Creek<br>Dressed Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color             | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9131<br>Cornwall Slate        | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 9182<br>Rajo Marron           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 0049<br>Silver Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2846<br>Roycroft Bronze Green | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color             | Fehr Bros         |

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 12**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                                 | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD             | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                                 | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palisades<br>Ancient Villa Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Misty Cove                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color                  | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7516<br>Kestrel White              | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 2848<br>Roycroft Pewter            | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7642<br>Pavestone                  | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2837<br>Aurora Brown               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color                  | Fehr Bros         |

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

**Scheme 11**

**Scheme 12**

**COLOR & MATERIALS - 'C' COTTAGE**

**NEIGHBORHOOD C**

**ALVES RANCH**

PITTSBURG, CA

A1.22

0 2 4 8

**FORMAL SUBMITTAL**

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ARCHITECTS . PLANNERS . DESIGNERS

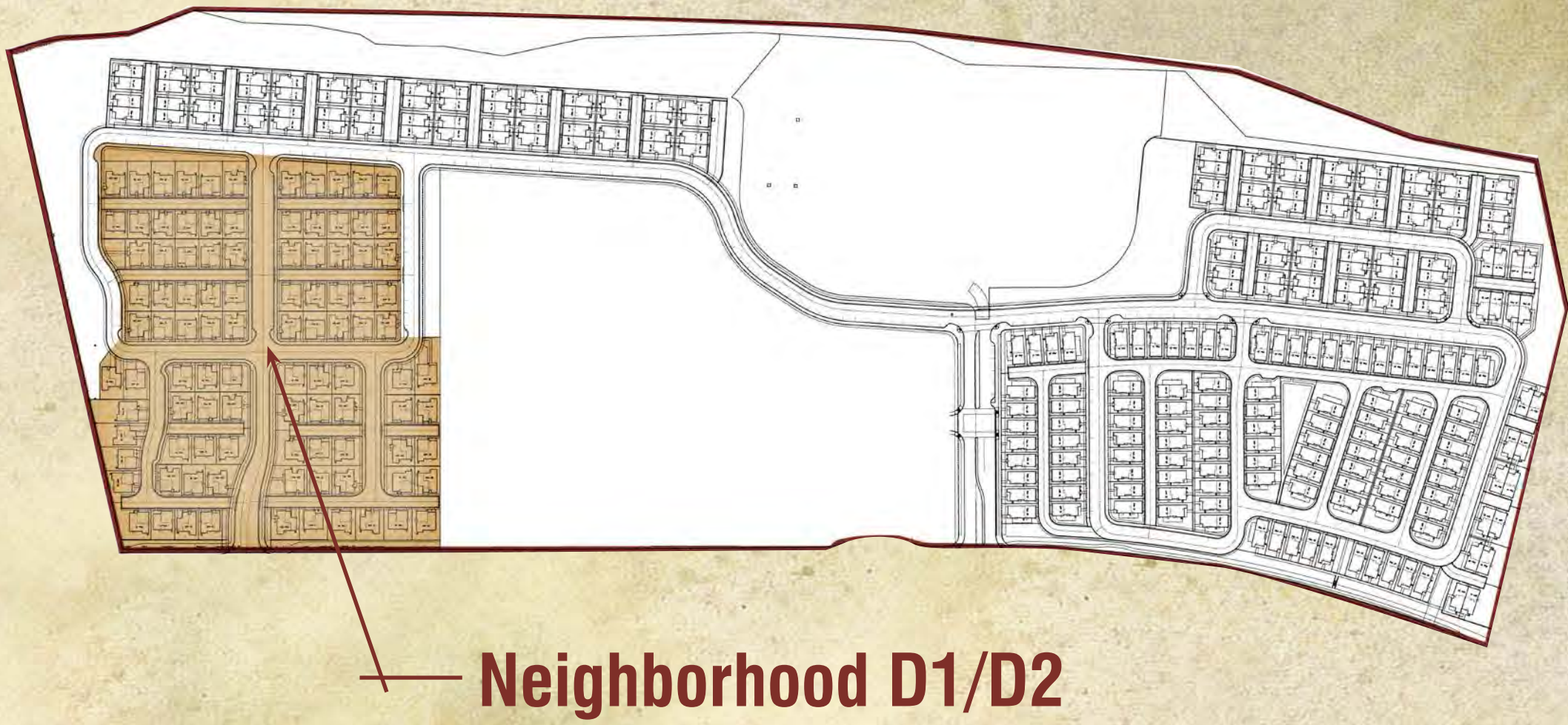


ORANGE COUNTY . LOS ANGELES . BAY AREA



**William Lyon Homes**  
*Experience the pride.*





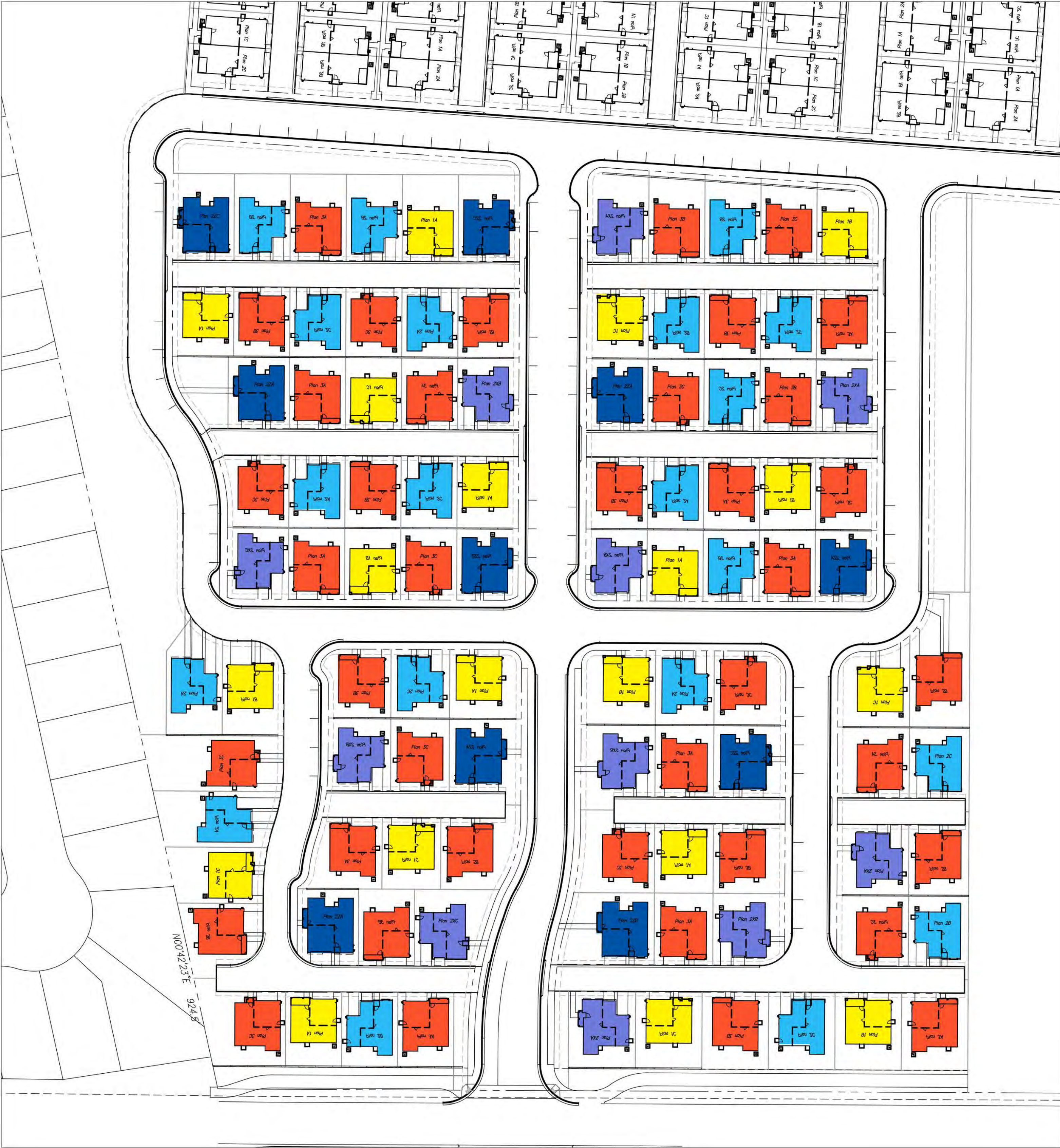
# Neighborhood D<sub>1</sub> & D<sub>2</sub>

## 43' x 54' Small Lot Traditional Single Family Homes

|       |                                          |
|-------|------------------------------------------|
| A2.PP | Plot Plan                                |
| A2.1  | Street Scene I                           |
| A2.2  | Plan 1A - Floor Plan                     |
| A2.3  | Plan 1A - Elevation Wraps & Roof Plan    |
| A2.4  | Plan 1B - Floor Plan                     |
| A2.5  | Plan 1B - Elevation Wraps & Roof Plan    |
| A2.6  | Plan 1C - Floor Plan                     |
| A2.7  | Plan 1C - Elevation Wraps & Roof Plan    |
| A2.8  | Plan 2A - Floor Plan                     |
| A2.9  | Plan 2A - Elevation Wraps & Roof Plan    |
| A2.10 | Plan 2B - Floor Plan                     |
| A2.11 | Plan 2B - Elevation Wraps & Roof Plan    |
| A2.12 | Plan 2C - Floor Plan                     |
| A2.13 | Plan 2C - Elevation Wraps & Roof Plan    |
| A2.14 | Plan 2XA - Floor Plan                    |
| A2.15 | Plan 2XA - Elevation Wraps & Roof Plan   |
| A2.16 | Plan 2XB - Floor Plan                    |
| A2.17 | Plan 2XB - Elevation Wraps & Roof Plan   |
| A2.18 | Plan 2XC - Floor Plan                    |
| A2.19 | Plan 2XC - Elevation Wraps and Roof Plan |

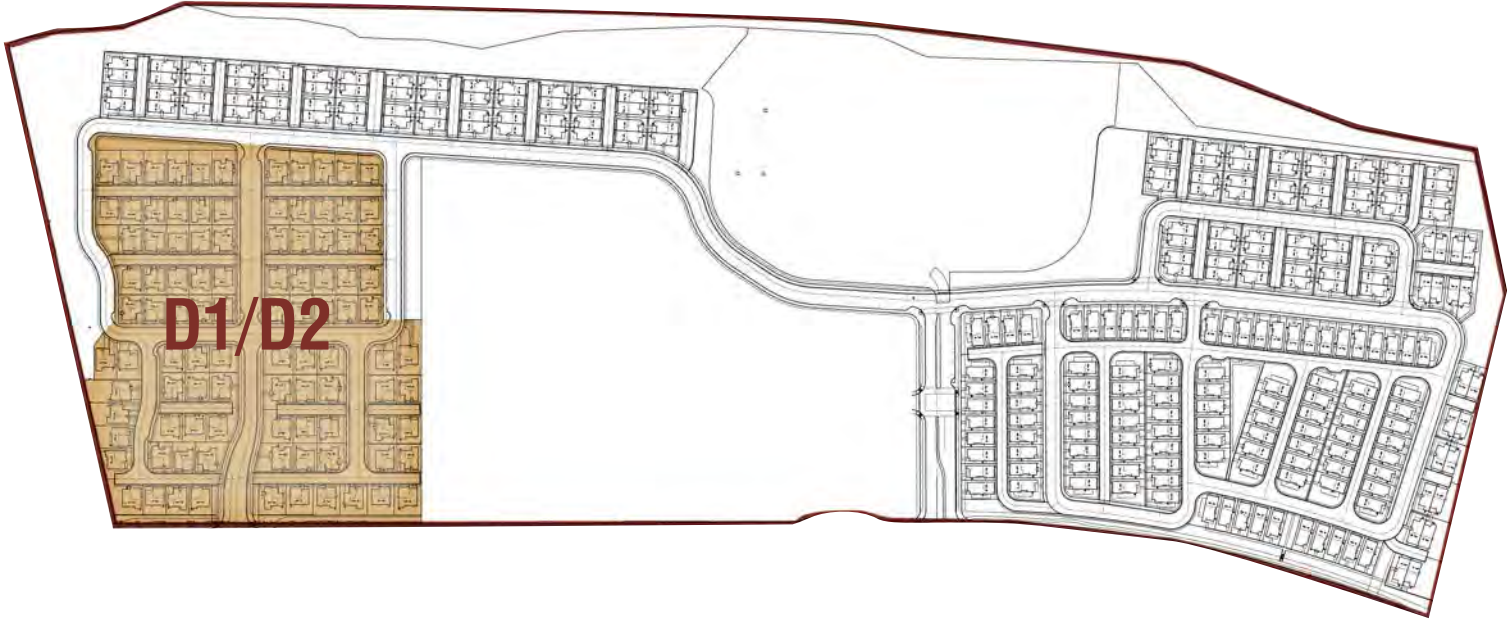
|       |                                        |
|-------|----------------------------------------|
| A2.20 | Plan 2ZA - Floor Plan                  |
| A2.21 | Plan 2ZA - Elevation Wraps & Roof Plan |
| A2.22 | Plan 2ZB - Floor Plan                  |
| A2.23 | Plan 2ZB - Elevation Wraps & Roof Plan |
| A2.24 | Plan 2ZC - Floor Plan                  |
| A2.25 | Plan 2ZC - Elevation Wraps & Roof Plan |
| A2.26 | Plan 3A - Floor Plan                   |
| A2.27 | Plan 3A - Elevation Wraps & Roof Plan  |
| A2.28 | Plan 3B - Floor Plan                   |
| A2.29 | Plan 3B - Elevation Wraps & Roof Plan  |
| A2.30 | Plan 3C - Floor Plan                   |
| A2.31 | Plan 3C - Elevation Wraps & Roof Plan  |
| A2.32 | Color & Materials - 'A' Traditional    |
| A2.33 | Color & Materials - 'B' Bungalow       |
| A2.34 | Color & Materials - 'C' Cottage        |





|                                                                                     |          |        |     |
|-------------------------------------------------------------------------------------|----------|--------|-----|
|  | PLAN 1   | 19 DU  | 19% |
|  | PLAN 2   | 20 DU  | 20% |
|  | PLAN 2X  | 11 DU  | 11% |
|  | PLAN 2Z* | 10 DU  | 10% |
|  | PLAN 3   | 40 DU  | 40% |
| TOTAL                                                                               |          | 100 DU |     |
| Note *: Plan 2Z includes an accessory dwelling unit                                 |          |        |     |

- Notes:
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL PLOT PLAN  
NEIGHBORHOOD D1 & D2  
ALVES RANCH  
PITTSBURG, CA





Note: Artist's Conception; Colors, Materials And Application May Vary.

**PLAN 2ZA**  
TRADITIONAL

**PLAN 1CR**  
COTTAGE

**PLAN 2B**  
BUNGALOW

**PLAN 3AR**  
TRADITIONAL

**PLAN 2XC**  
COTTAGE



**PLAN 2ZA**  
TRADITIONAL  
CORNER LOT CONDITION

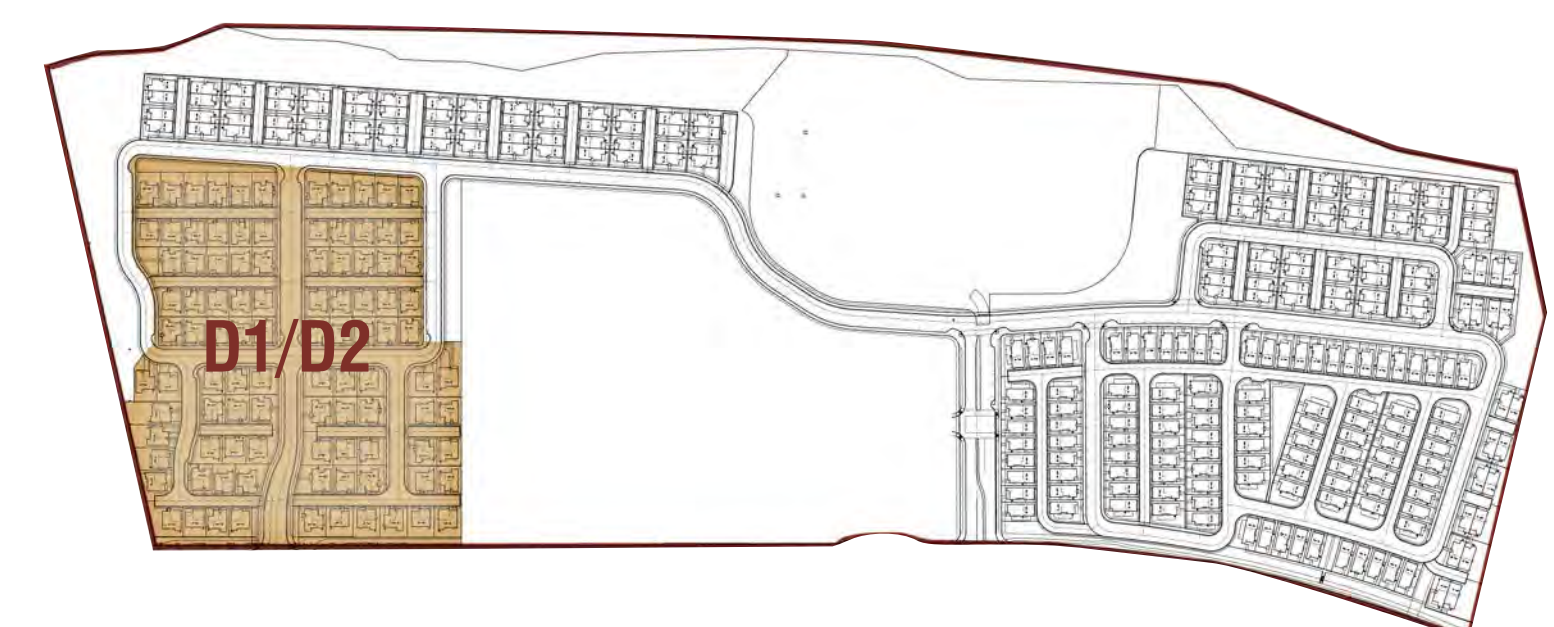


**PLAN 2XC**  
COTTAGE  
CORNER LOT CONDITION

**CONCEPTUAL STREETSCENE  
NEIGHBORHOOD D1 & D2**

**ALVES RANCH**

PITTSBURG, CA



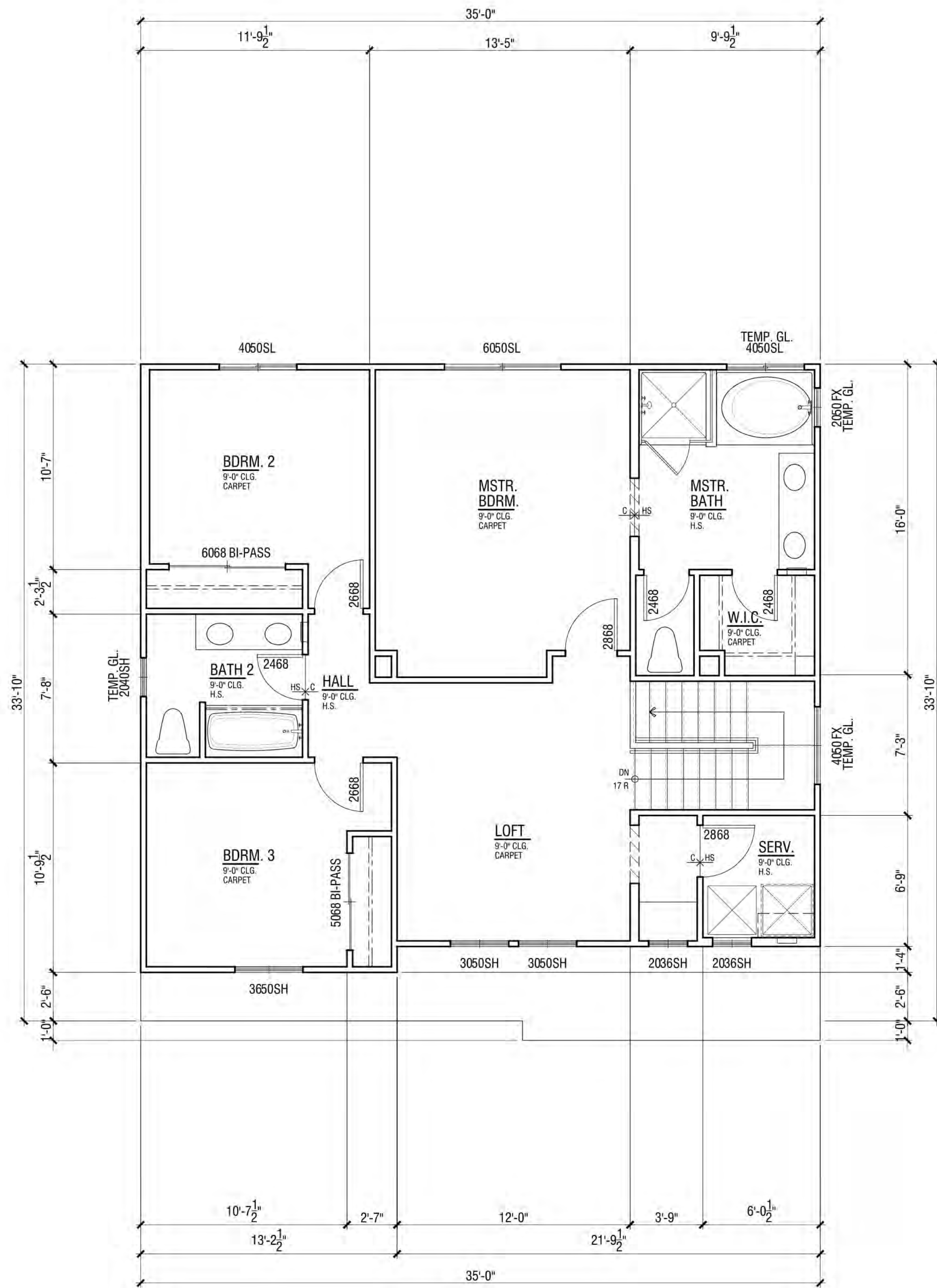
**KEY MAP**

ARCHITECTS . PLANNERS . DESIGNERS

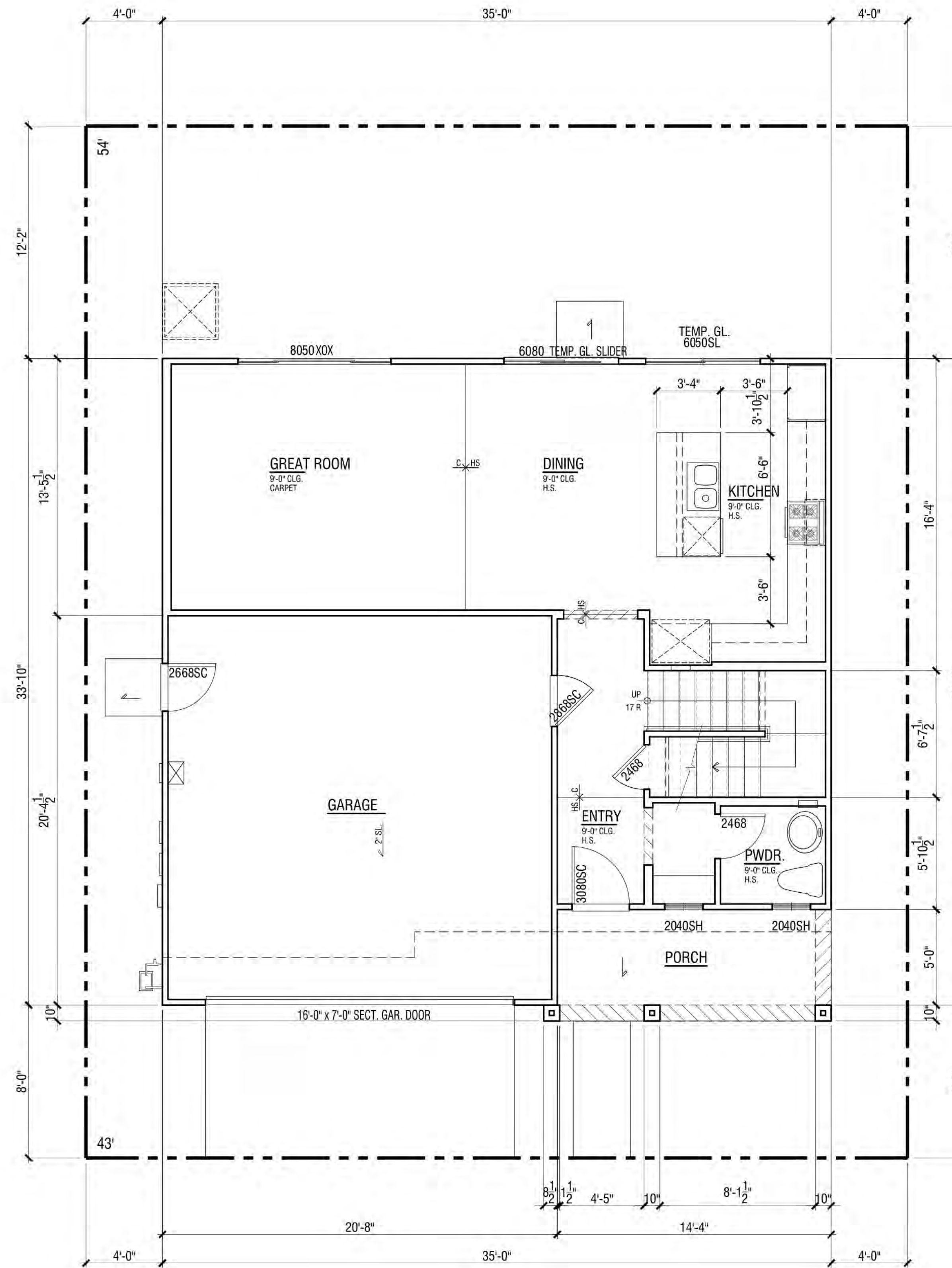
**WHA.**

ORANGE COUNTY . LOS ANGELES . BAY AREA





UPPER FLOOR PLAN



LOWER FLOOR PLAN

## FLOOR PLAN | PLAN 1A

| FLOOR AREA TABLE    | PLAN 1A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 696 SQ. FT.  |
| UPPER FLOOR PLAN    | 1001 SQ. FT. |
| TOTAL               | 1697 SQ. FT. |
| 2-BAY GARAGE        | 417 SQ. FT.  |
| COVERED ENTRY/PORCH | 84 SQ. FT.   |

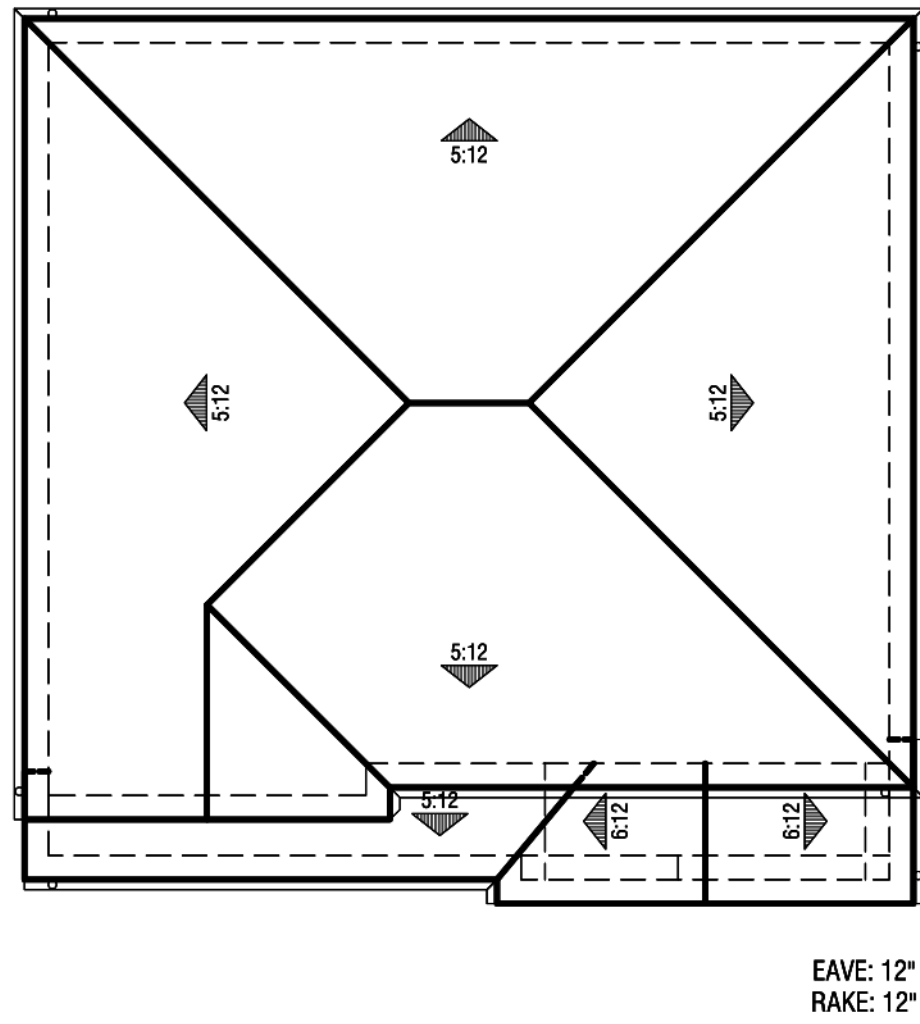
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2

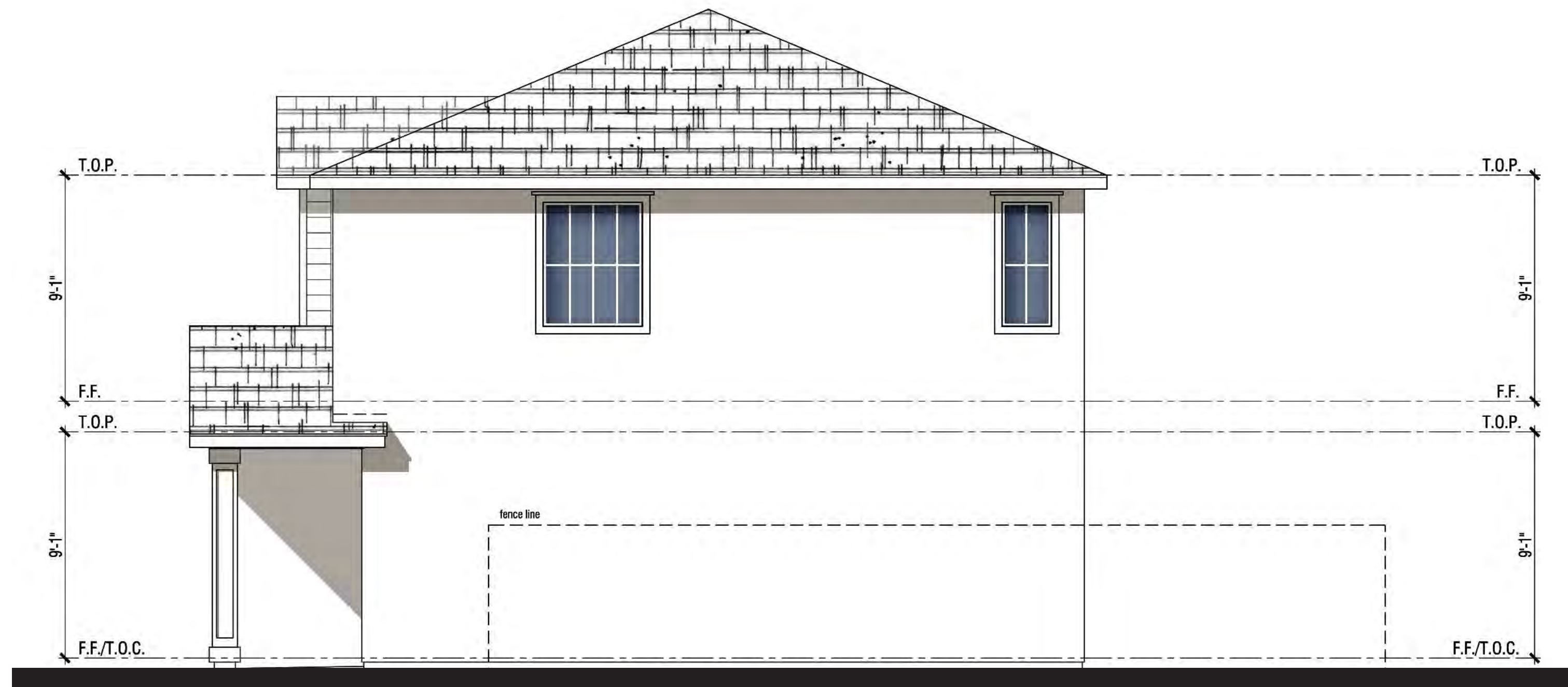
## ALVES RANCH

PITTSBURG, CA





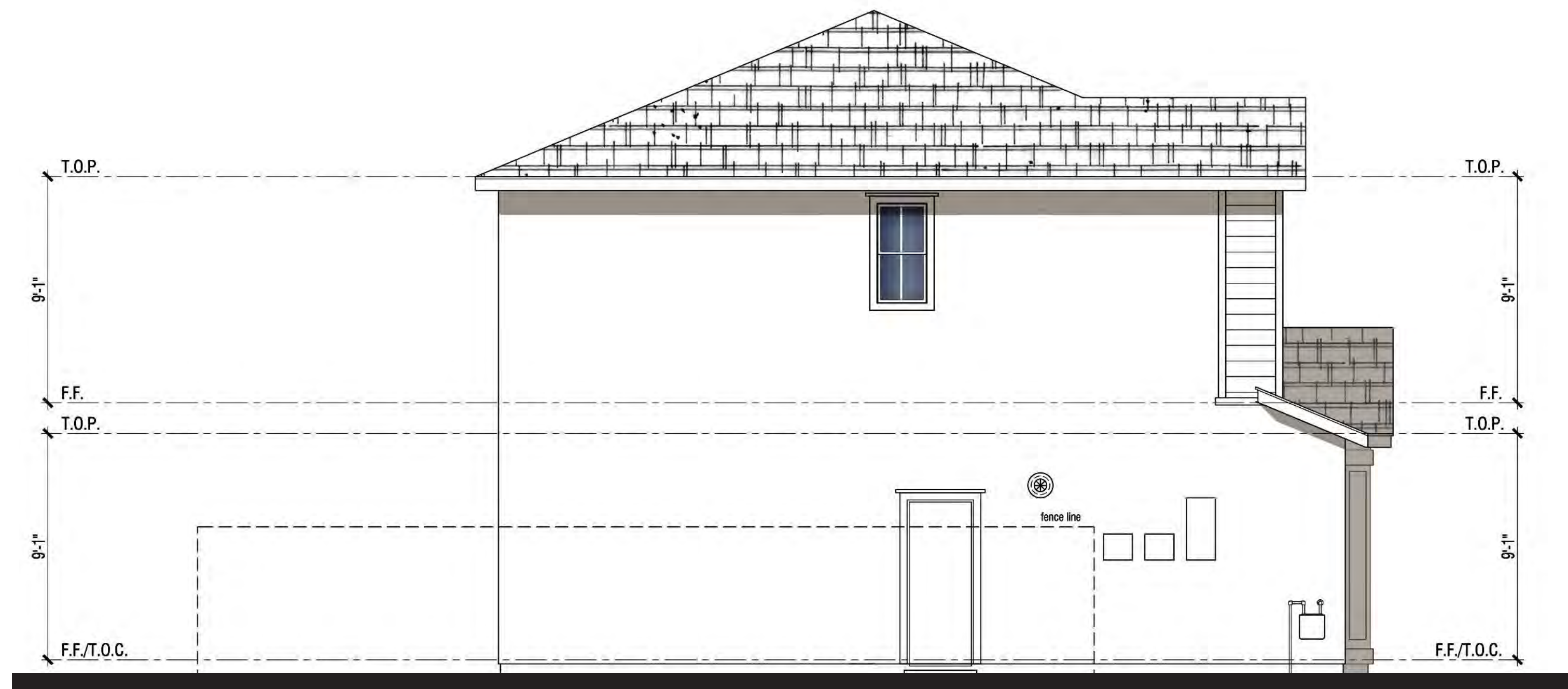
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 1

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Gable: Horizontal Lap Siding  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

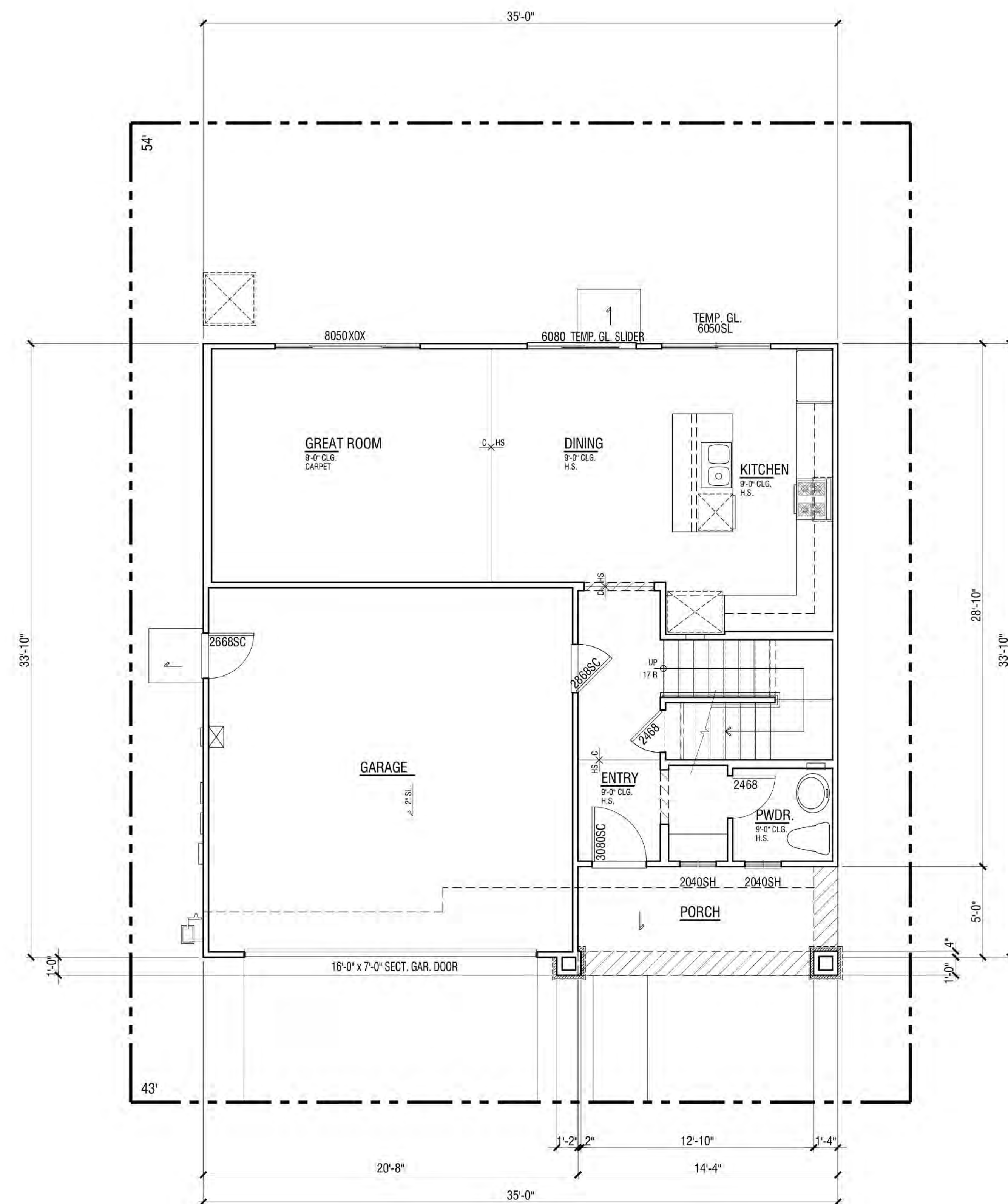
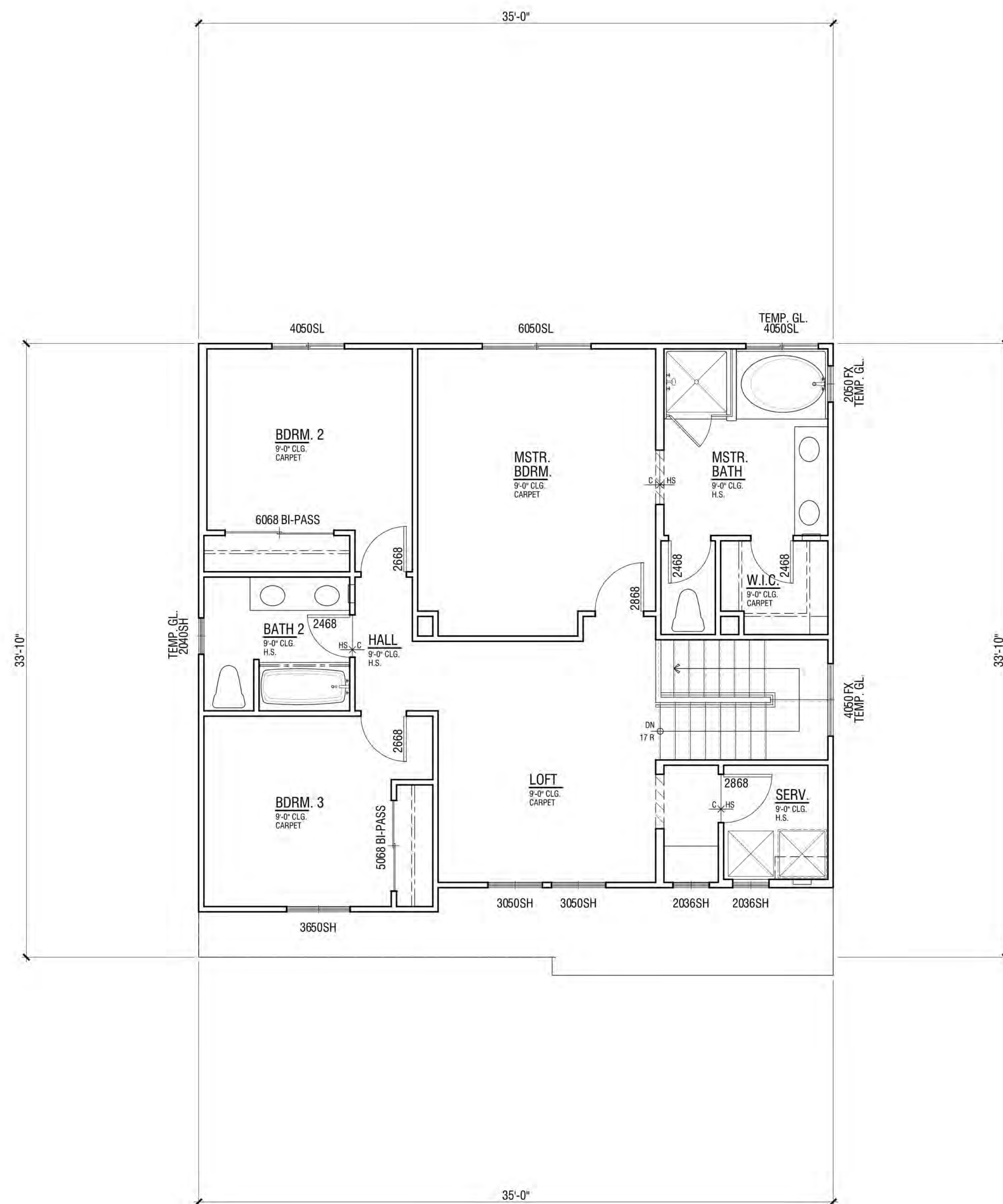
**PLAN 1A | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

**ALVES RANCH**

PITTSBURG, CA





UPPER FLOOR PLAN

LOWER FLOOR PLAN

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

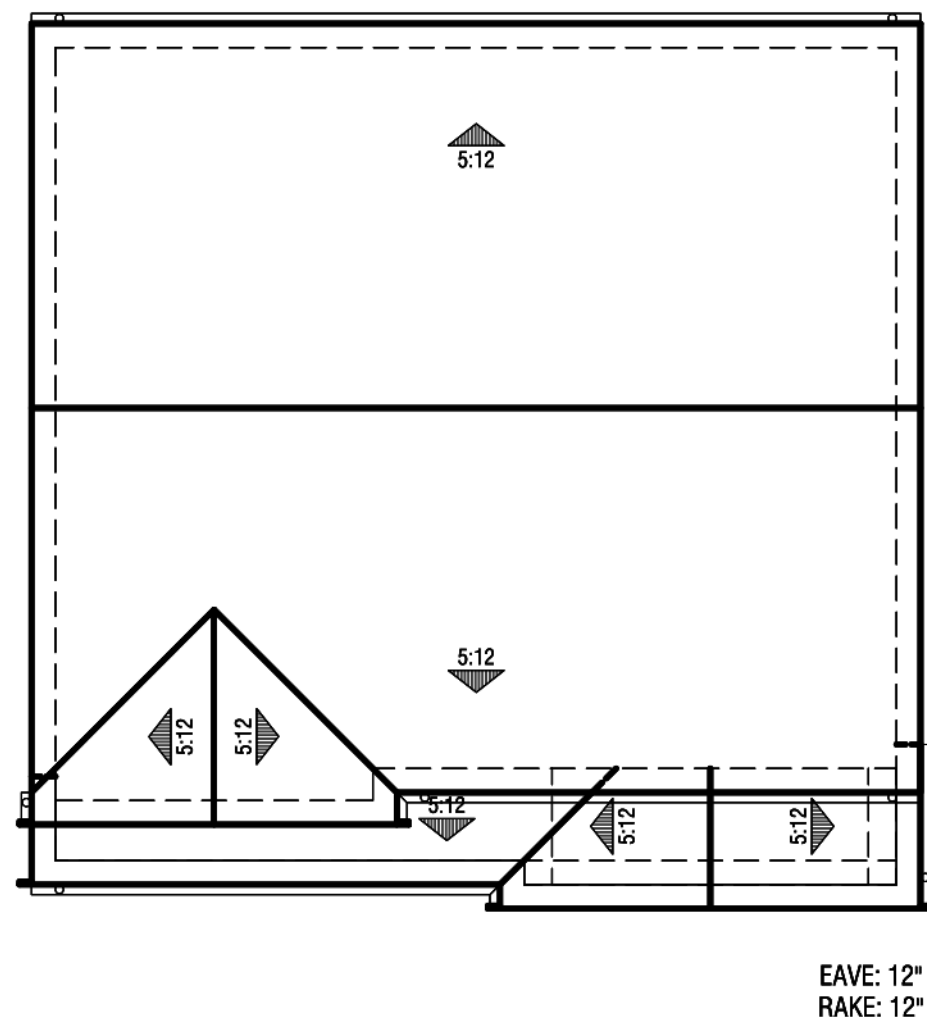
PITTSBURG, CA

## FLOOR PLAN | PLAN 1B

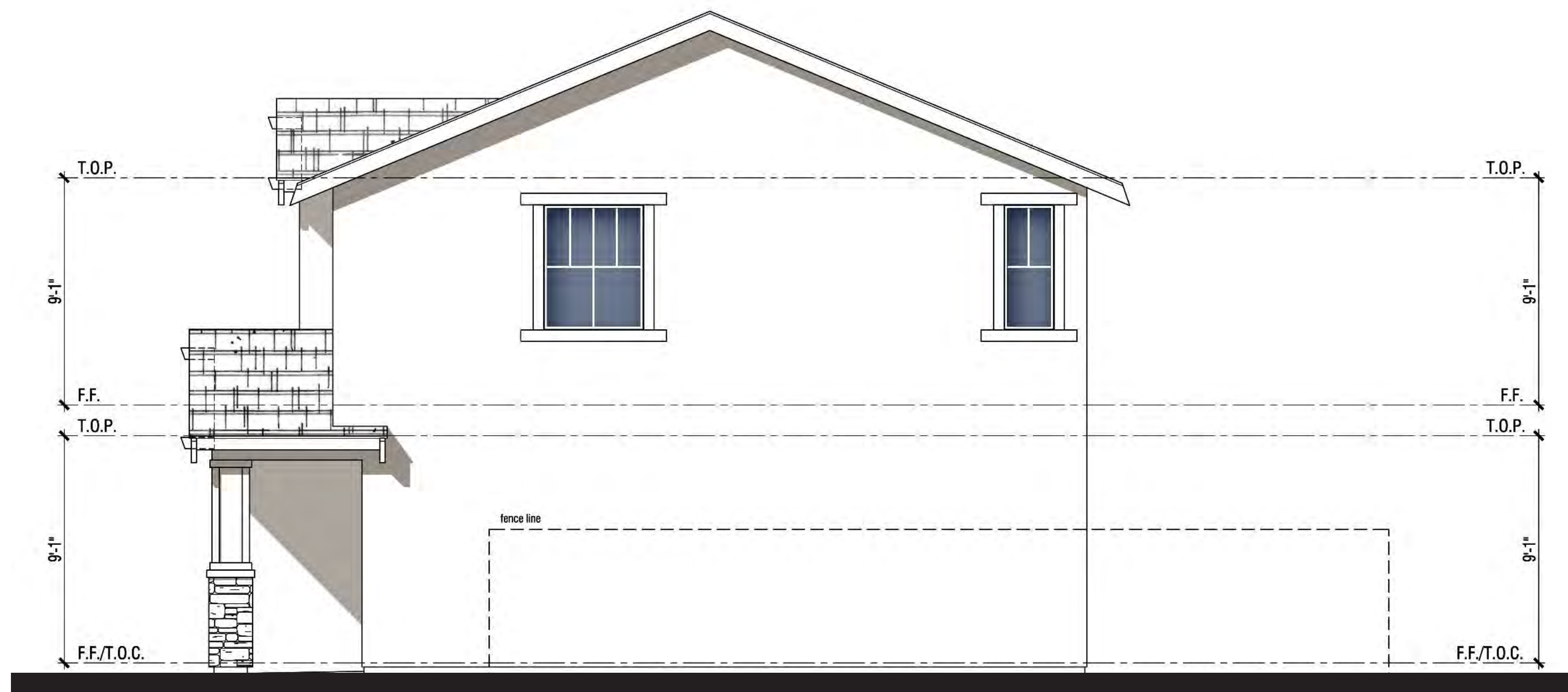
| FLOOR AREA TABLE    | PLAN 1B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 696 SQ. FT.  |
| UPPER FLOOR PLAN    | 1001 SQ. FT. |
| TOTAL               | 1697 SQ. FT. |
| 2-BAY GARAGE        | 417 SQ. FT.  |
| COVERED ENTRY/PORCH | 86 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





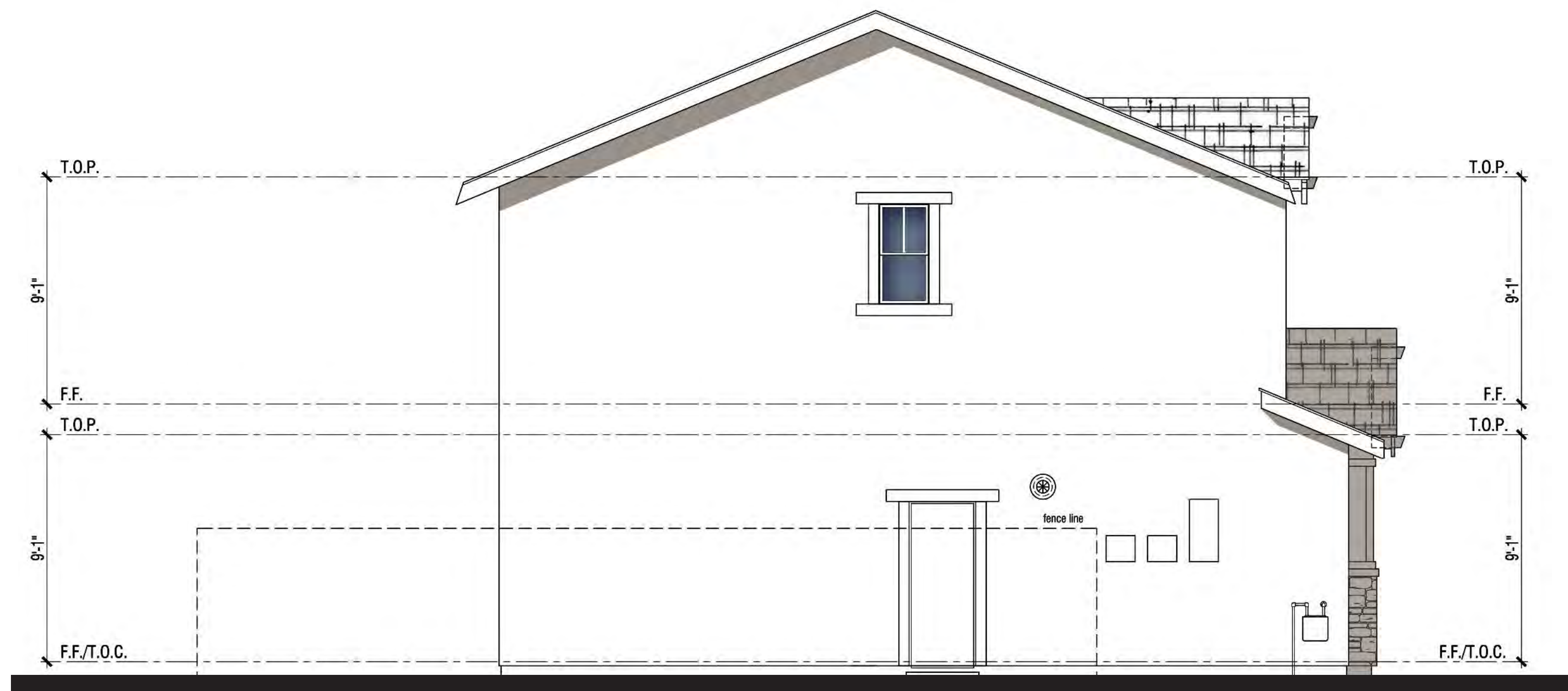
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Roof:               | Composition Shingle                                      |
| Fascia:             | 2X6 Wood Typical                                         |
| Gable:              | Wood Outlookers with Board and Batten                    |
| Exterior:           | Stucco (16/20 Sand Finish)                               |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style                |
| Entry Door:         | Decorative Front Entry Door                              |
| Stone:              | Manufactured Stone Veneer                                |
| Garage Door:        | Decorative Metal Roll-Up Garage Door per Elevation Style |

**PLAN 1B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

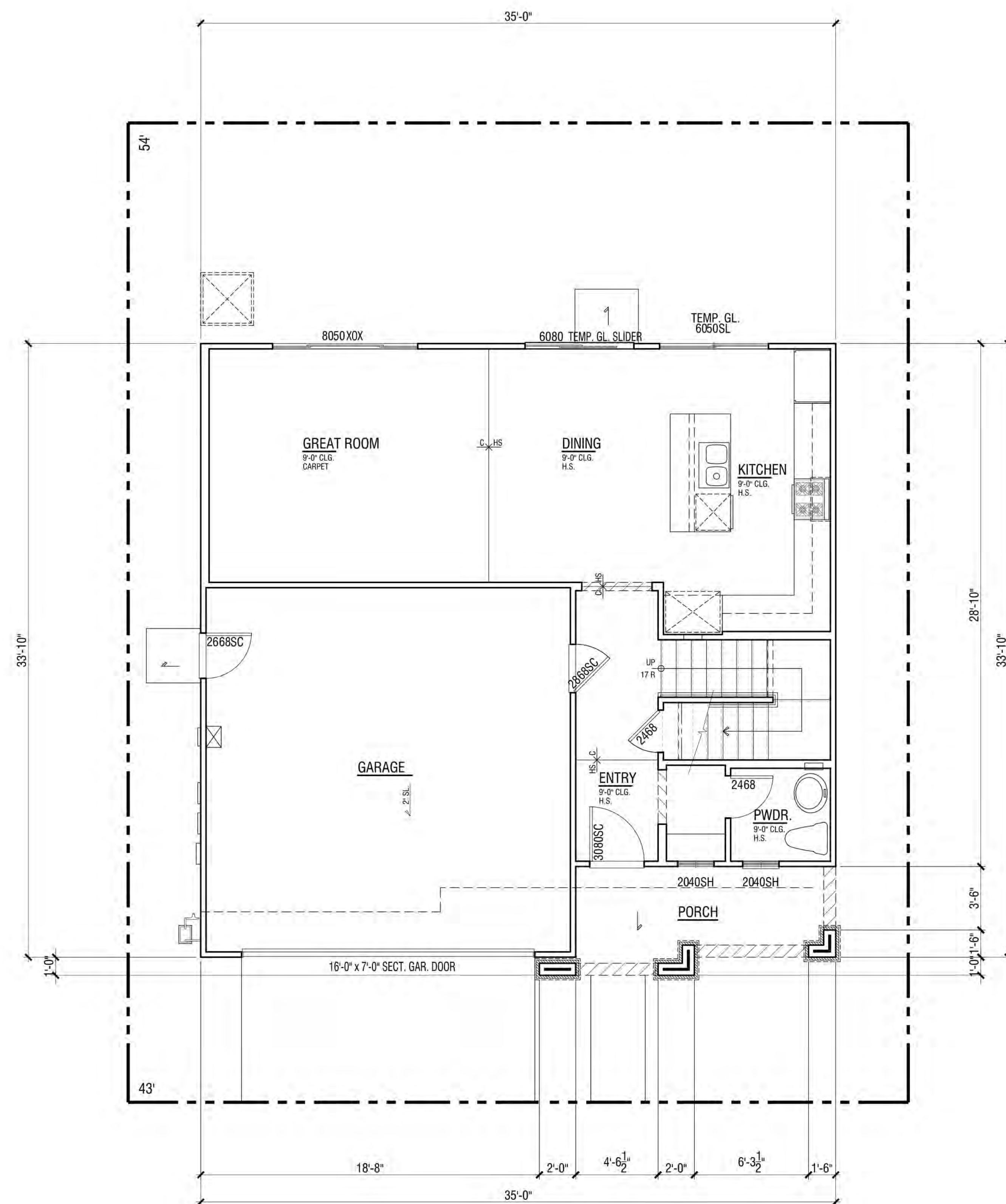
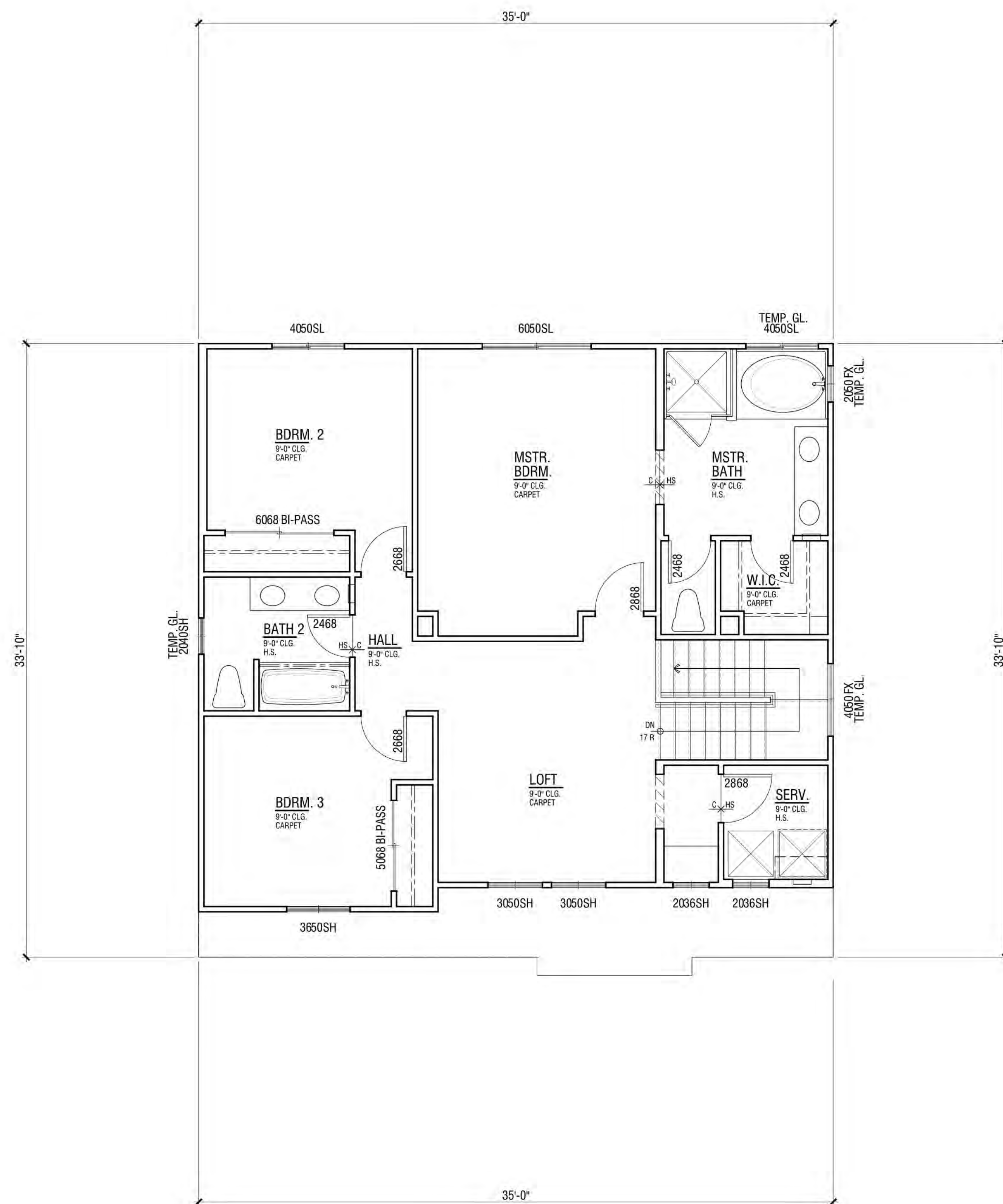
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 5





### ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

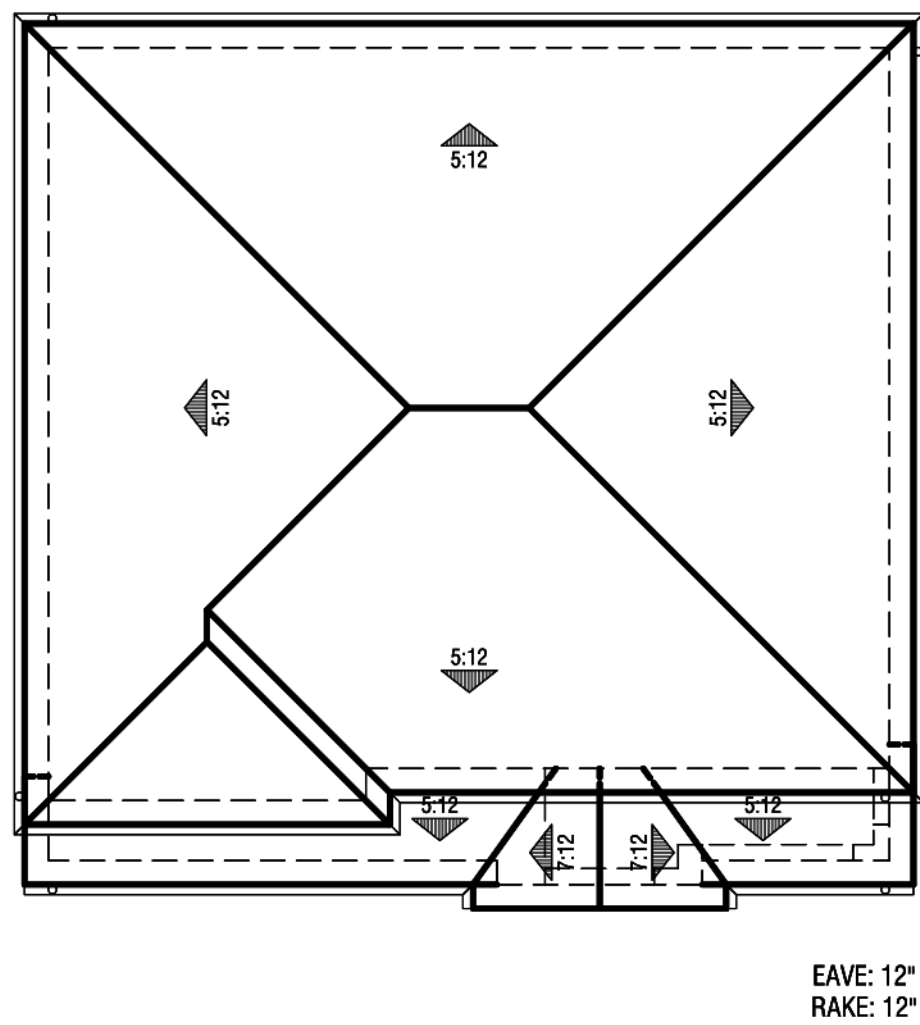


## FLOOR PLAN | PLAN 1C

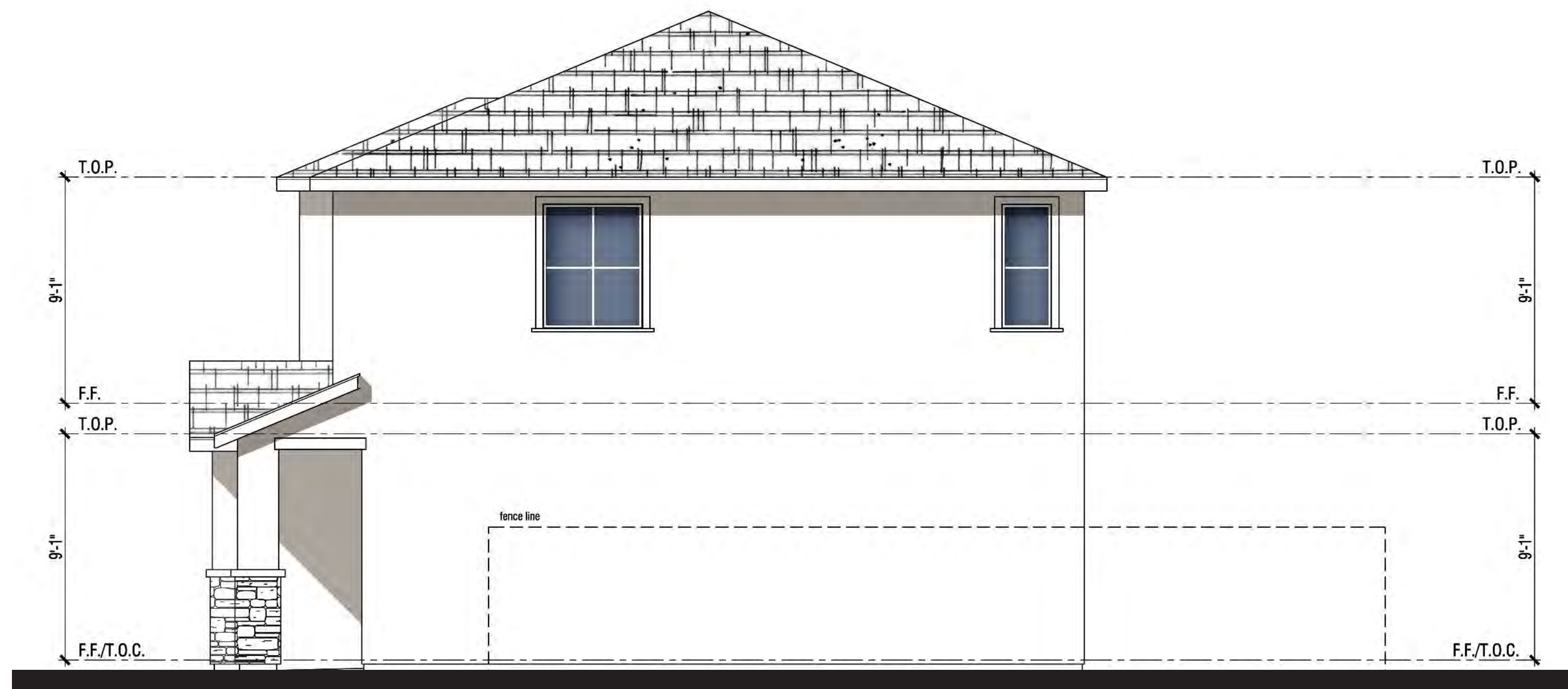
| FLOOR AREA TABLE    | PLAN 1C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 696 SQ. FT.  |
| UPPER FLOOR PLAN    | 1001 SQ. FT. |
| TOTAL               | 1697 SQ. FT. |
| 2-BAY GARAGE        | 417 SQ. FT.  |
| COVERED ENTRY/PORCH | 78 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





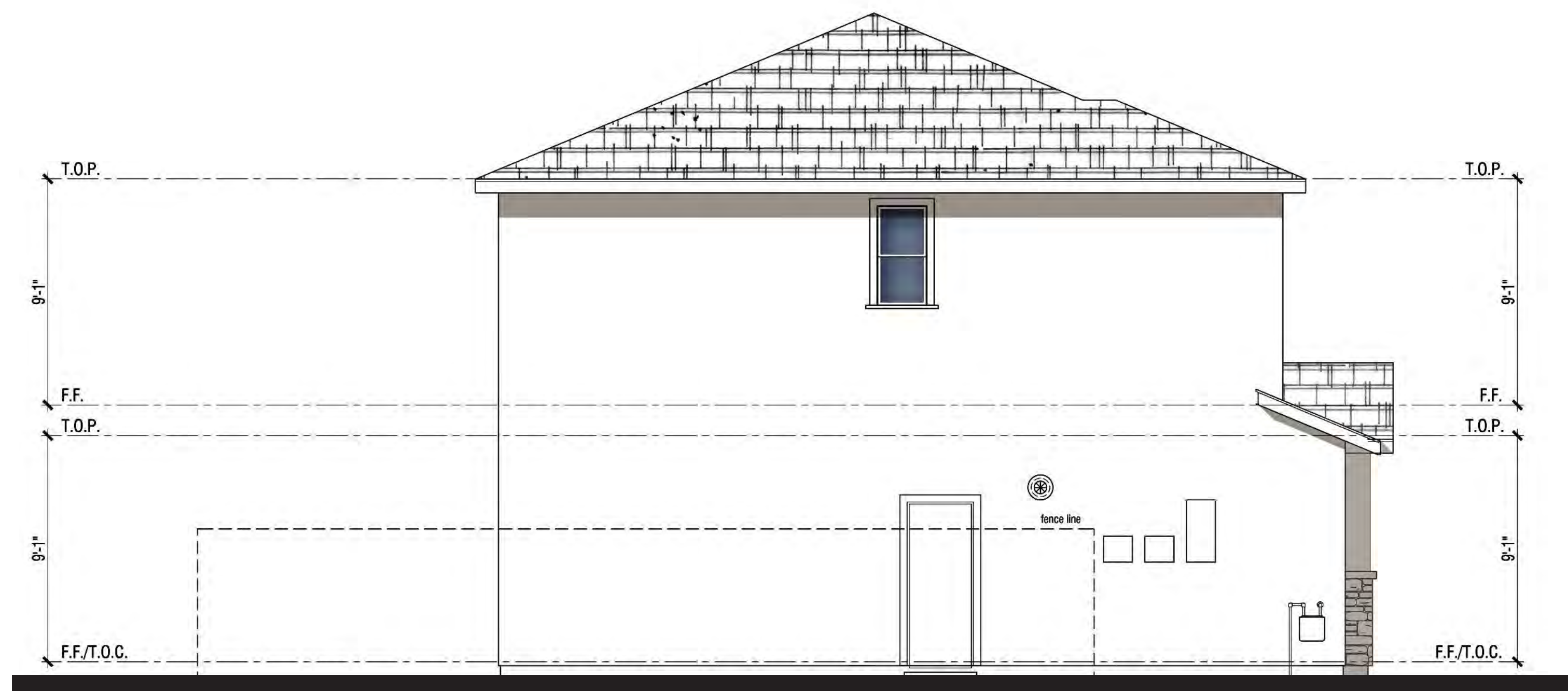
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Veneer: Manufactured Stone Veneer  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 1C | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

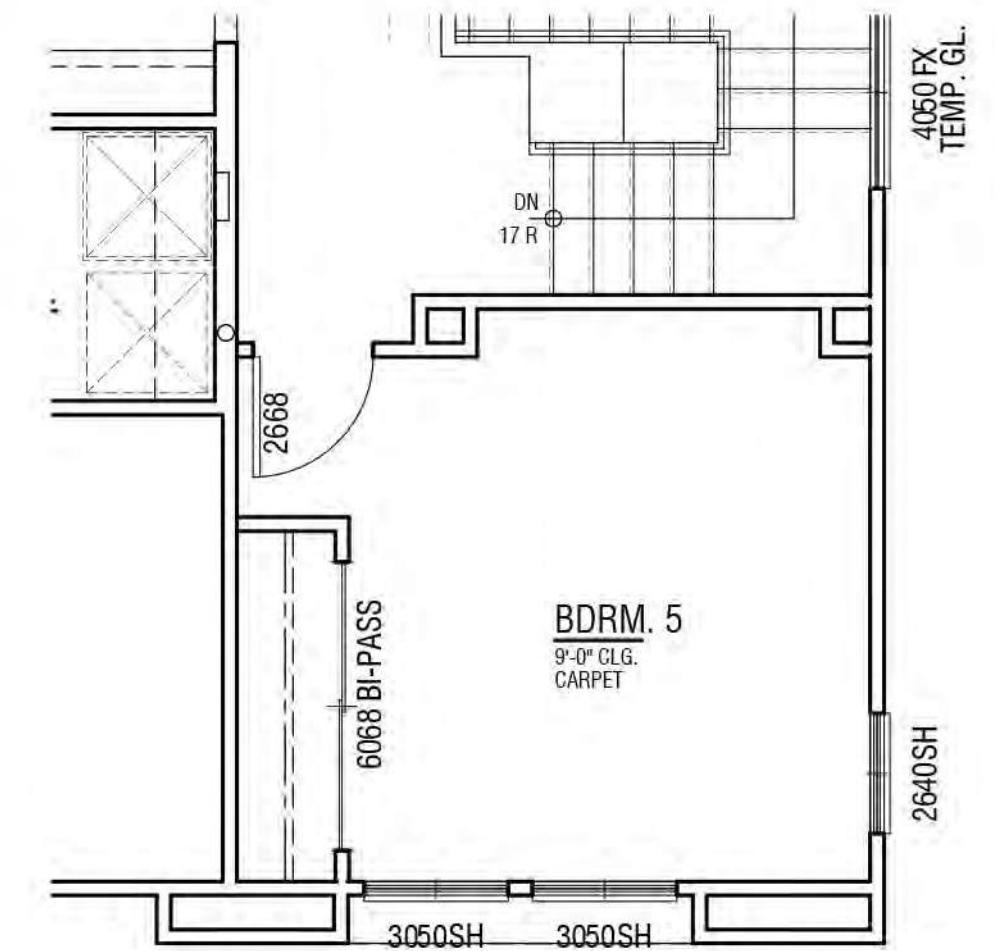
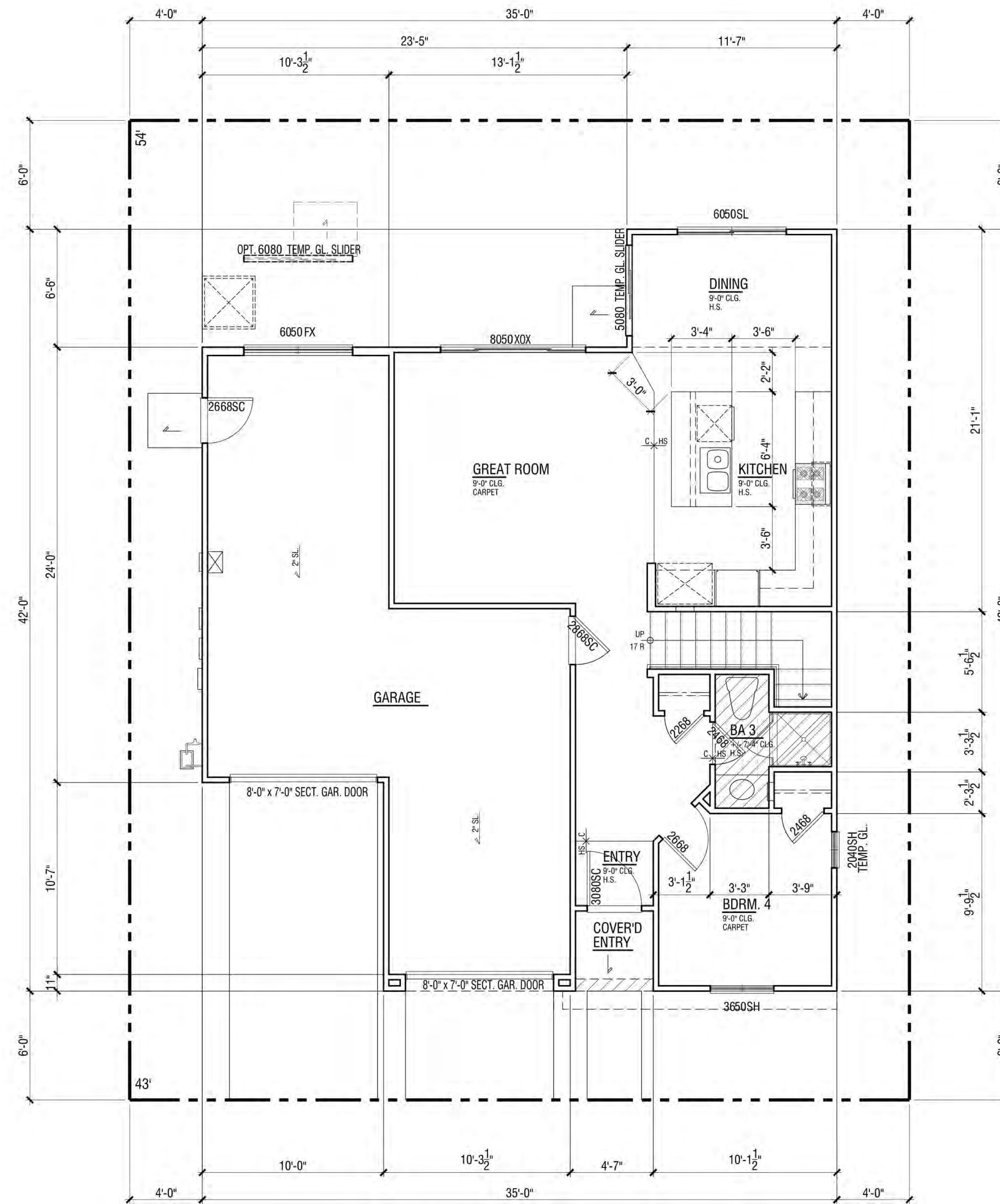
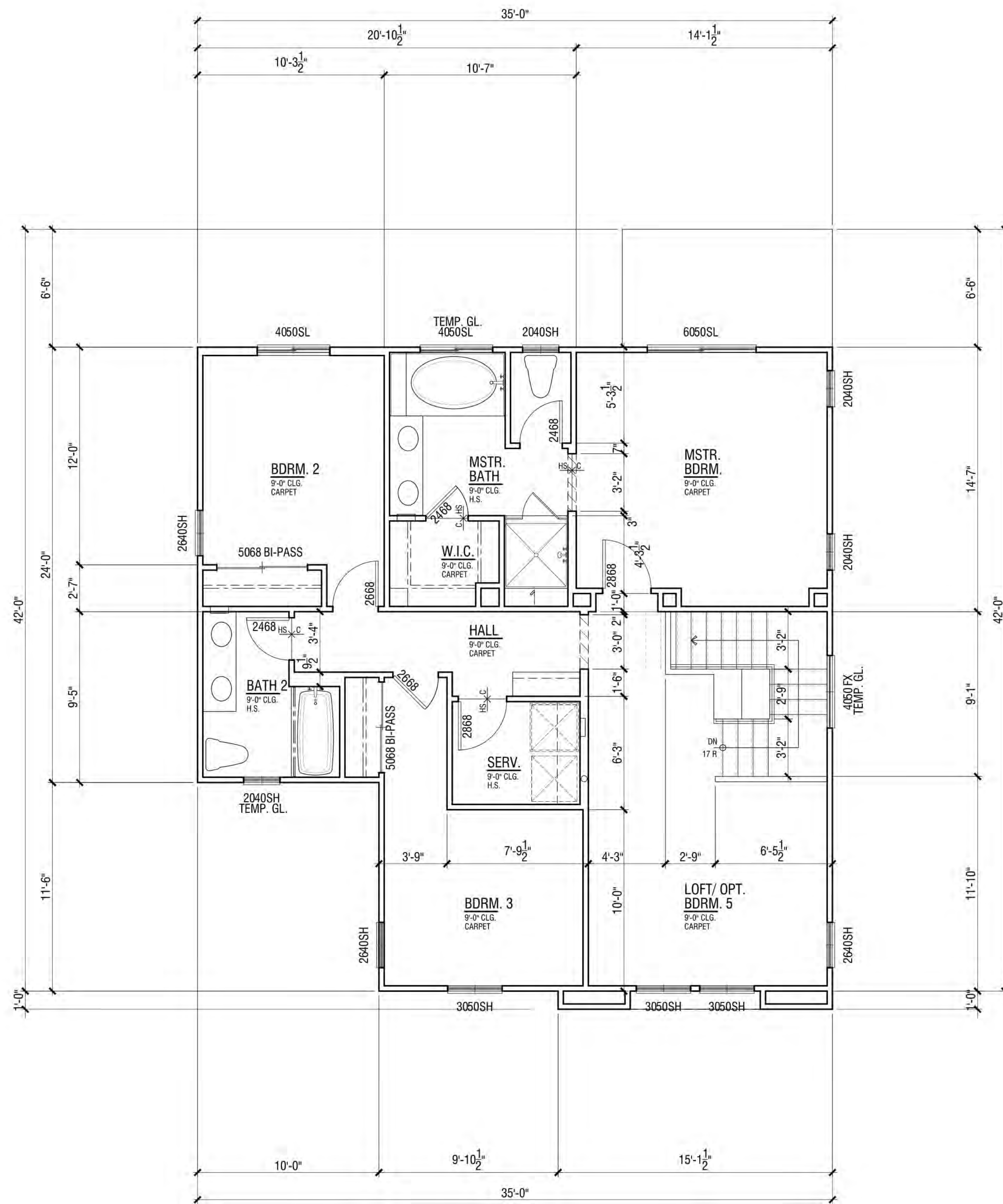
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 9





## FLOOR PLAN | PLAN 2A

| FLOOR AREA TABLE    | PLAN 2A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1071 SQ. FT. |
| TOTAL               | 1792 SQ. FT. |
| 2-BAY GARAGE        | 456 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

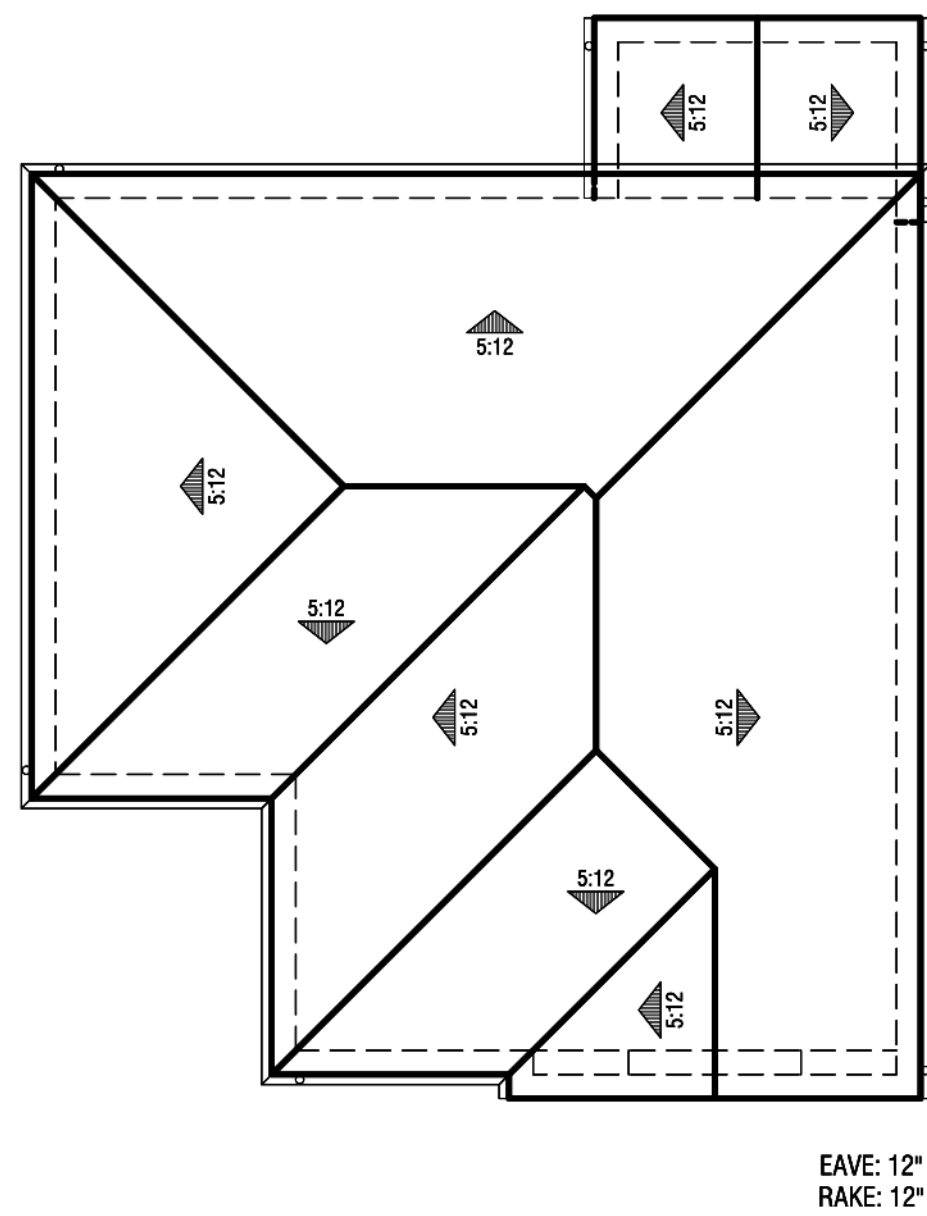
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2

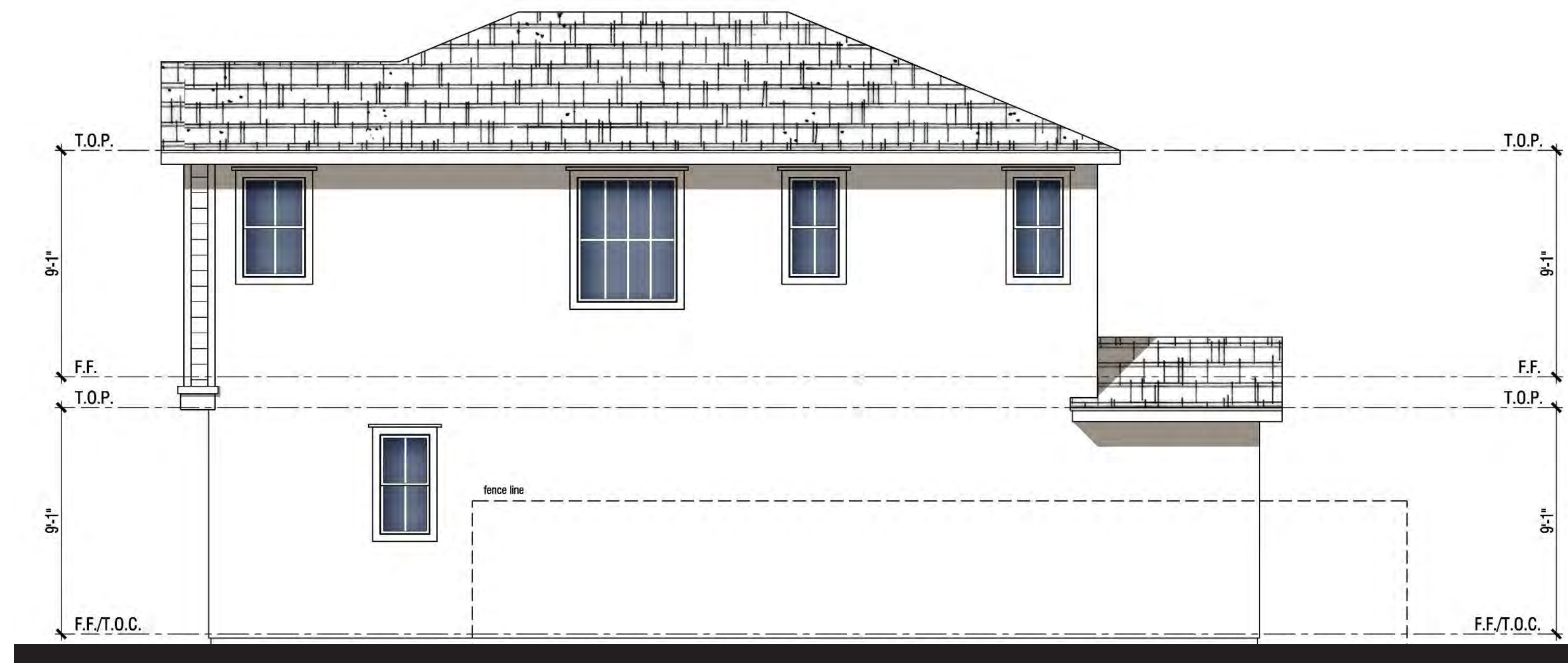
# ALVES RANCH

PITTSBURG, CA





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Gable: Horizontal Lap Siding  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2A | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

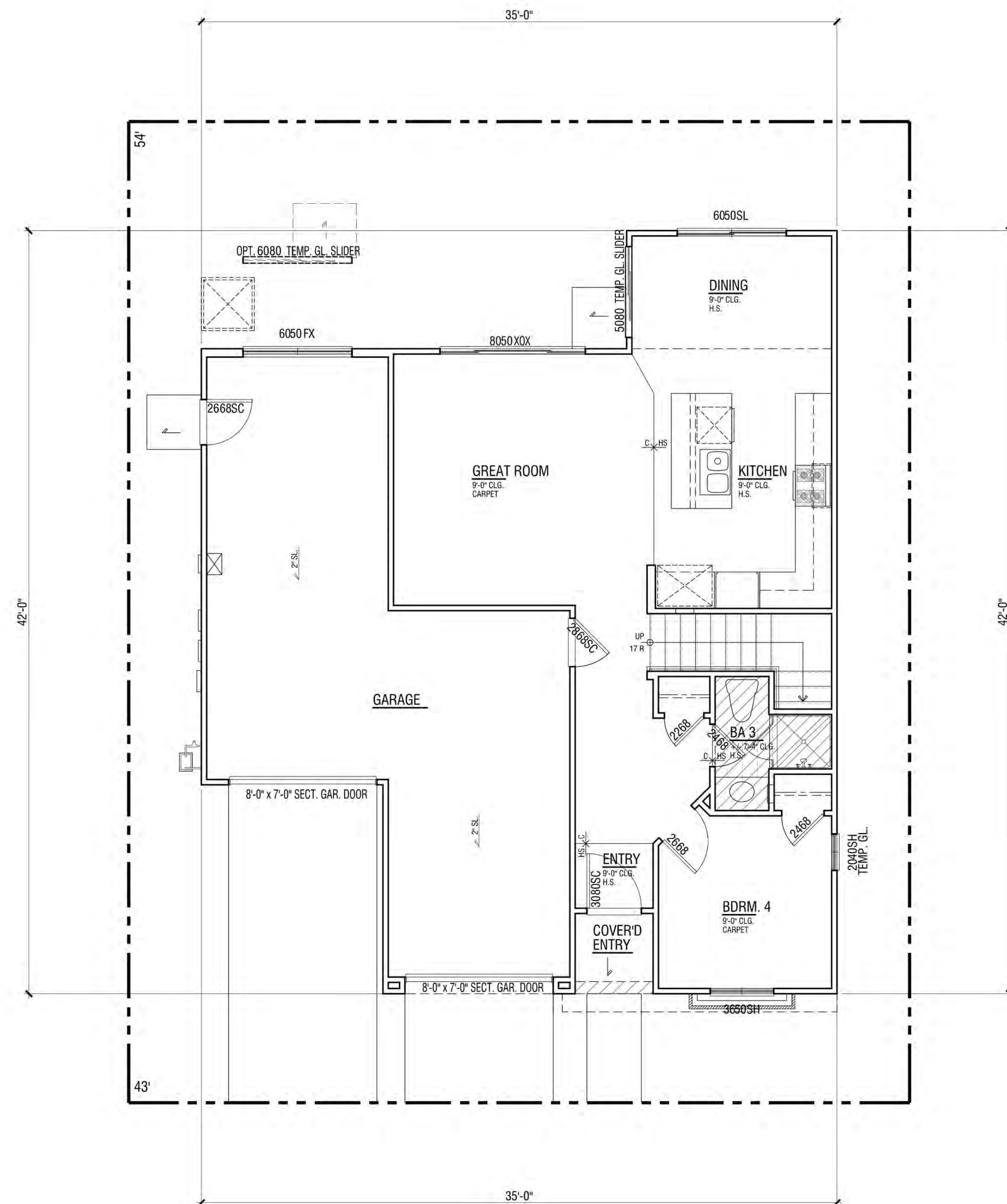
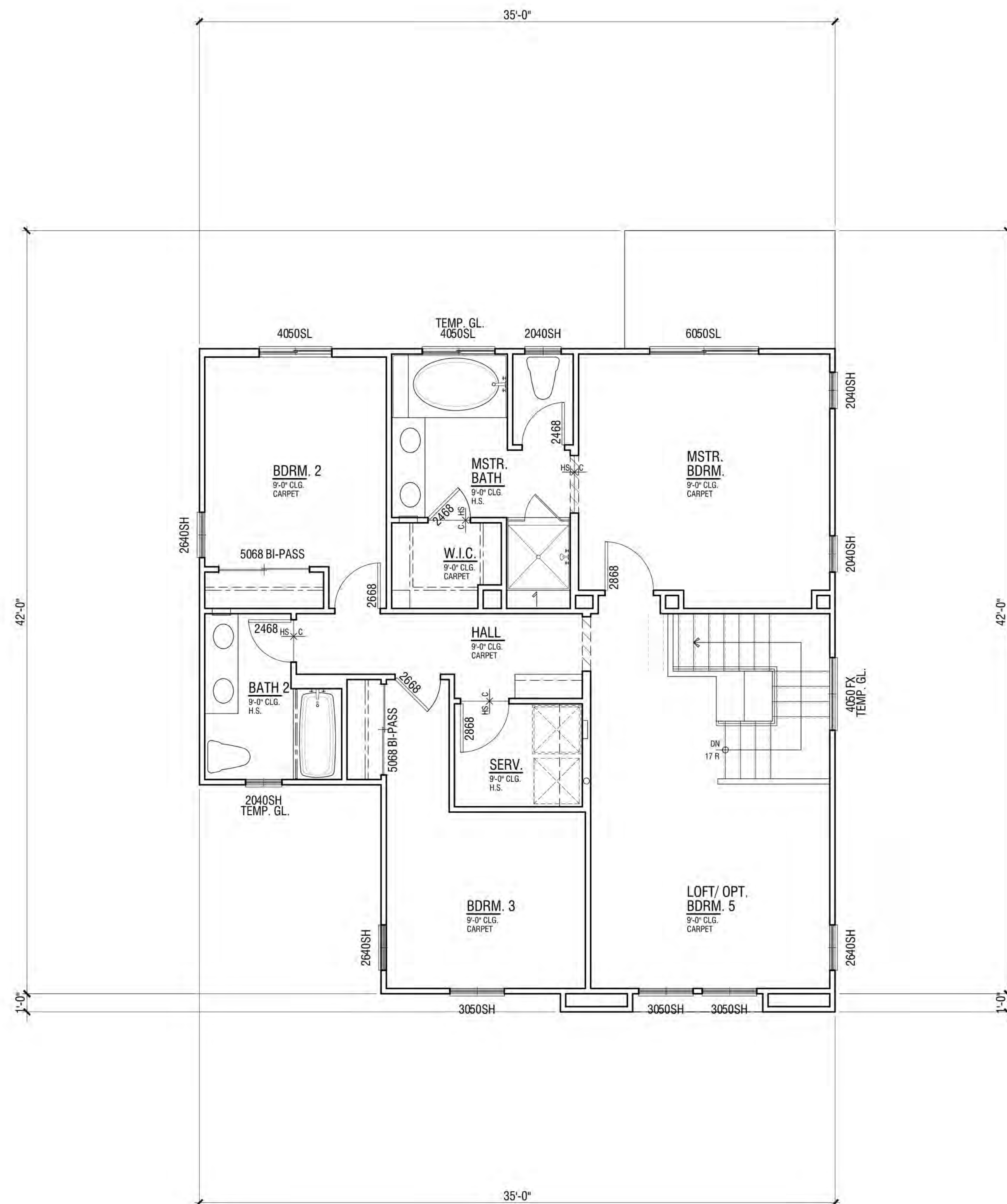
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 2





## UPPER FLOOR PLAN

## LOWER FLOOR PLAN

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA

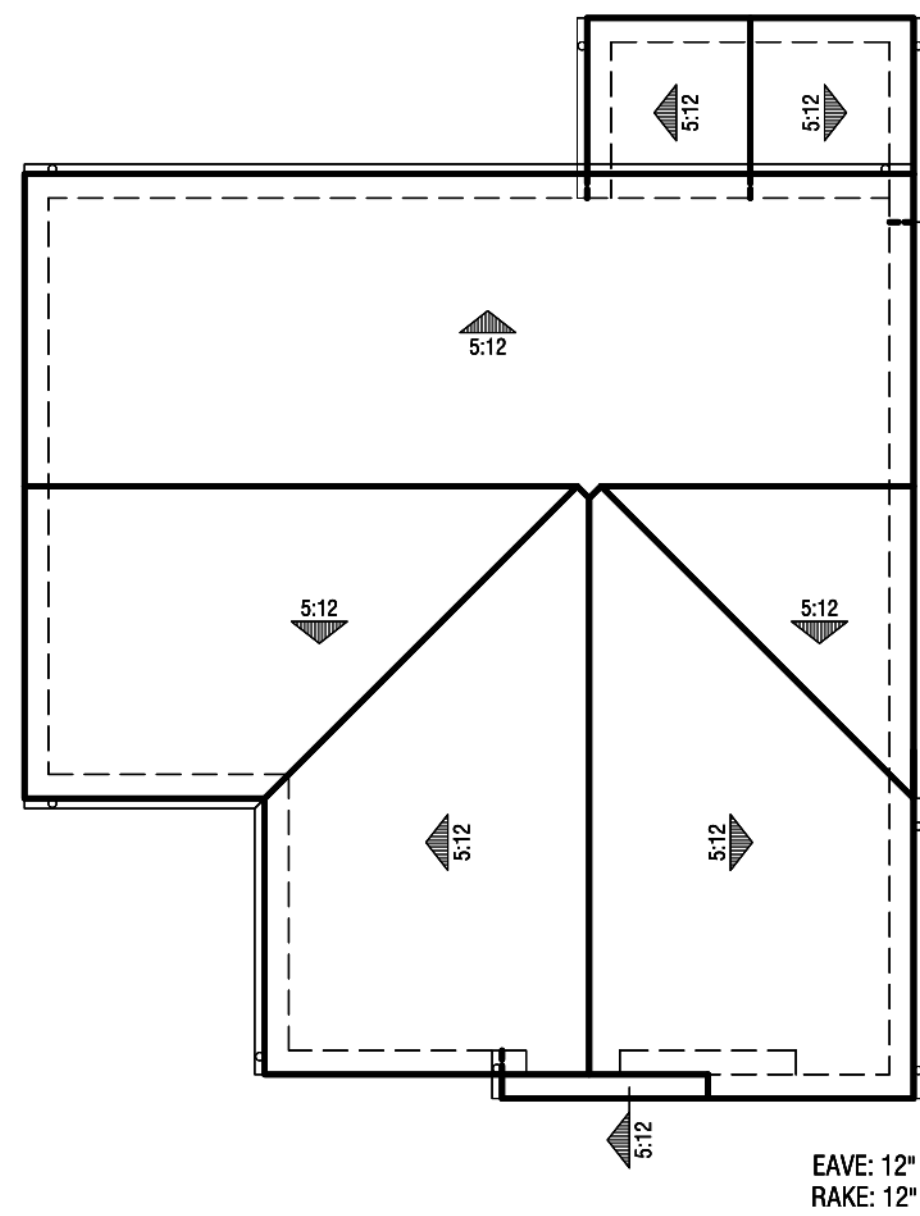
## FLOOR PLAN | PLAN 2B

| FLOOR AREA TABLE    | PLAN 2B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1070 SQ. FT. |
| TOTAL               | 1792 SQ. FT. |
| 2-BAY GARAGE        | 456 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

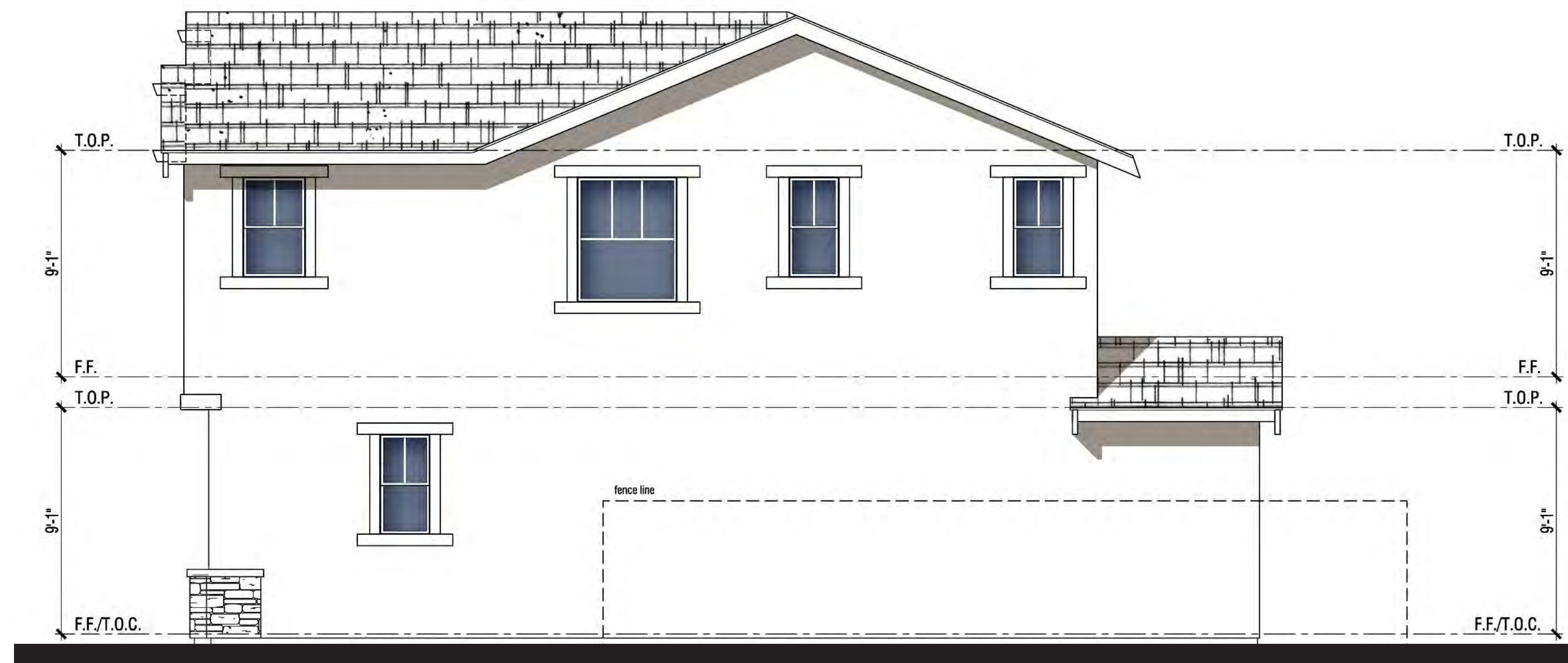
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION







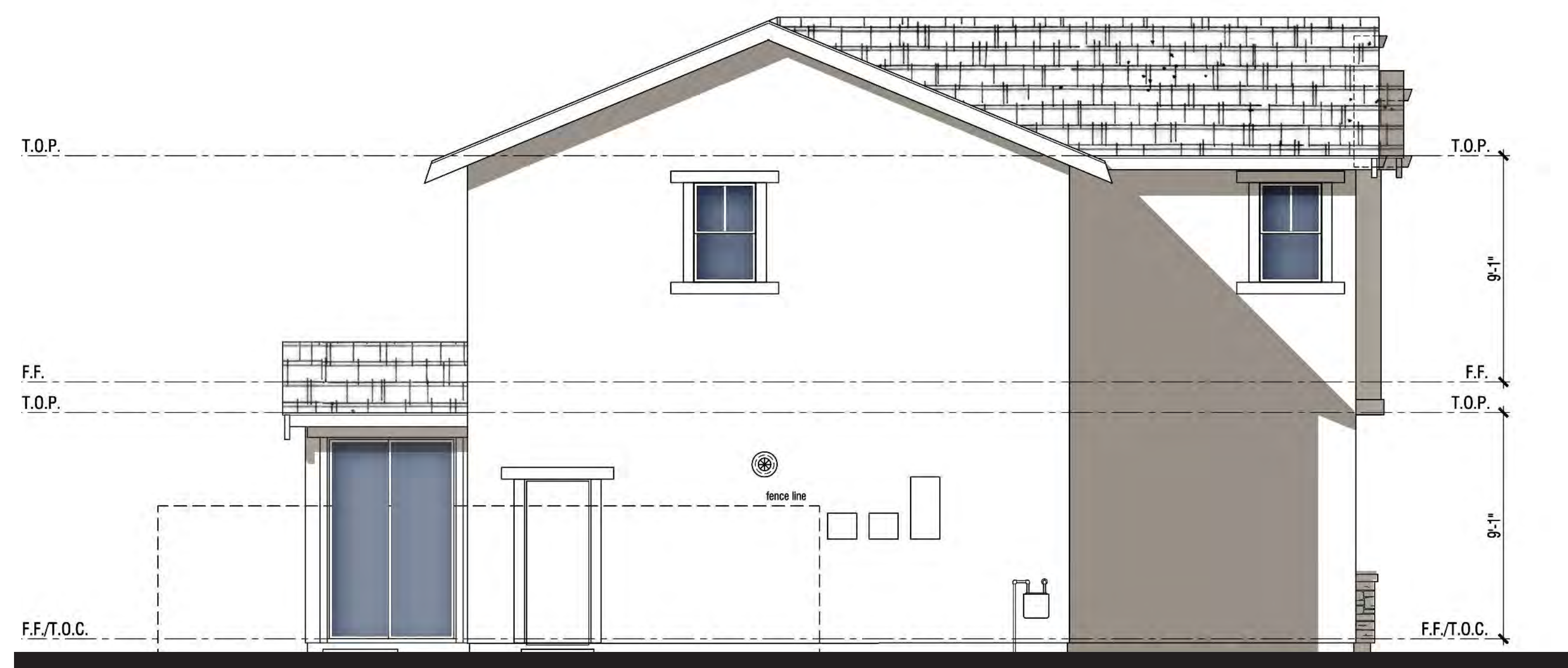
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Roof:               | Composition Shingle                                      |
| Fascia:             | 2X6 Wood Typical                                         |
| Gable:              | Wood Outlookers with Board and Batten                    |
| Exterior:           | Stucco (16/20 Sand Finish)                               |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style                |
| Entry Door:         | Decorative Front Entry Door                              |
| Stone:              | Manufactured Stone Veneer                                |
| Garage Door:        | Decorative Metal Roll-Up Garage Door per Elevation Style |

**PLAN 2B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

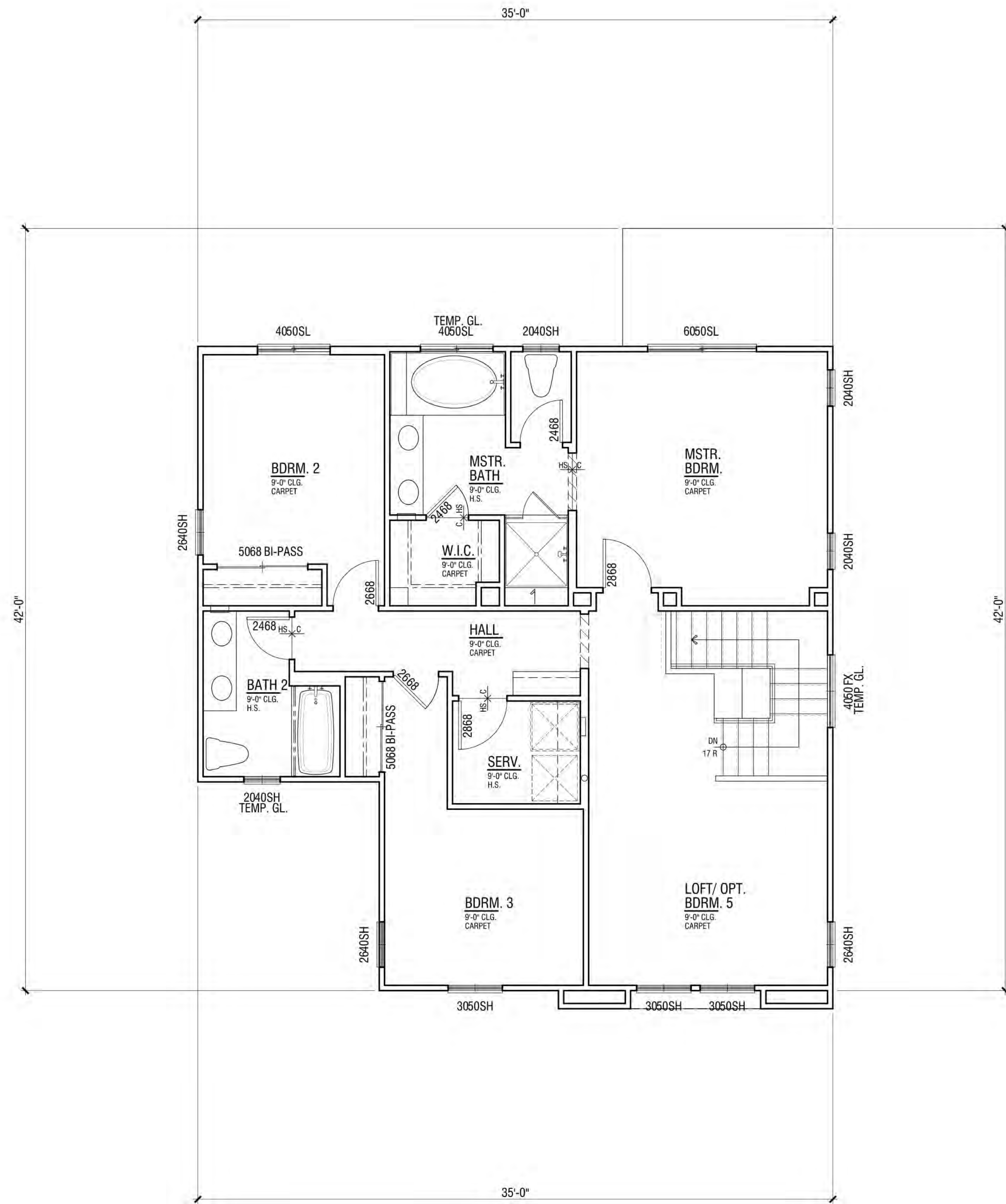
**ALVES RANCH**

PITTSBURG, CA

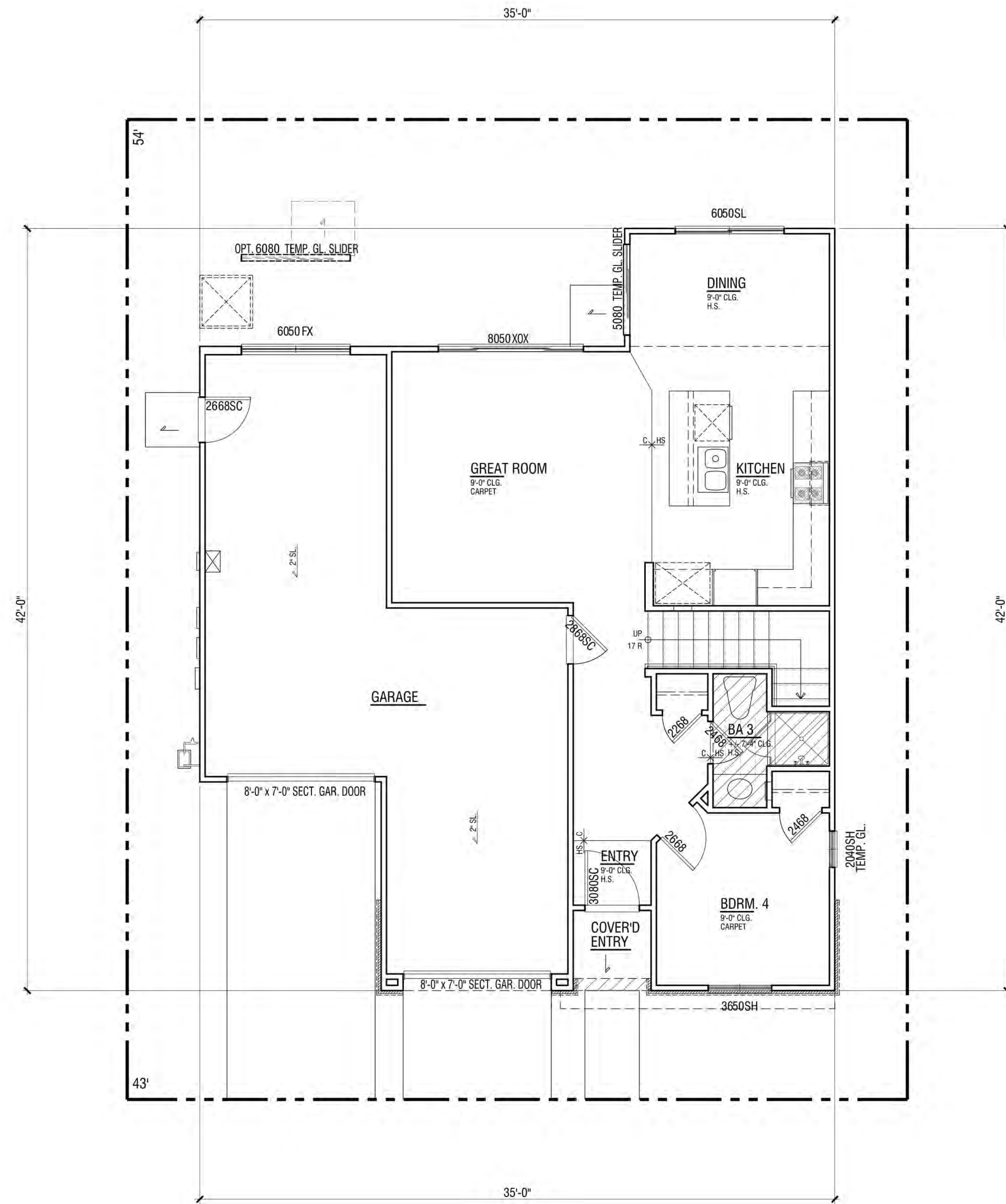
Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 7





UPPER FLOOR PLAN



LOWER FLOOR PLAN

## FLOOR PLAN | PLAN 2C

| FLOOR AREA TABLE    | PLAN 2C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1070 SQ. FT. |
| TOTAL               | 1792 SQ. FT. |
| 2-BAY GARAGE        | 456 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

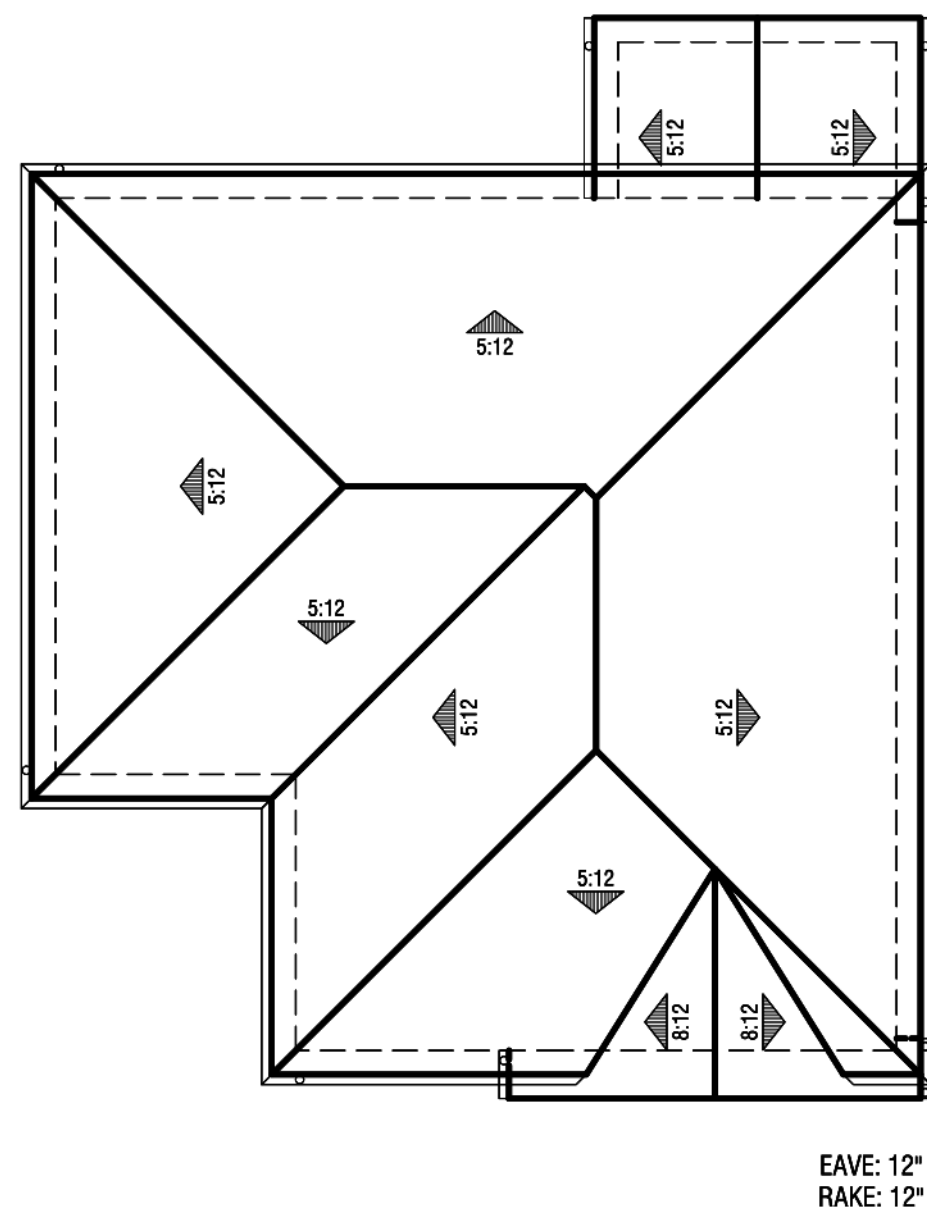
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Veneer: Manufactured Stone Veneer  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2C | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

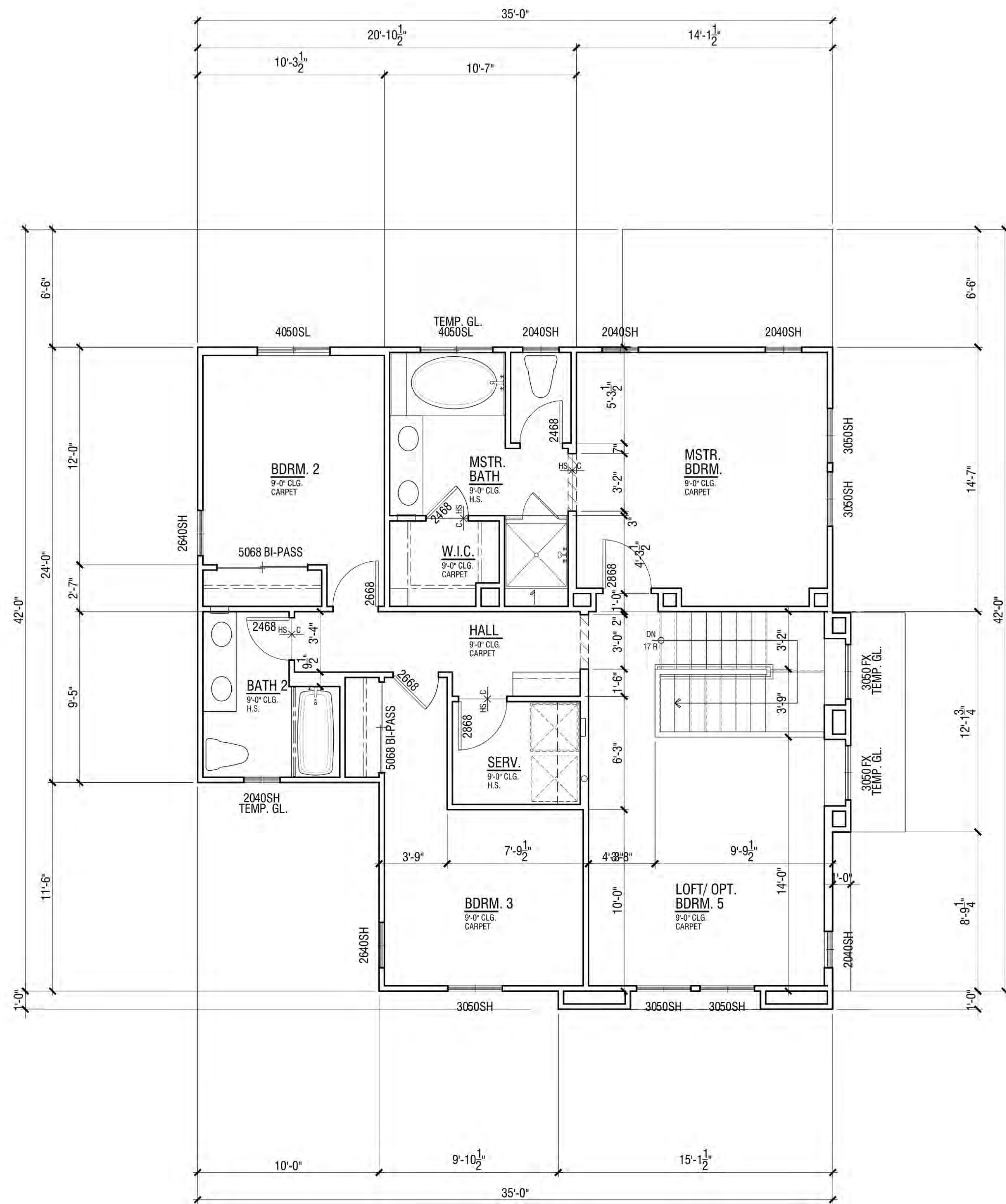
**ALVES RANCH**

PITTSBURG, CA

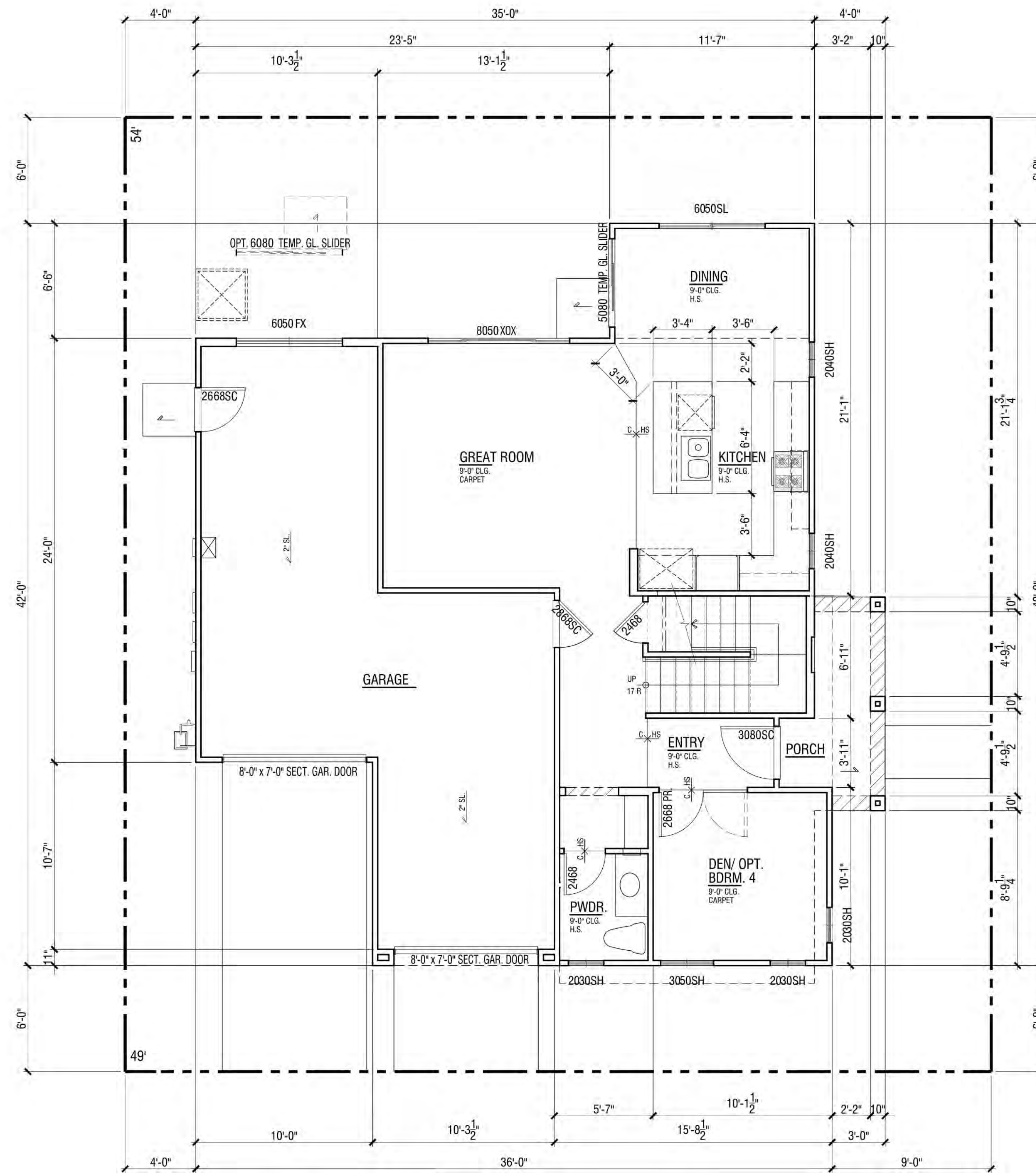
Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 11

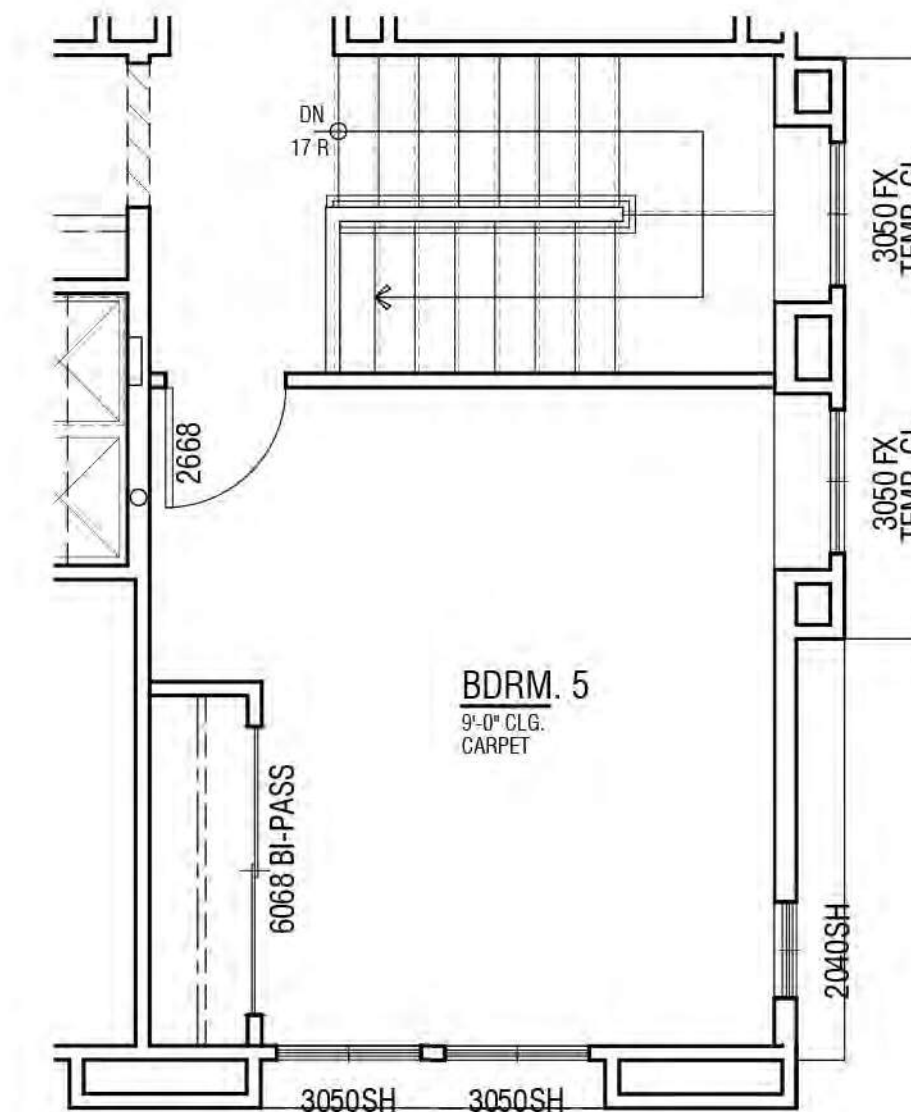




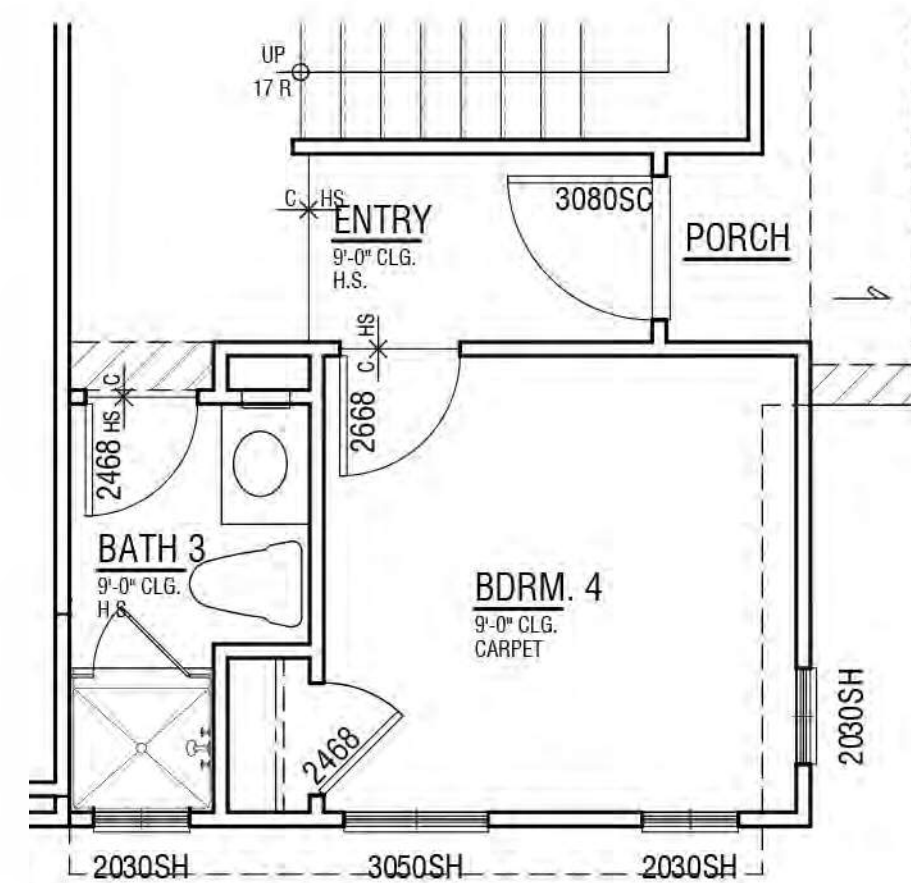
UPPER FLOOR PLAN



LOWER FLOOR PLAN



OPT. BEDROOM 5



OPT. BEDROOM 4

## FLOOR PLAN | PLAN 2XA

| FLOOR AREA TABLE    | PLAN 2XA     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 744 SQ. FT.  |
| UPPER FLOOR PLAN    | 1065 SQ. FT. |
| TOTAL               | 1809 SQ. FT. |
| 2-BAY GARAGE        | 455 SQ. FT.  |
| COVERED ENTRY/PORCH | 55 SQ. FT.   |

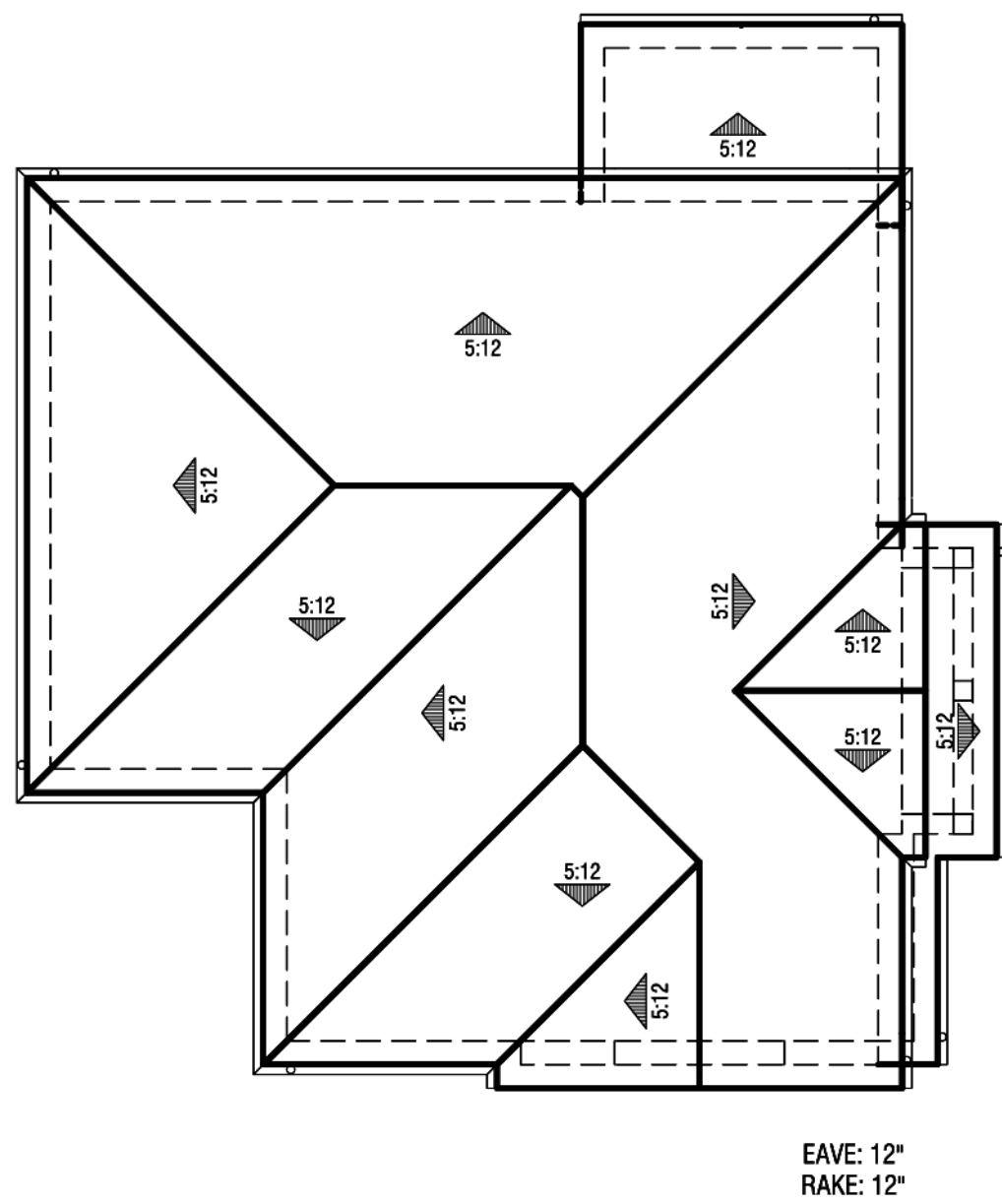
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2

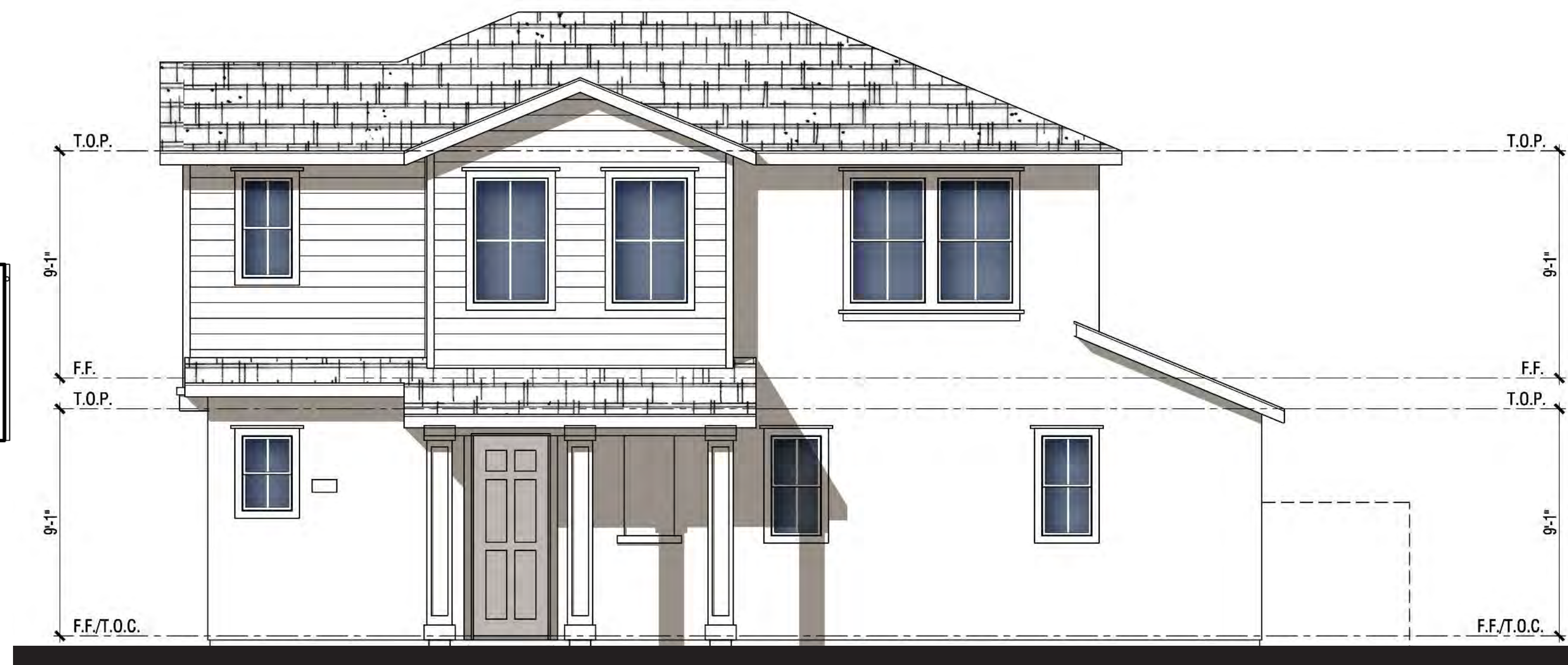
# ALVES RANCH

PITTSBURG, CA





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Gable: Horizontal Lap Siding  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2XA | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

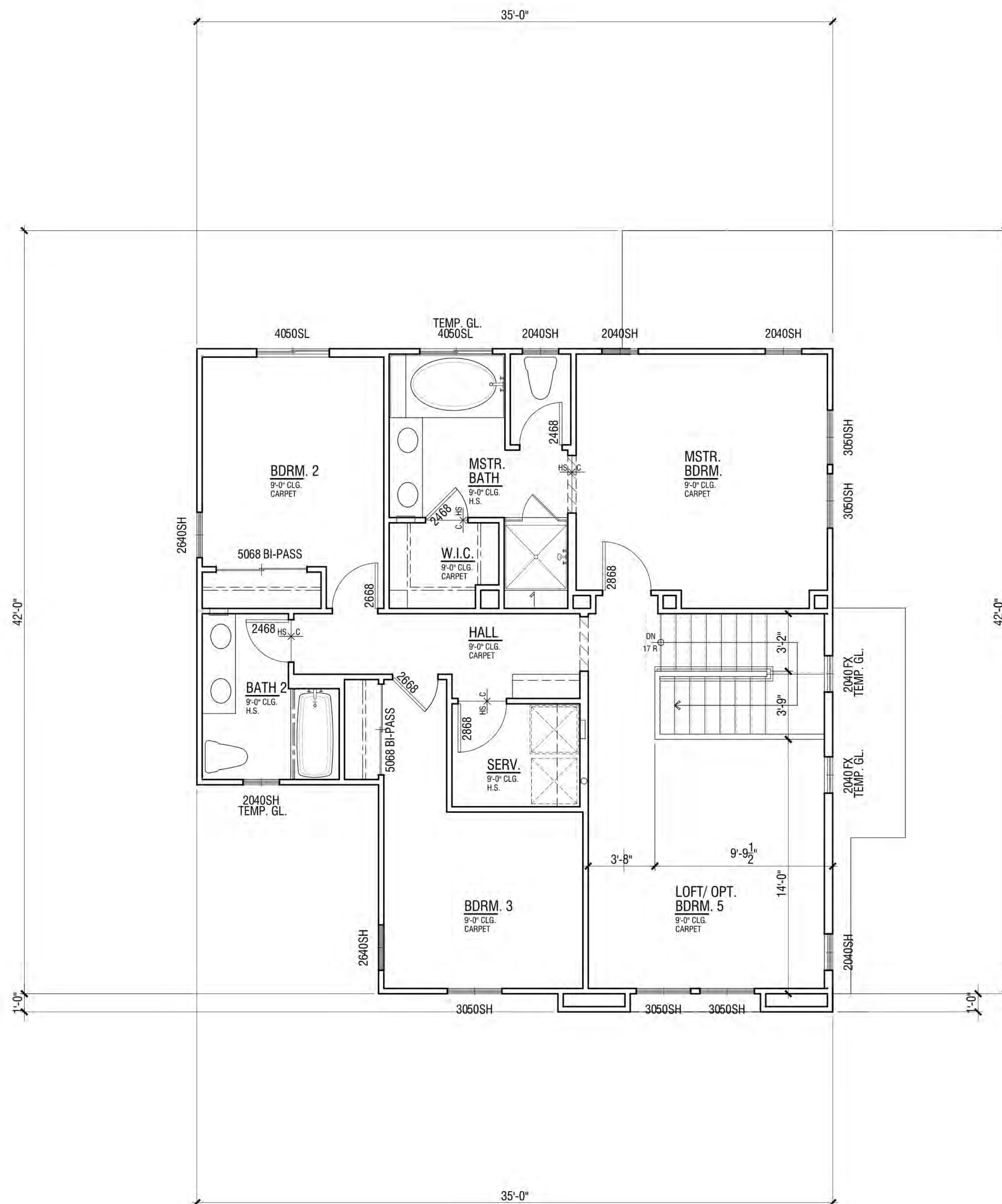
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 3





### UPPER FLOOR PLAN

## LOWER FLOOR PLAN

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA

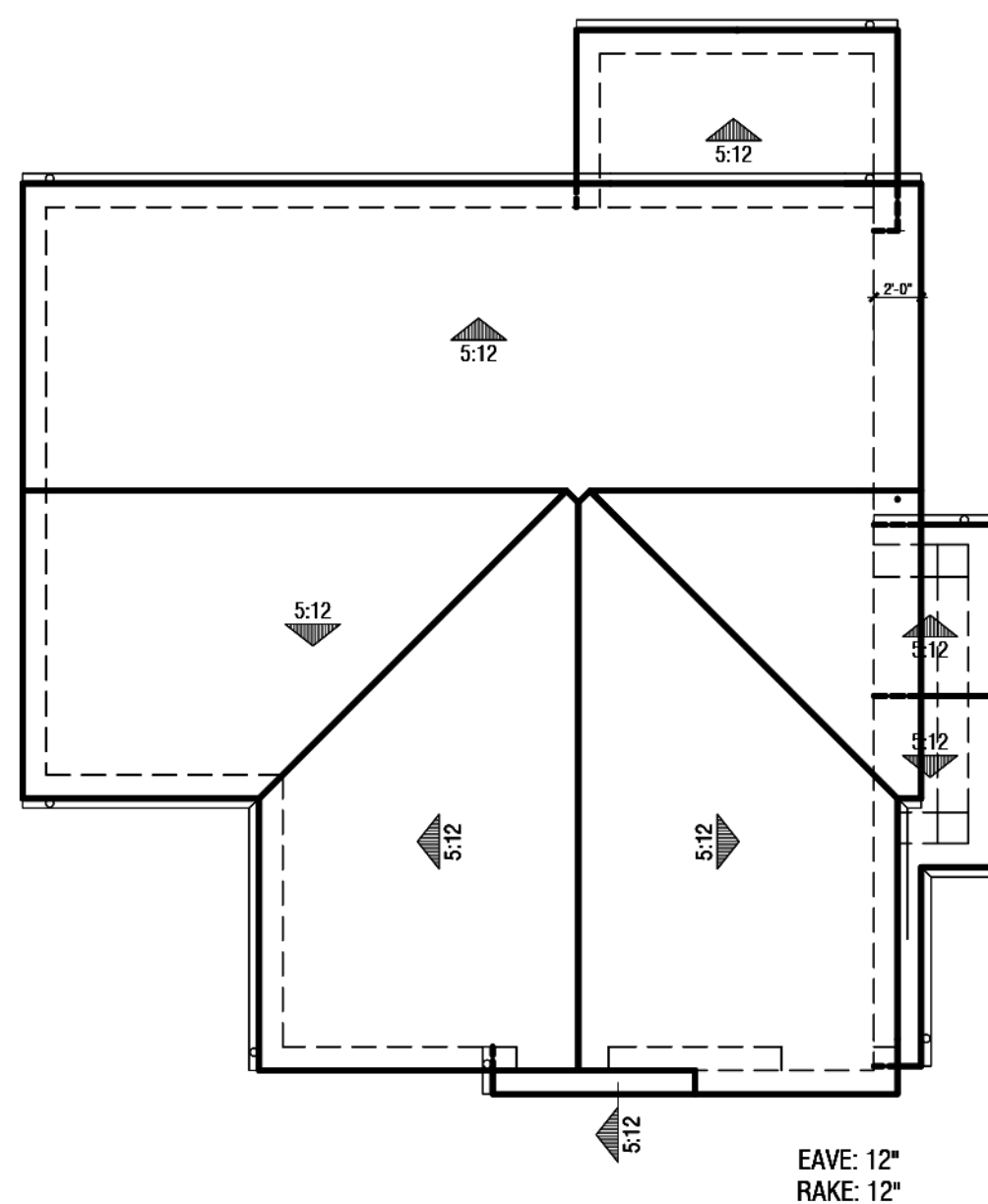
## FLOOR PLAN | PLAN 2XB

| FLOOR AREA TABLE    | PLAN 2XB     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 744 SQ. FT.  |
| UPPER FLOOR PLAN    | 1065 SQ. FT. |
| TOTAL               | 1809 SQ. FT. |
| 2-BAY GARAGE        | 455 SQ. FT.  |
| COVERED ENTRY/PORCH | 57 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION







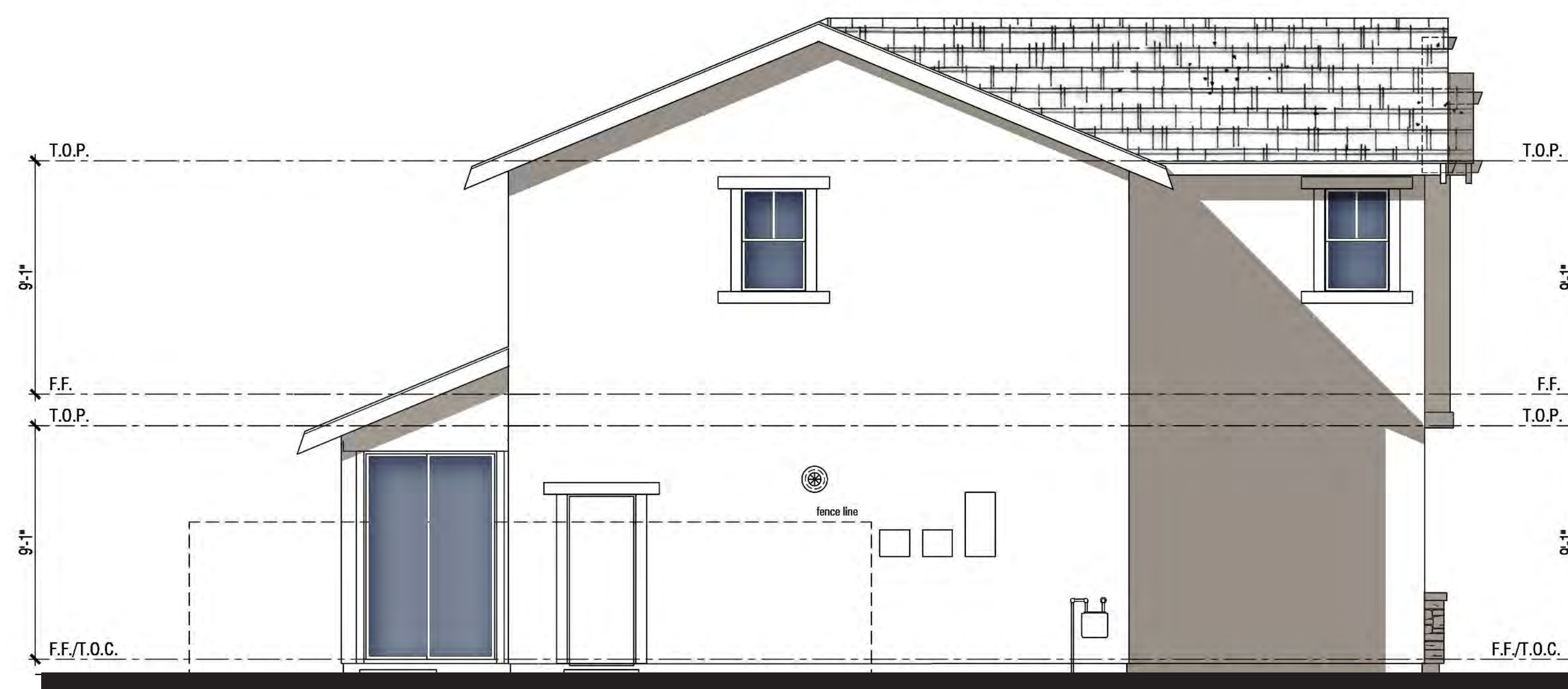
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

Roof: Composition Shingle  
 Fascia: 2X6 Wood Typical  
 Gable: Wood Outlookers with Board and Batten  
 Exterior: Stucco (16/20 Sand Finish)  
 Window & Door Trim: Stucco over Foam Trim per Elevation Style  
 Entry Door: Decorative Front Entry Door  
 Stone: Manufactured Stone Veneer  
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2XB | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

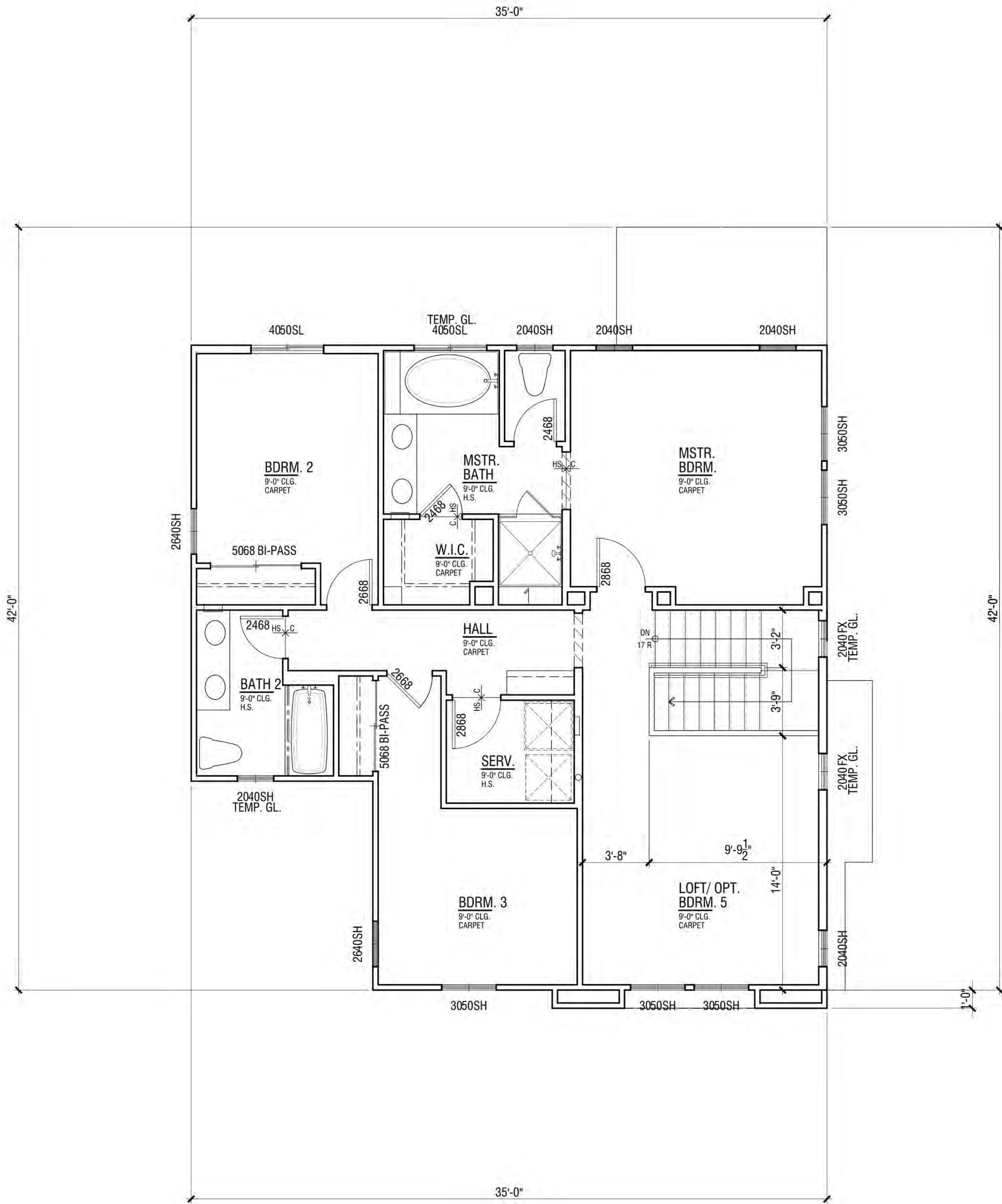
**ALVES RANCH**

PITTSBURG, CA

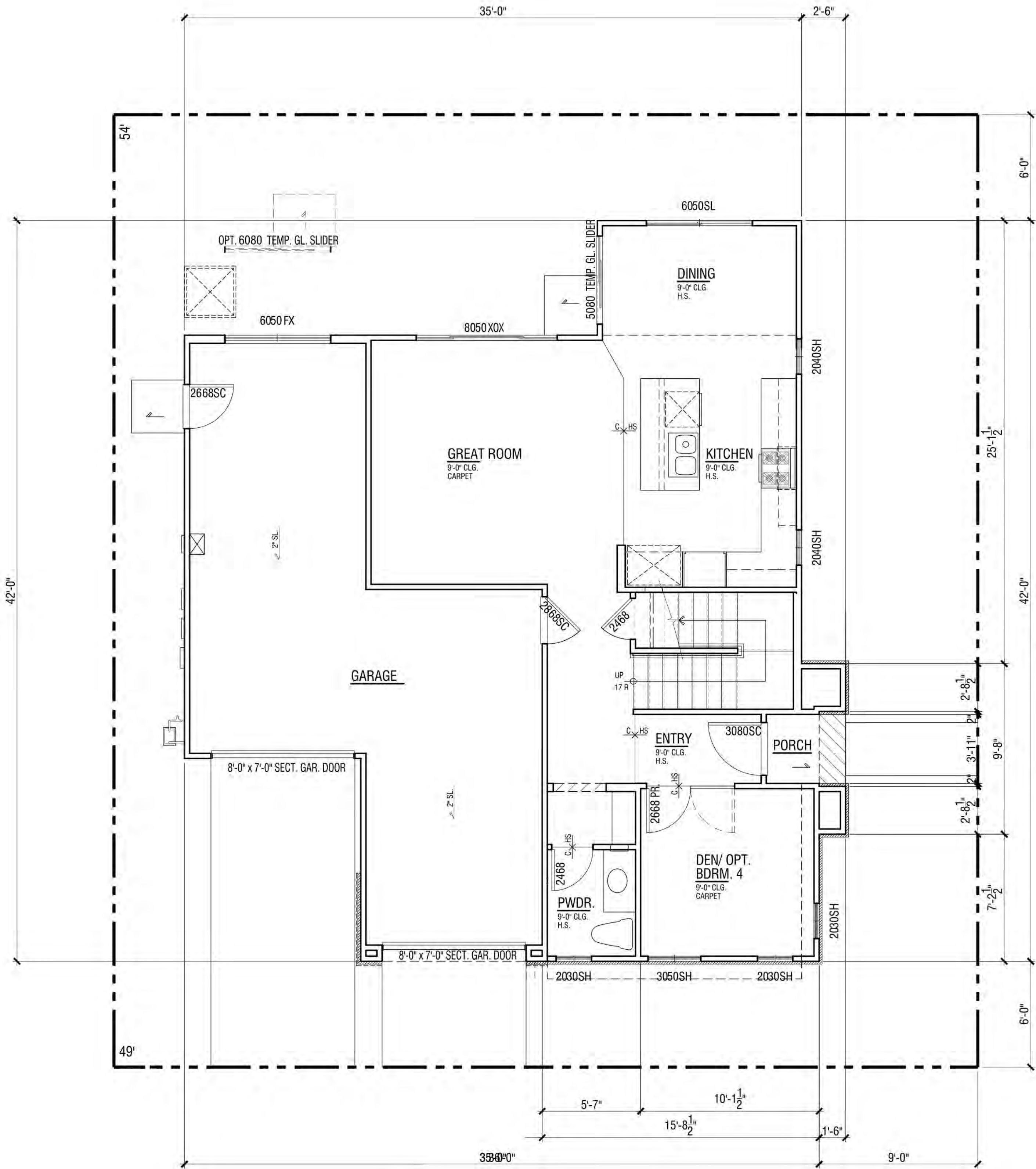
Scheme# 6

Note: Artist's Conception; Colors, Materials And Application May Vary.





UPPER FLOOR PLAN



LOWER FLOOR PLAN

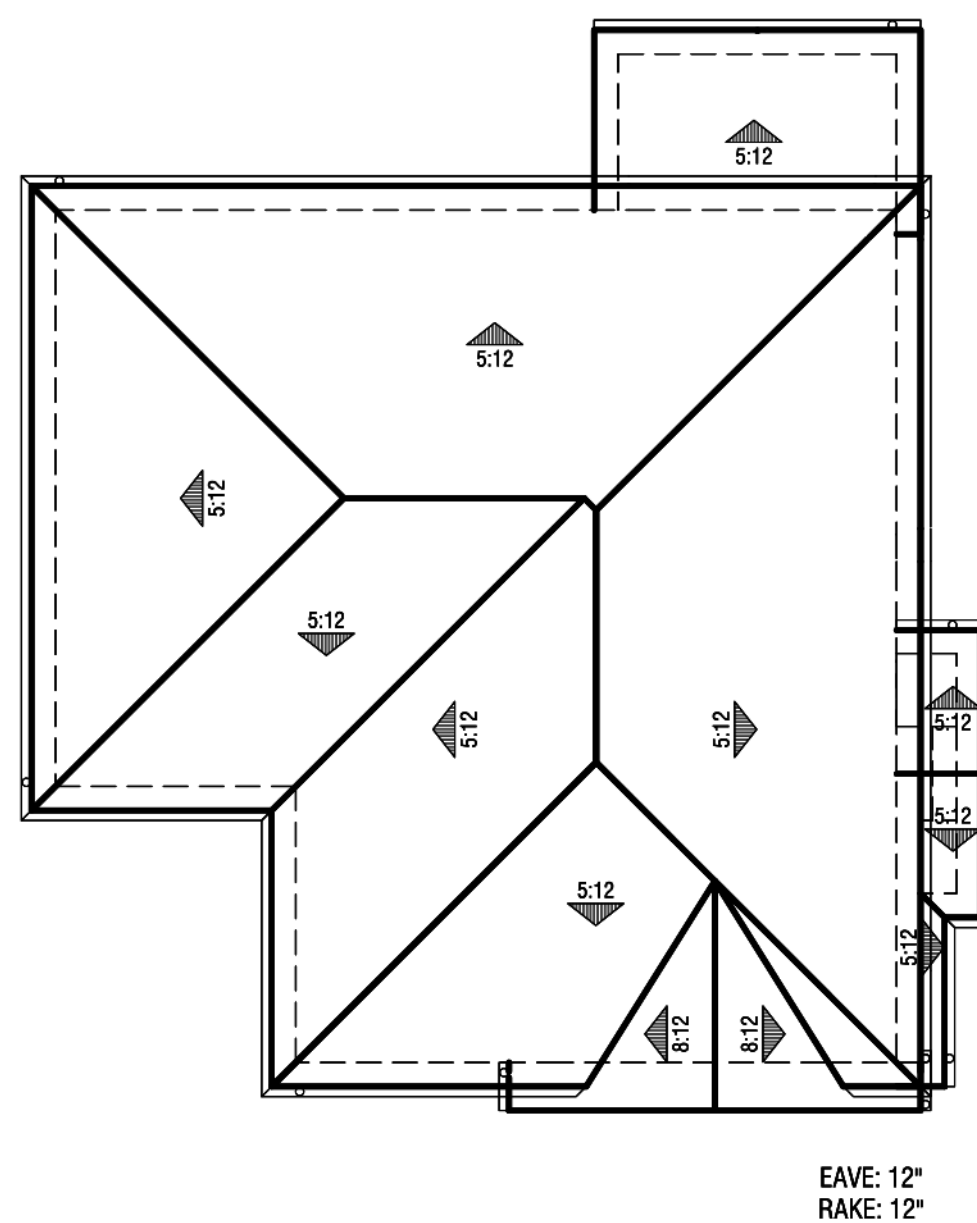
# FLOOR PLAN | PLAN 2XC

| FLOOR AREA TABLE    | PLAN 2XC     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 744 SQ. FT.  |
| UPPER FLOOR PLAN    | 1065 SQ. FT. |
| TOTAL               | 1809 SQ. FT. |
| 2-BAY GARAGE        | 455 SQ. FT.  |
| COVERED ENTRY/PORCH | 18 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2 ALVES RANCH PITTSBURG, CA





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Veneer: Manufactured Stone Veneer  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2XC | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

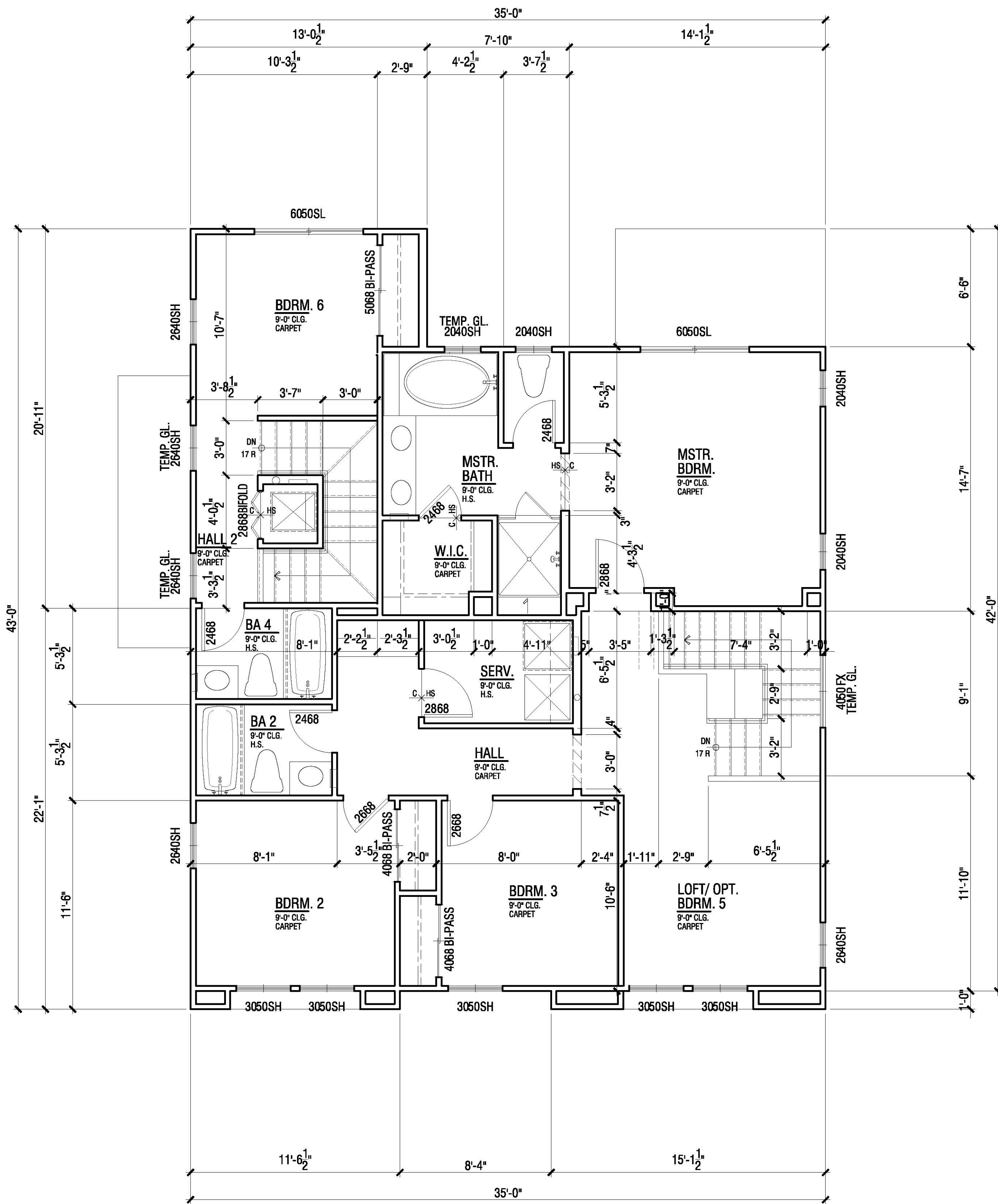
**ALVES RANCH**

PITTSBURG, CA

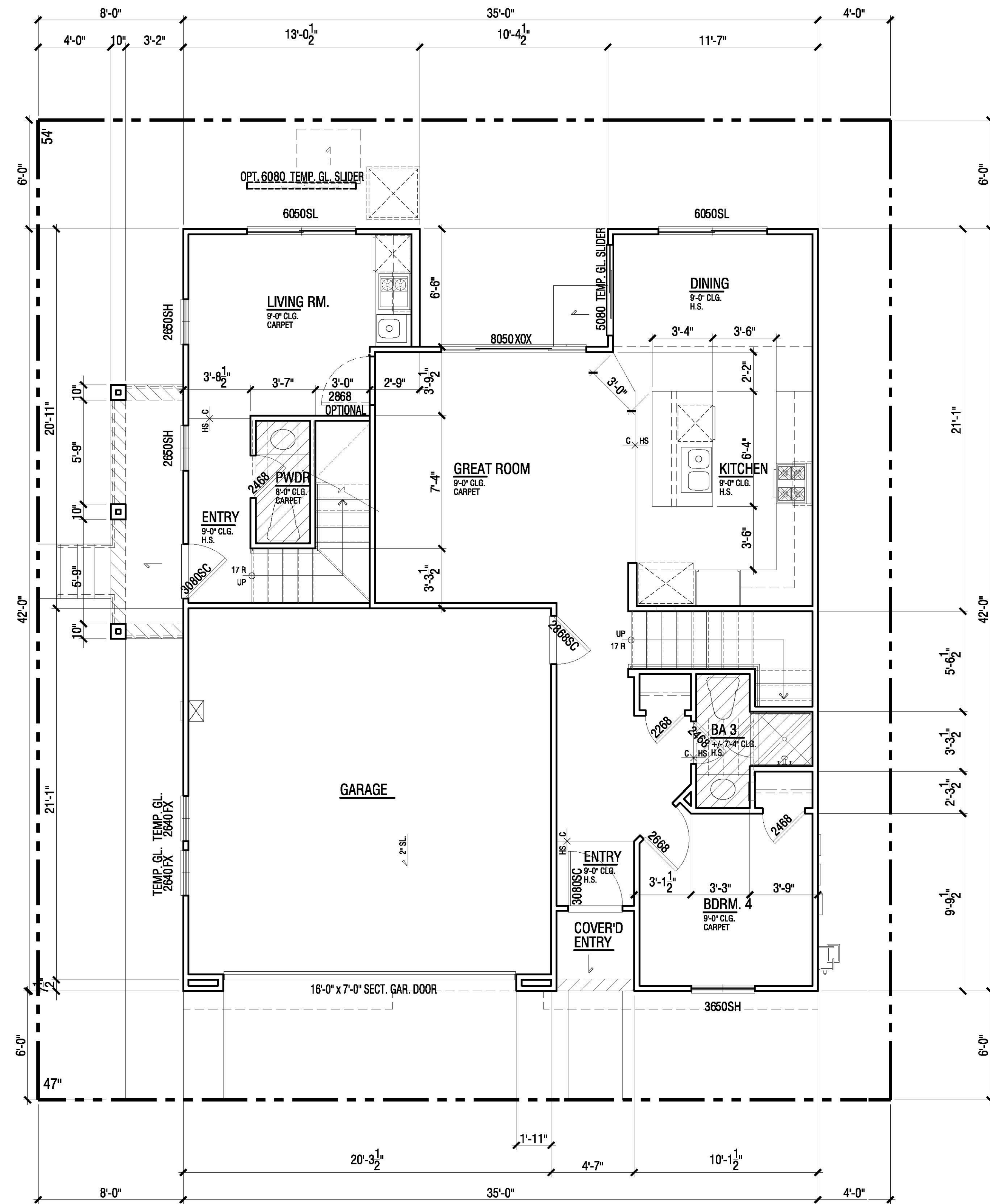
Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 10

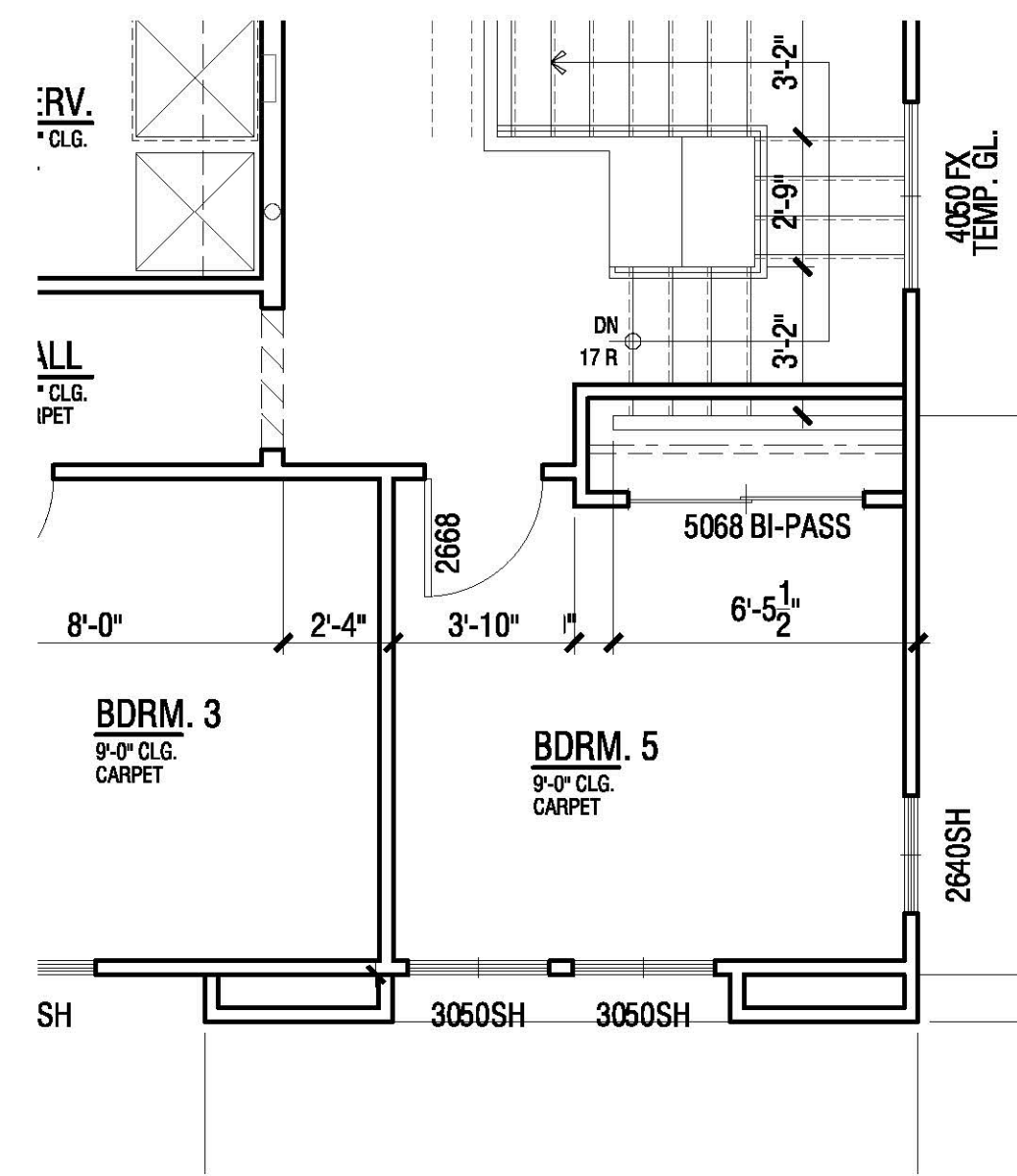




UPPER FLOOR PLAN



LOWER FLOOR PLAN



OPT. BEDROOM 5

FLOOR PLAN | PLAN 2ZA

| FLOOR AREA TABLE    | PLAN 2ZA     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1019 SQ. FT. |
| TOTAL               | 1740 SQ. FT. |
| 2-BAY GARAGE        | 416 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

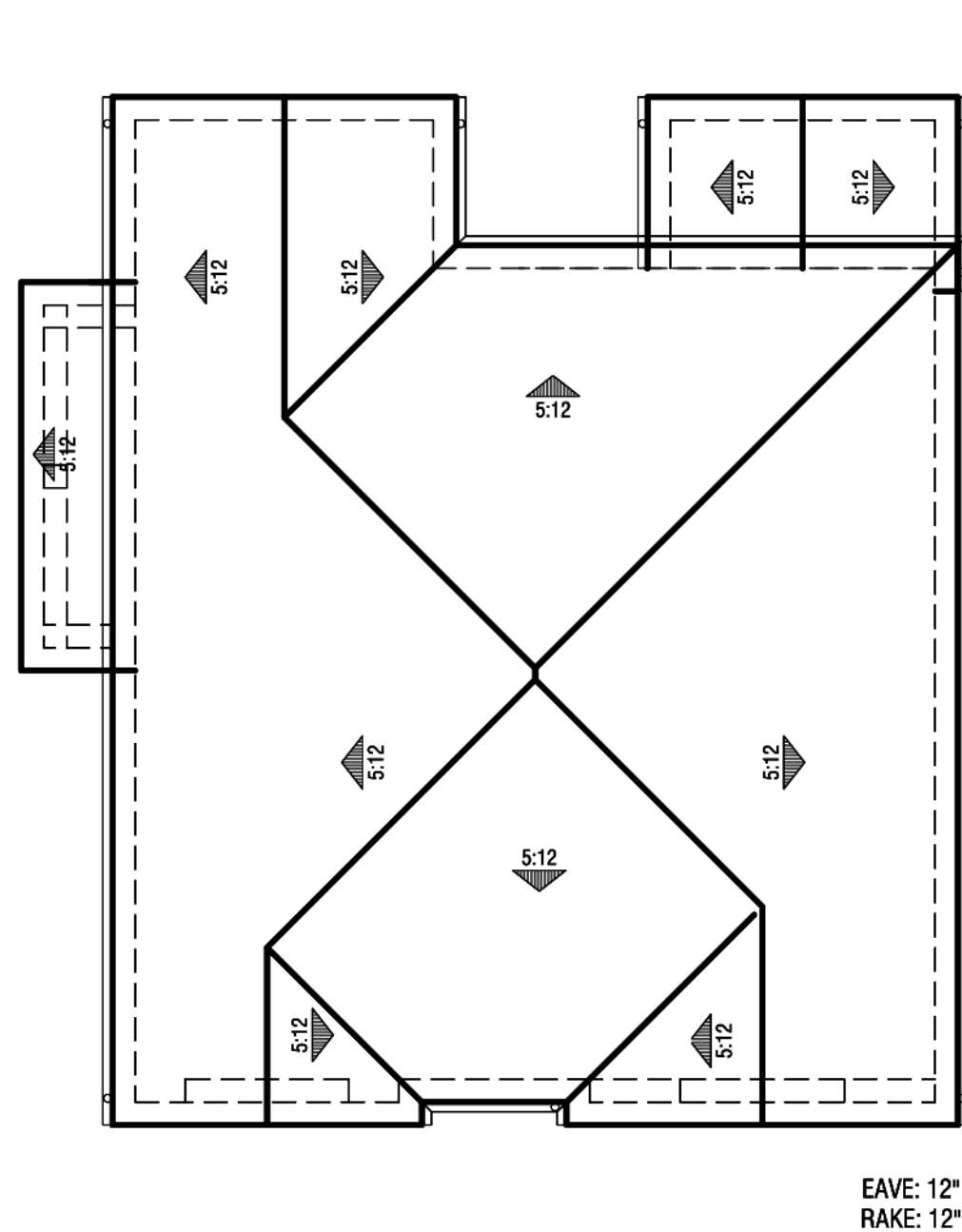
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE | PLAN 2ZA (ADU ) |
|------------------|-----------------|
| LOWER FLOOR PLAN | 232 SQ. FT.     |
| UPPER FLOOR PLAN | 220 SQ. FT.     |
| TOTAL            | 452 SQ. FT.     |

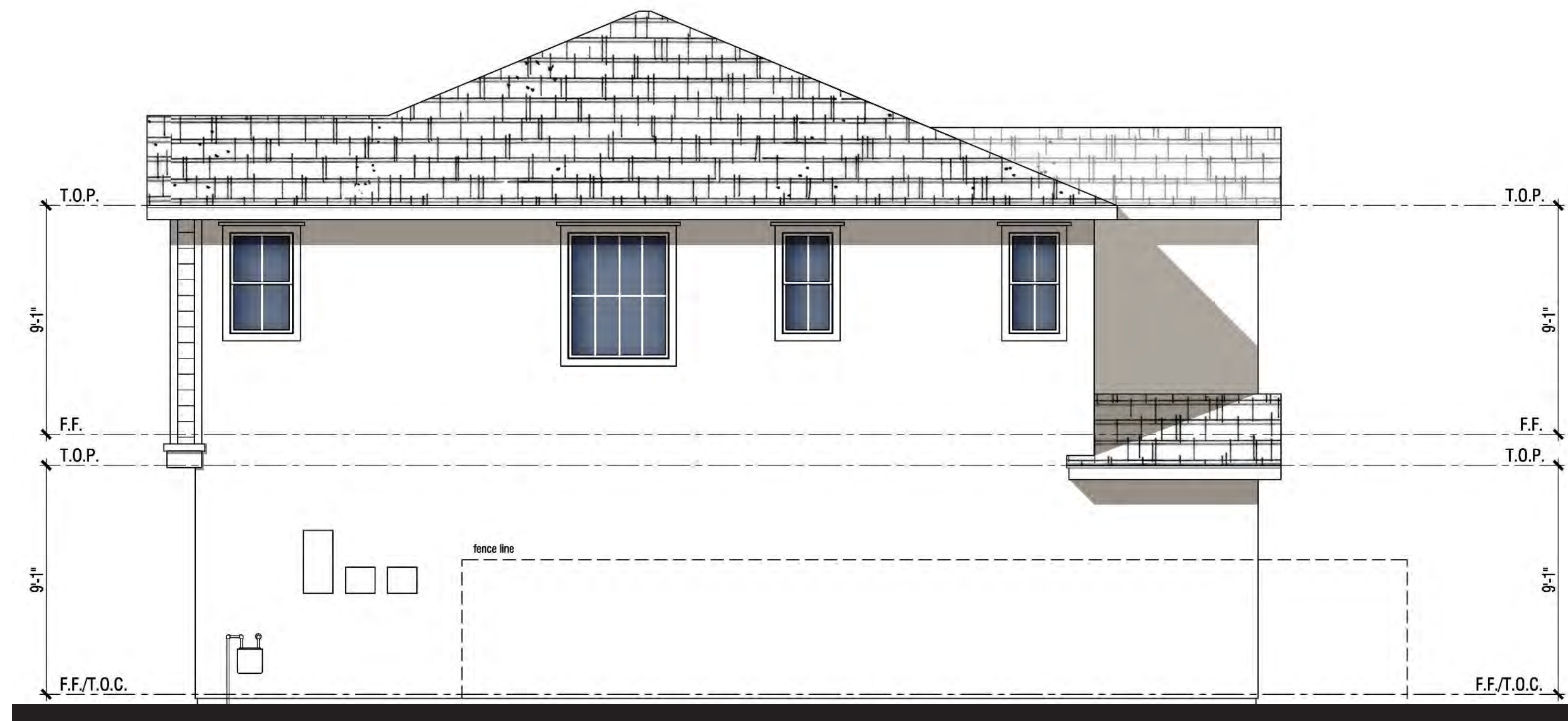
NEIGHBORHOOD D1 & D2  
ALVES RANCH  
PITTSBURG, CA







**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle  
 Fascia: 2X6 Wood Typical  
 Gable: Horizontal Lap Siding  
 Exterior: Stucco (16/20 Sand Finish)  
 Window & Door Trim: Stucco over Foam Trim per Elevation Style  
 Entry Door: Decorative Front Entry Door  
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 2ZA | ELEVATION WRAP & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

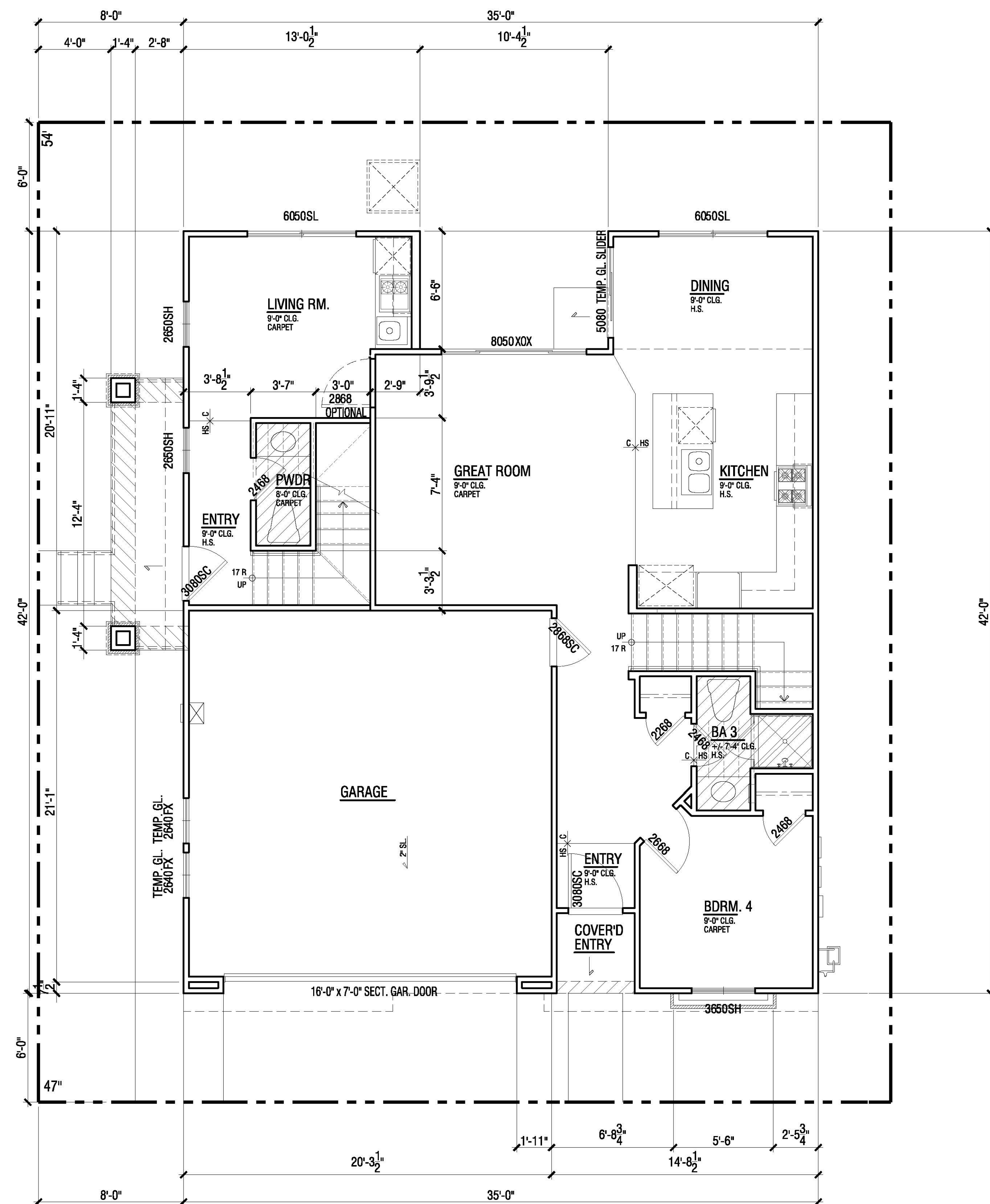
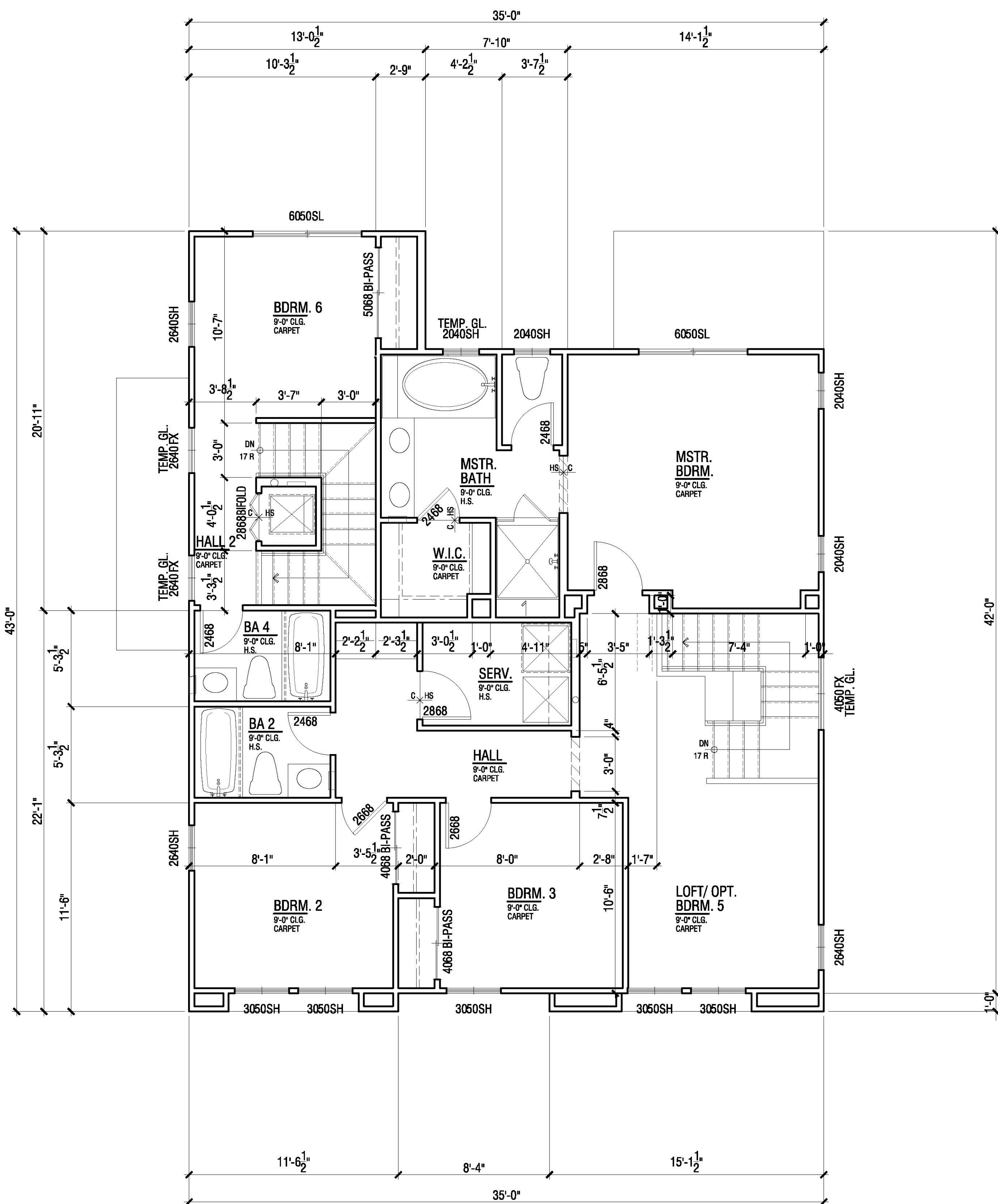
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 2





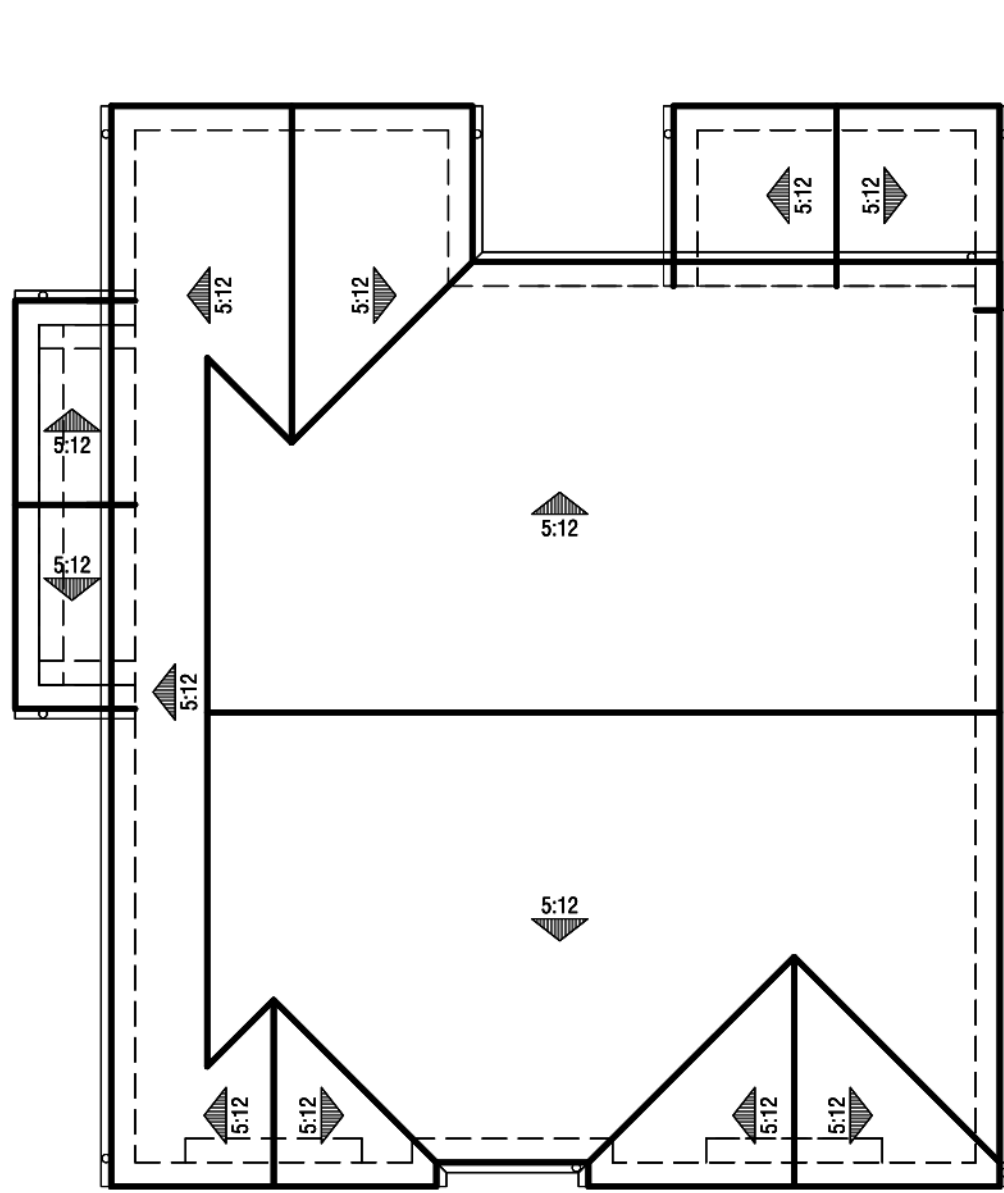
## FLOOR PLAN | PLAN 2ZB

| FLOOR AREA TABLE    | PLAN 2ZB     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1019 SQ. FT. |
| TOTAL               | 1740 SQ. FT. |
| 2-BAY GARAGE        | 416 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

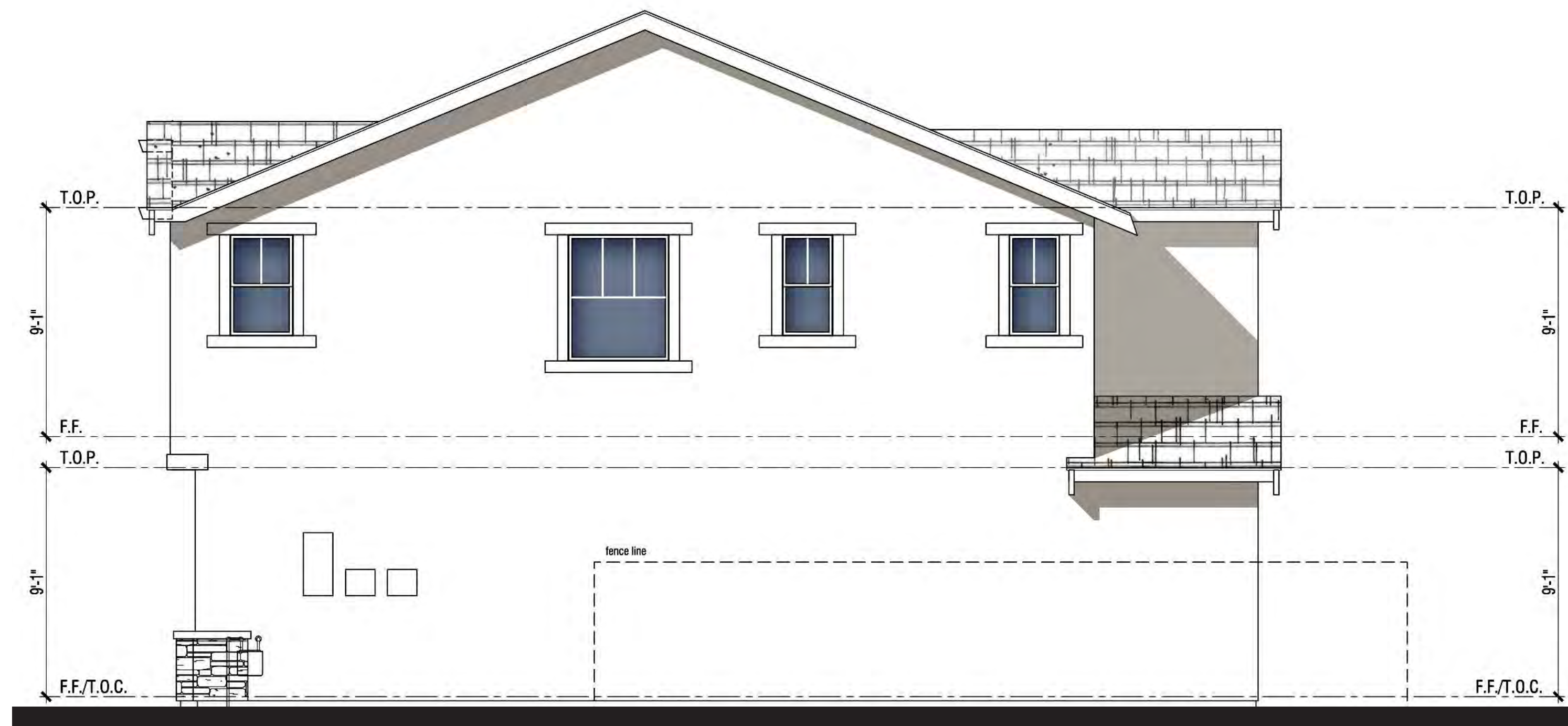
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE | PLAN 2ZB (ADU ) |
|------------------|-----------------|
| LOWER FLOOR PLAN | 232 SQ. FT.     |
| UPPER FLOOR PLAN | 220 SQ. FT.     |
| TOTAL            | 452 SQ. FT.     |





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 8

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Wood Outlookers with Board and Batten
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Stone: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

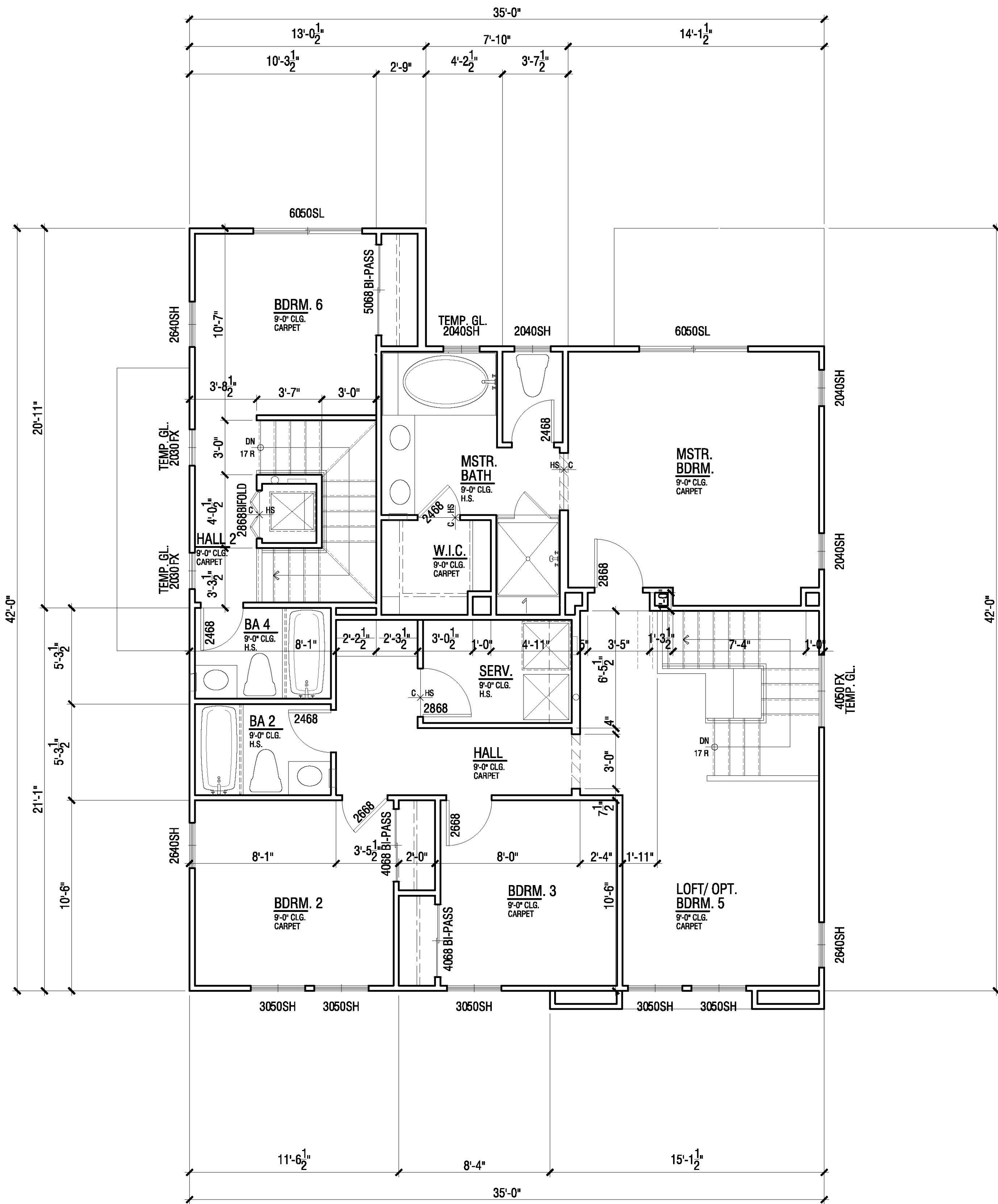
**PLAN 22B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

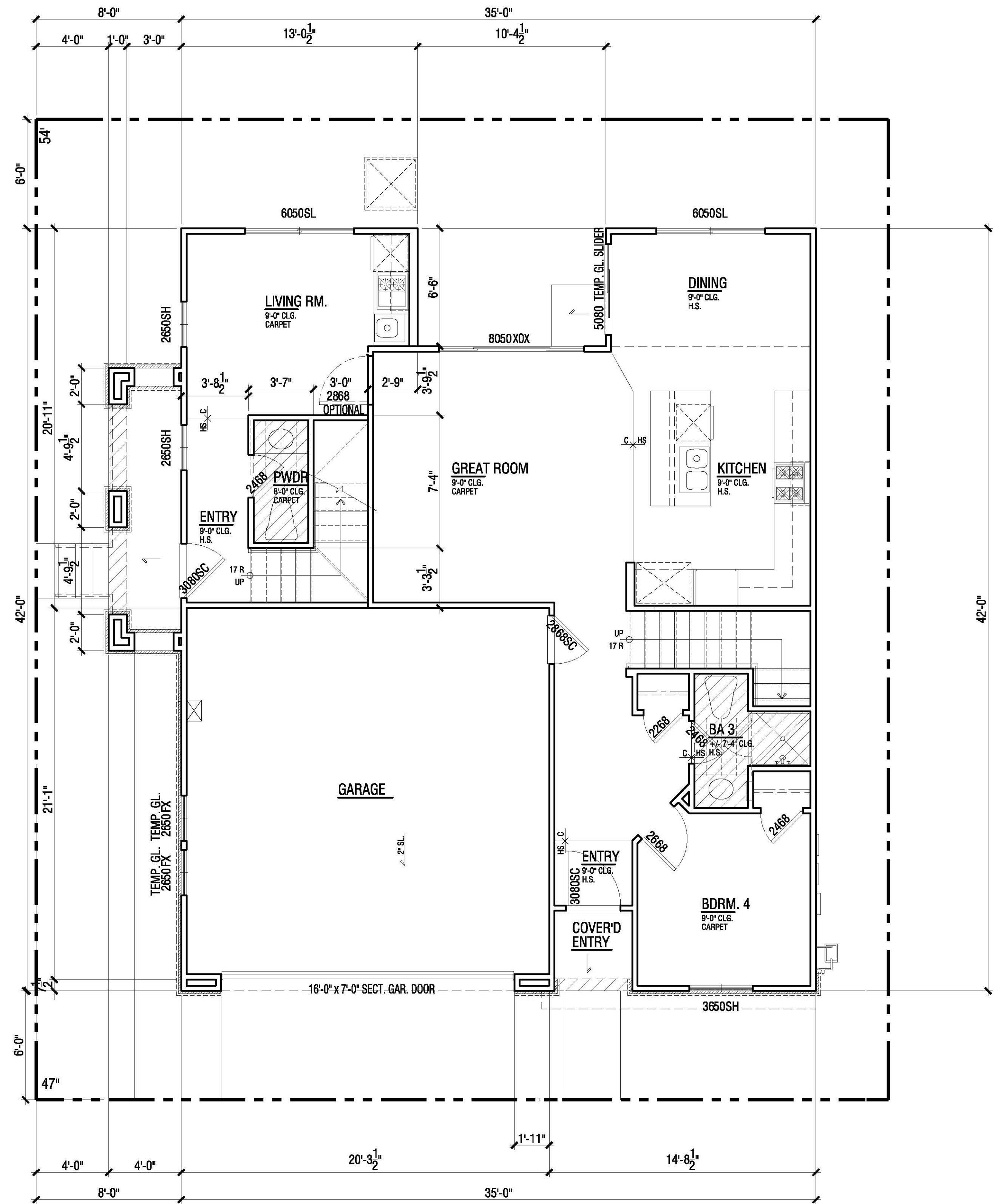
**ALVES RANCH**

PITTSBURG, CA





UPPER FLOOR PLAN



LOWER FLOOR PLAN

FLOOR PLAN | PLAN 2ZC

| FLOOR AREA TABLE    | PLAN 2ZC     |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 721 SQ. FT.  |
| UPPER FLOOR PLAN    | 1019 SQ. FT. |
| TOTAL               | 1740 SQ. FT. |
| 2-BAY GARAGE        | 416 SQ. FT.  |
| COVERED ENTRY/PORCH | 19 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE | PLAN 2ZC (ADU ) |
|------------------|-----------------|
| LOWER FLOOR PLAN | 232 SQ. FT.     |
| UPPER FLOOR PLAN | 220 SQ. FT.     |
| TOTAL            | 452 SQ. FT.     |

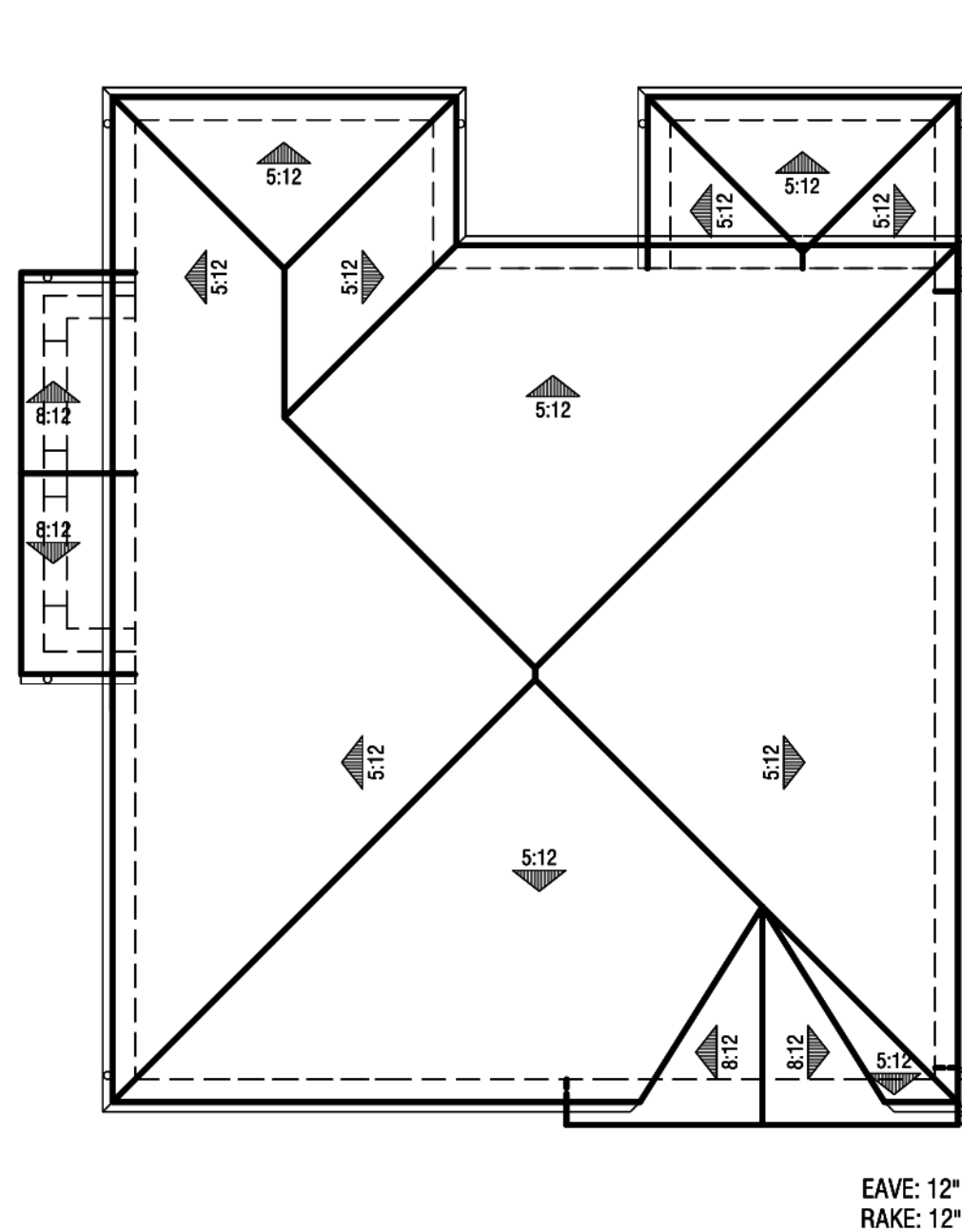
SCALE: 1/4" = 1'- 0"

NEIGHBORHOOD D1 & D2

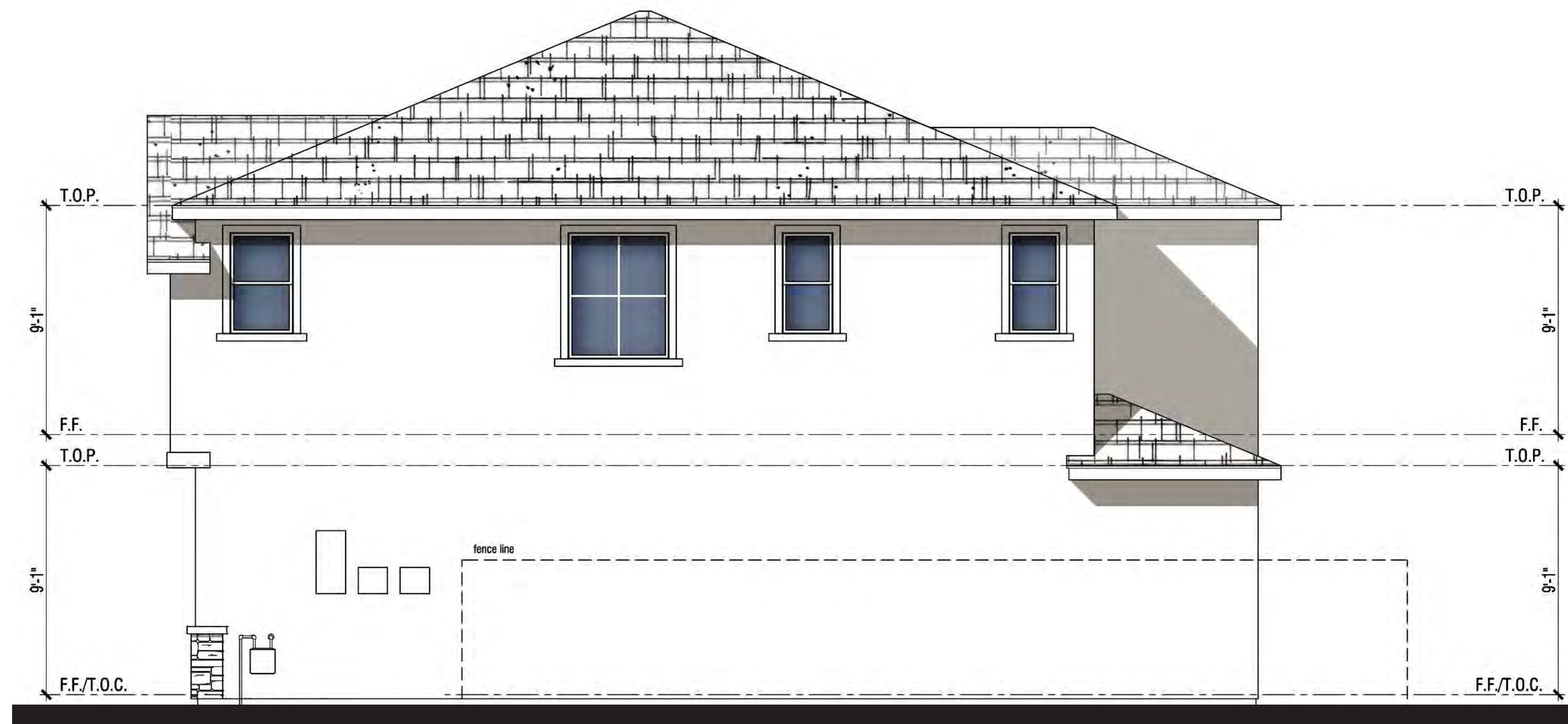
ALVES RANCH

PITTSBURG, CA





**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL      STYLE ELEMENTS 'C' COTTAGE**

- |                     |                                                          |
|---------------------|----------------------------------------------------------|
| Roof:               | Composition Shingle                                      |
| Fascia:             | 2X6 Wood Typical                                         |
| Exterior:           | Stucco (16/20 Sand Finish)                               |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style                |
| Entry Door:         | Decorative Front Entry Door                              |
| Veneer:             | Manufactured Stone Veneer                                |
| Garage Door:        | Decorative Metal Roll-Up Garage Door per Elevation Style |

**PLAN 22C | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

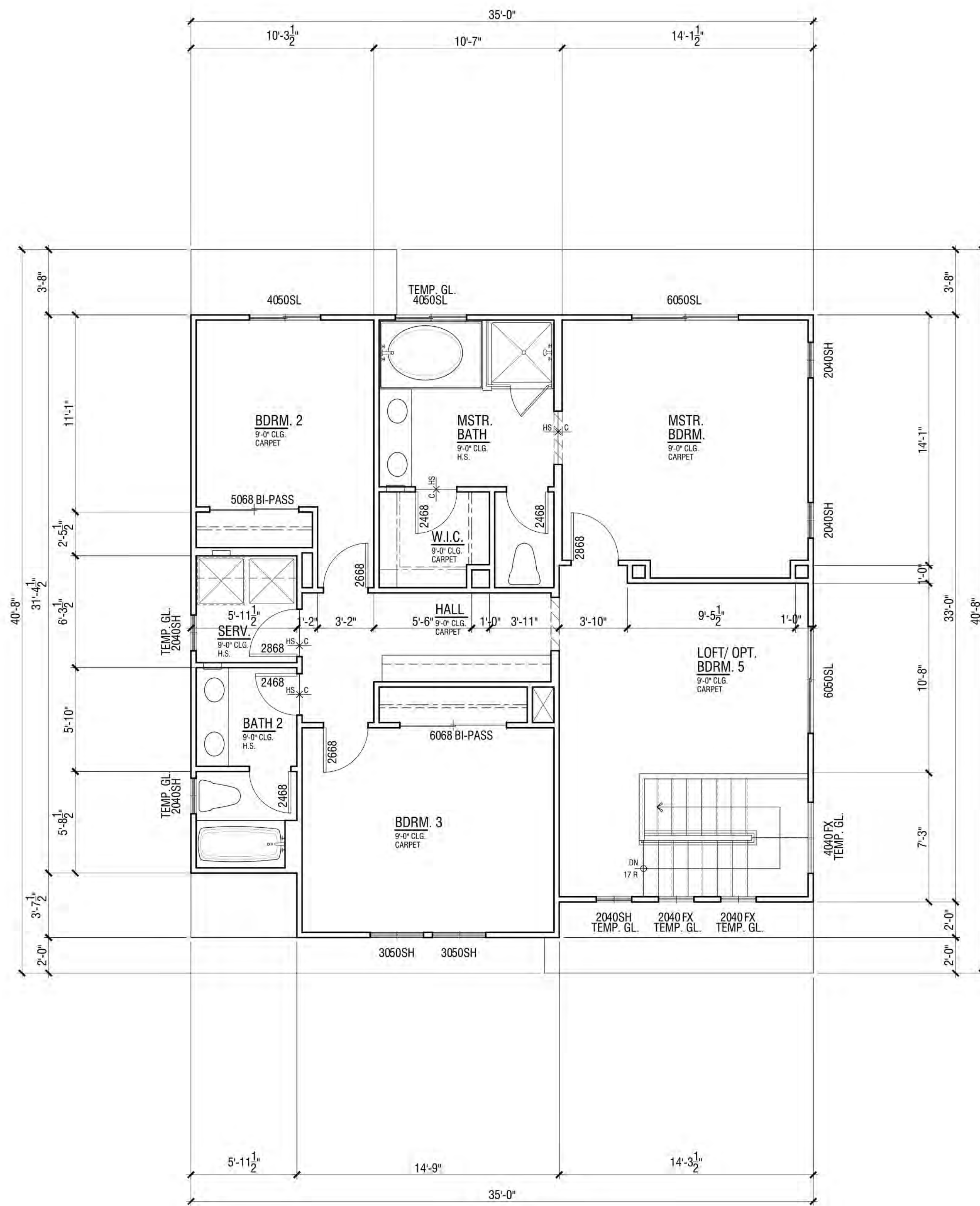
**ALVES RANCH**

PITTSBURG, CA

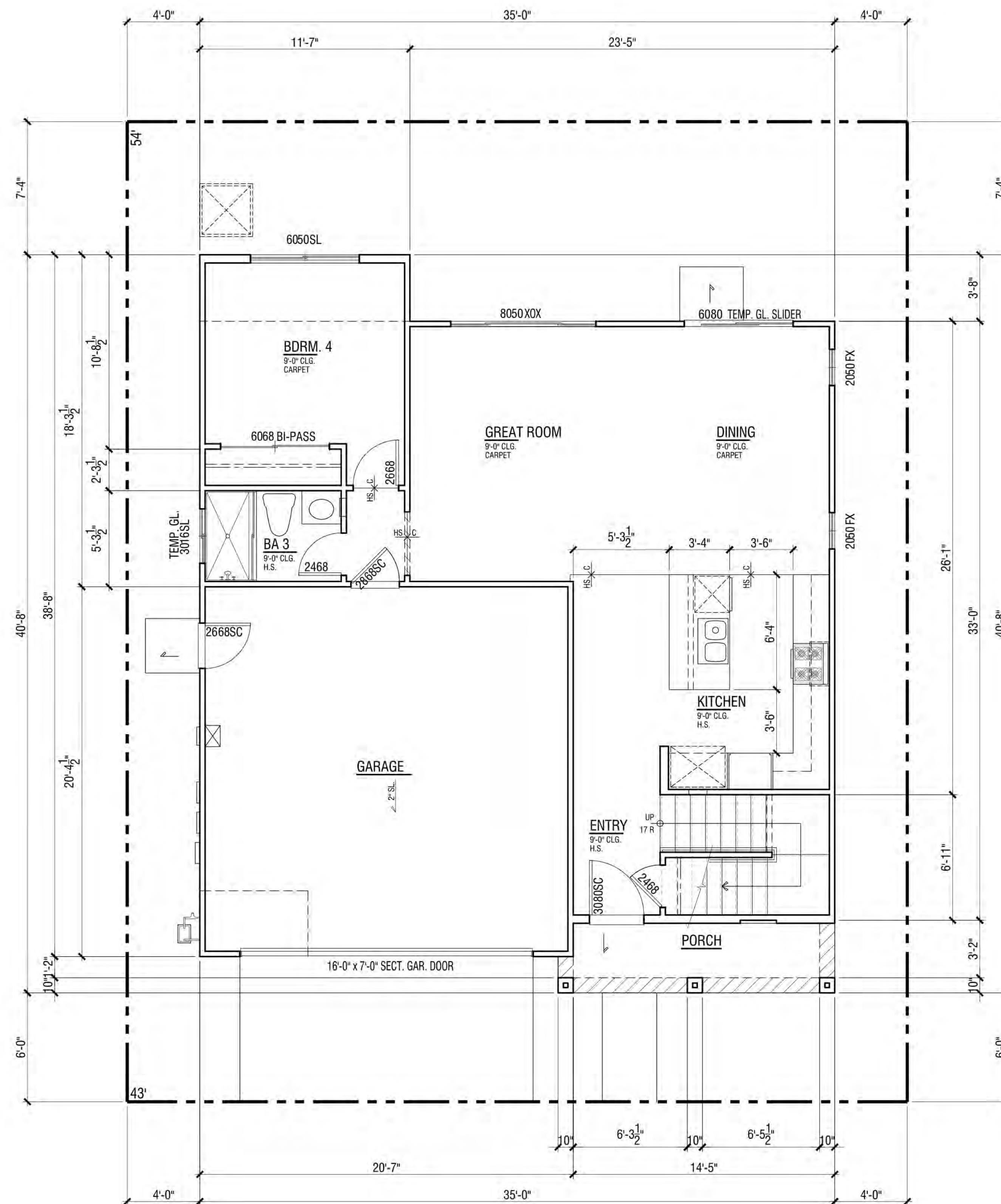
Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 12

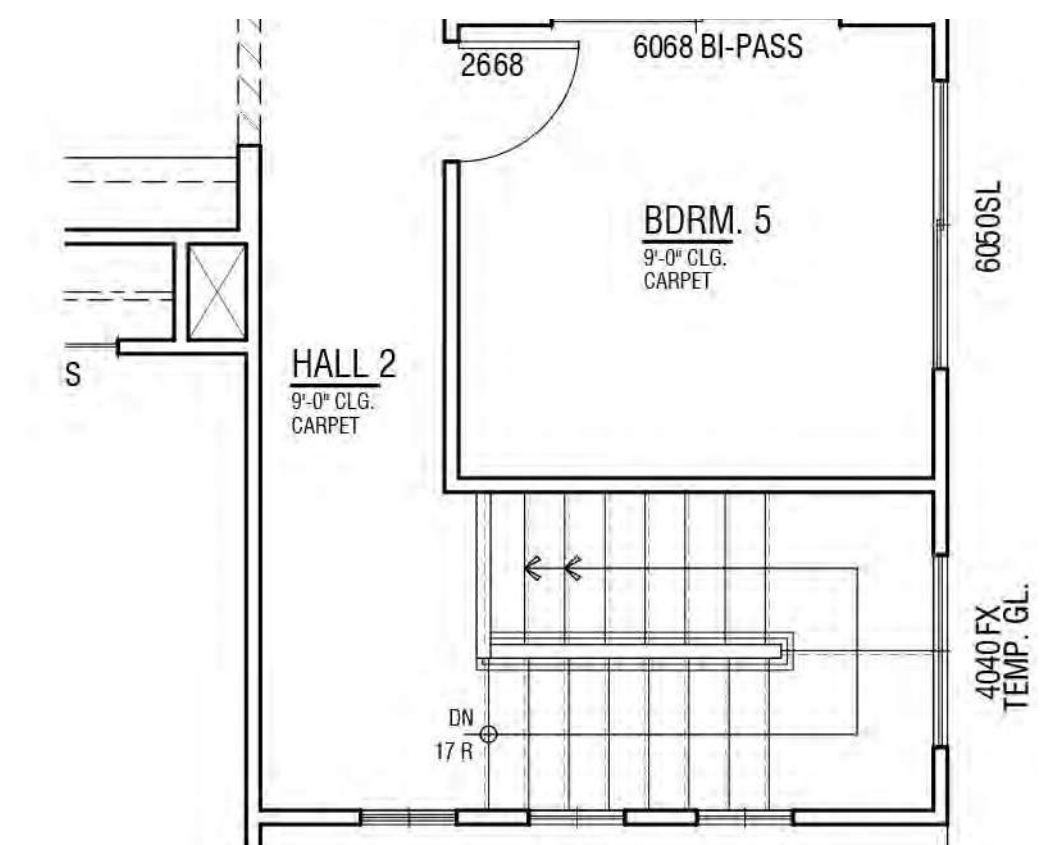




UPPER FLOOR PLAN



LOWER FLOOR PLAN



OPT. BEDROOM 5

## FLOOR PLAN | PLAN 3A

| FLOOR AREA TABLE    | PLAN 3A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 825 SQ. FT.  |
| UPPER FLOOR PLAN    | 1109 SQ. FT. |
| TOTAL               | 1934 SQ. FT. |
| 2-BAY GARAGE        | 414 SQ. FT.  |
| COVERED ENTRY/PORCH | 58 SQ. FT.   |

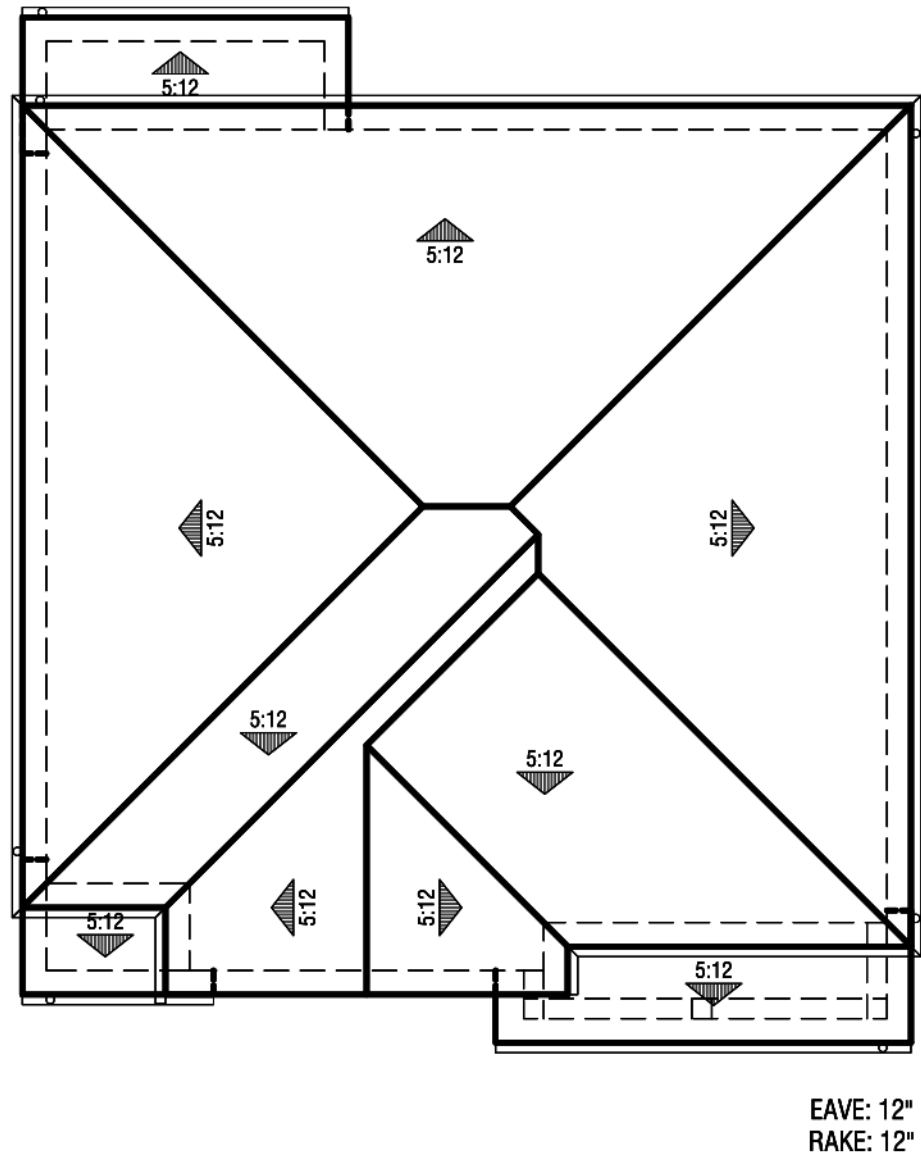
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD D1 & D2

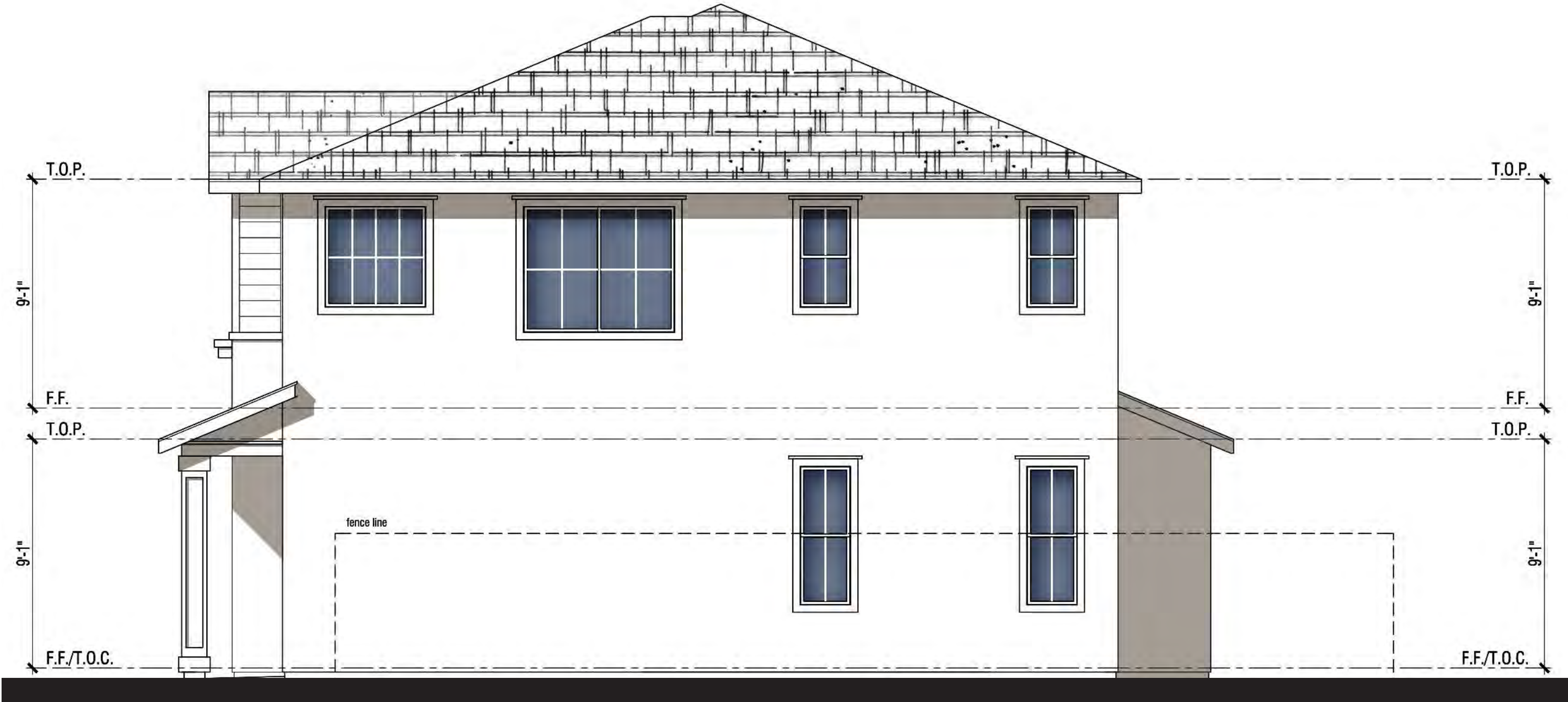
ALVES RANCH

PITTSBURG, CA





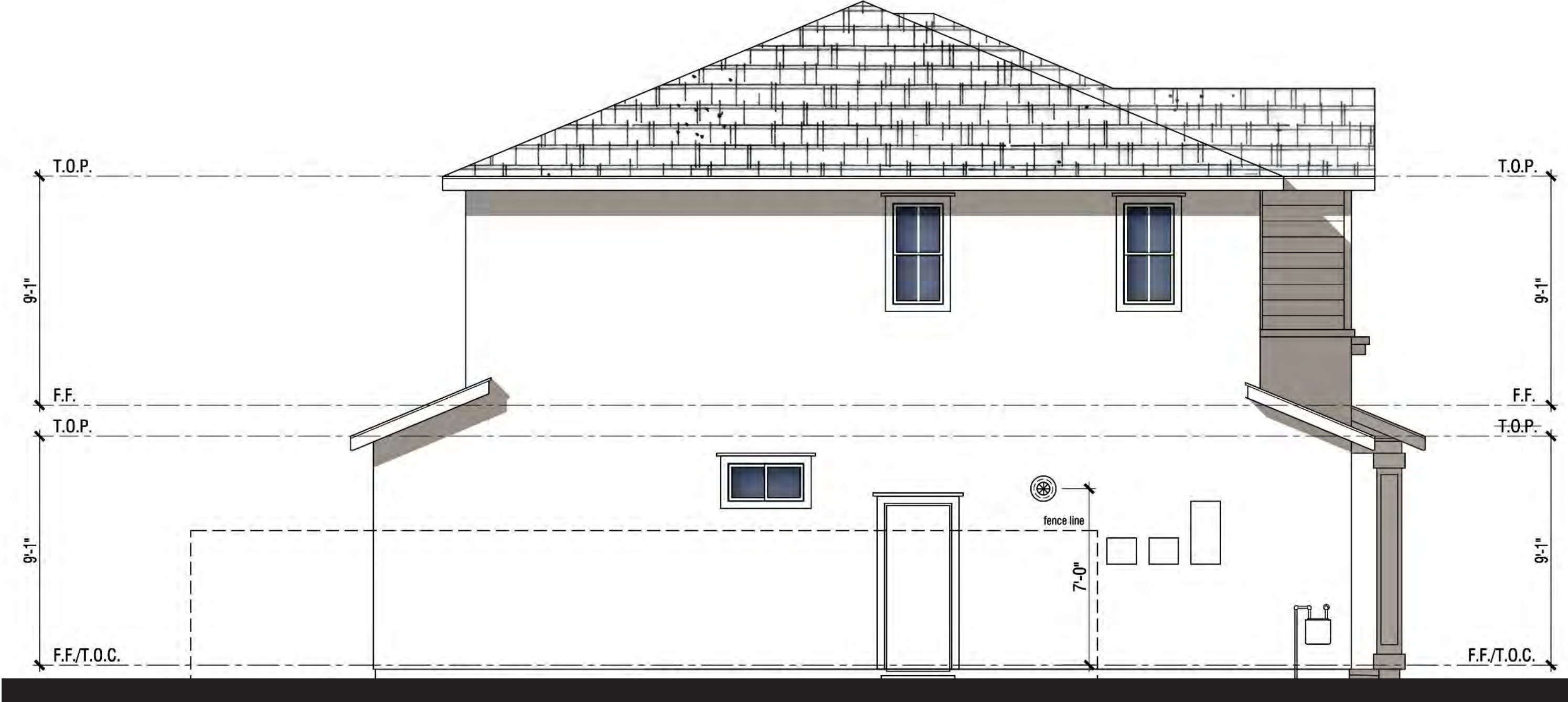
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'A' TRADITIONAL**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 3A | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

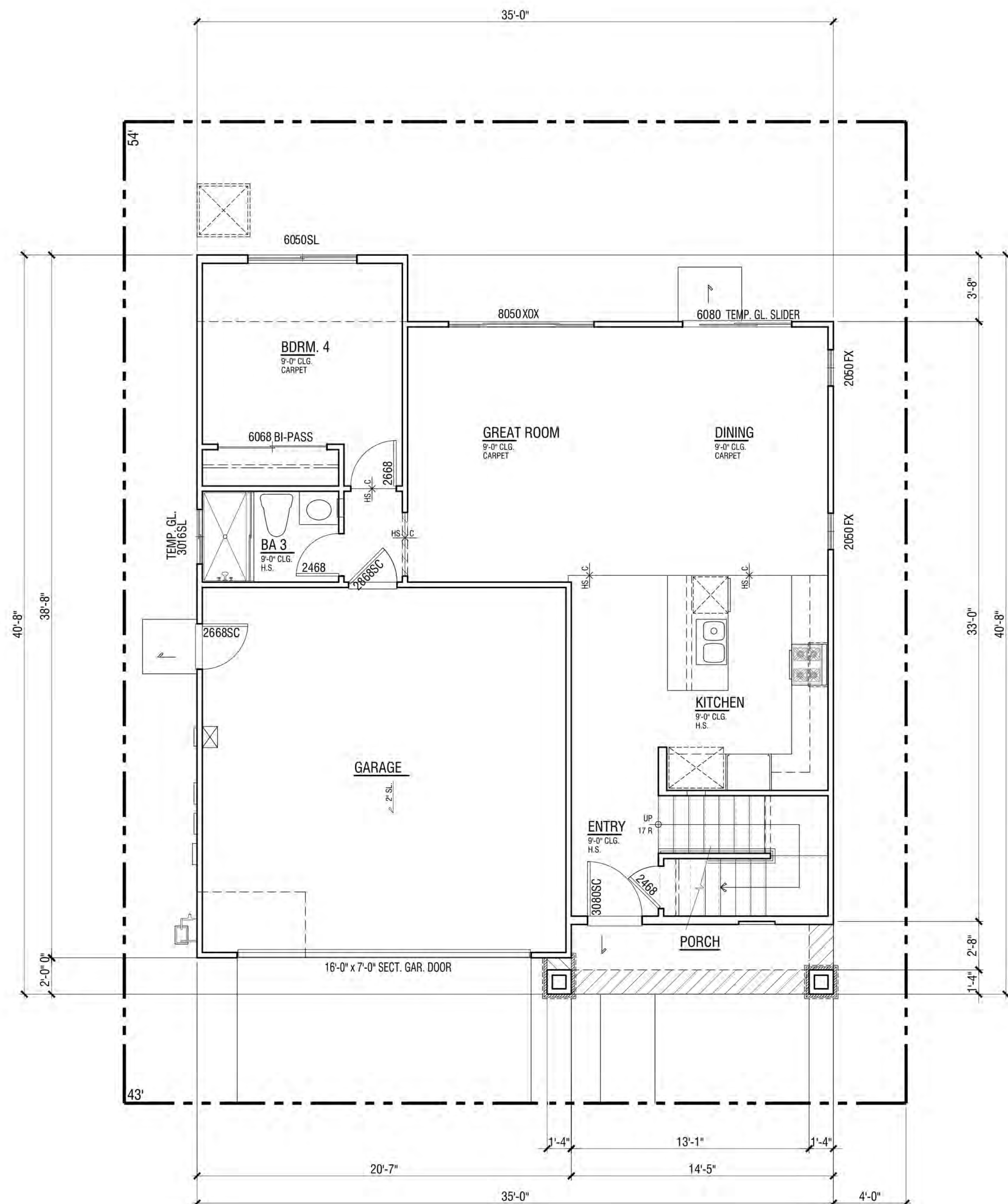
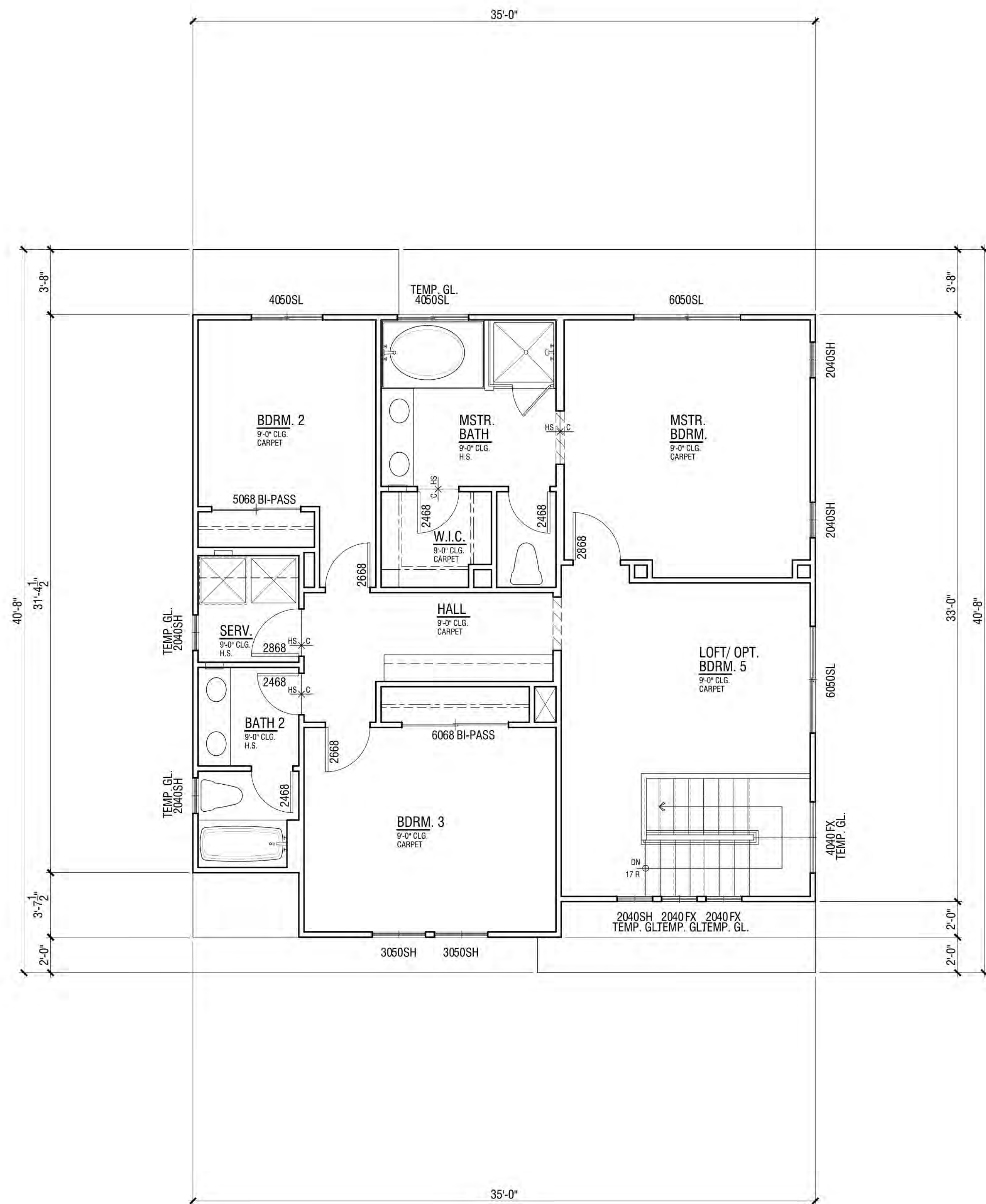
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 4





## FLOOR PLAN | PLAN 3B

| FLOOR AREA TABLE    | PLAN 1B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 825 SQ. FT.  |
| UPPER FLOOR PLAN    | 1109 SQ. FT. |
| TOTAL               | 1934 SQ. FT. |
| 2-BAY GARAGE        | 414 SQ. FT.  |
| COVERED ENTRY/PORCH | 58 SQ. FT.   |

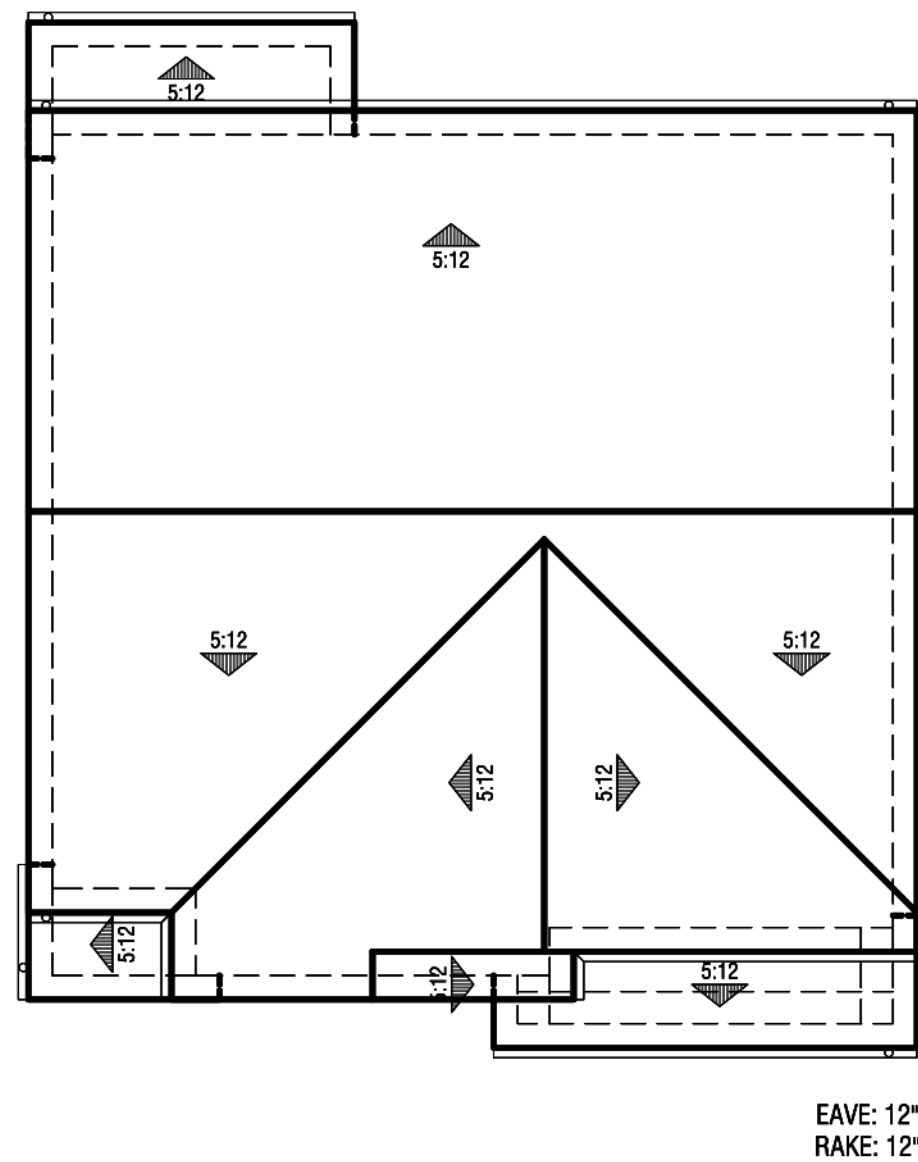
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

# NEIGHBORHOOD D1 & D2

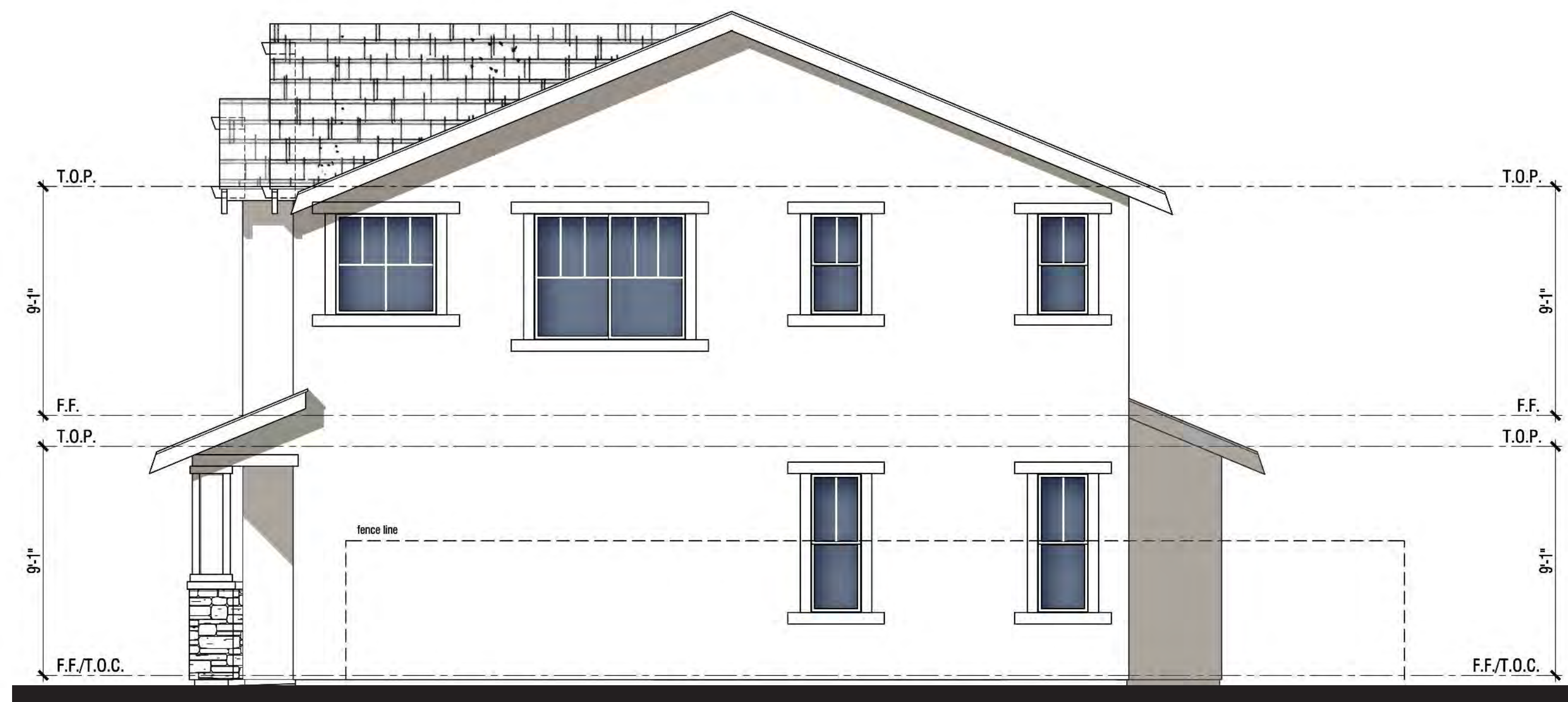
## ALVES RANCH

PITTSBURG, CA





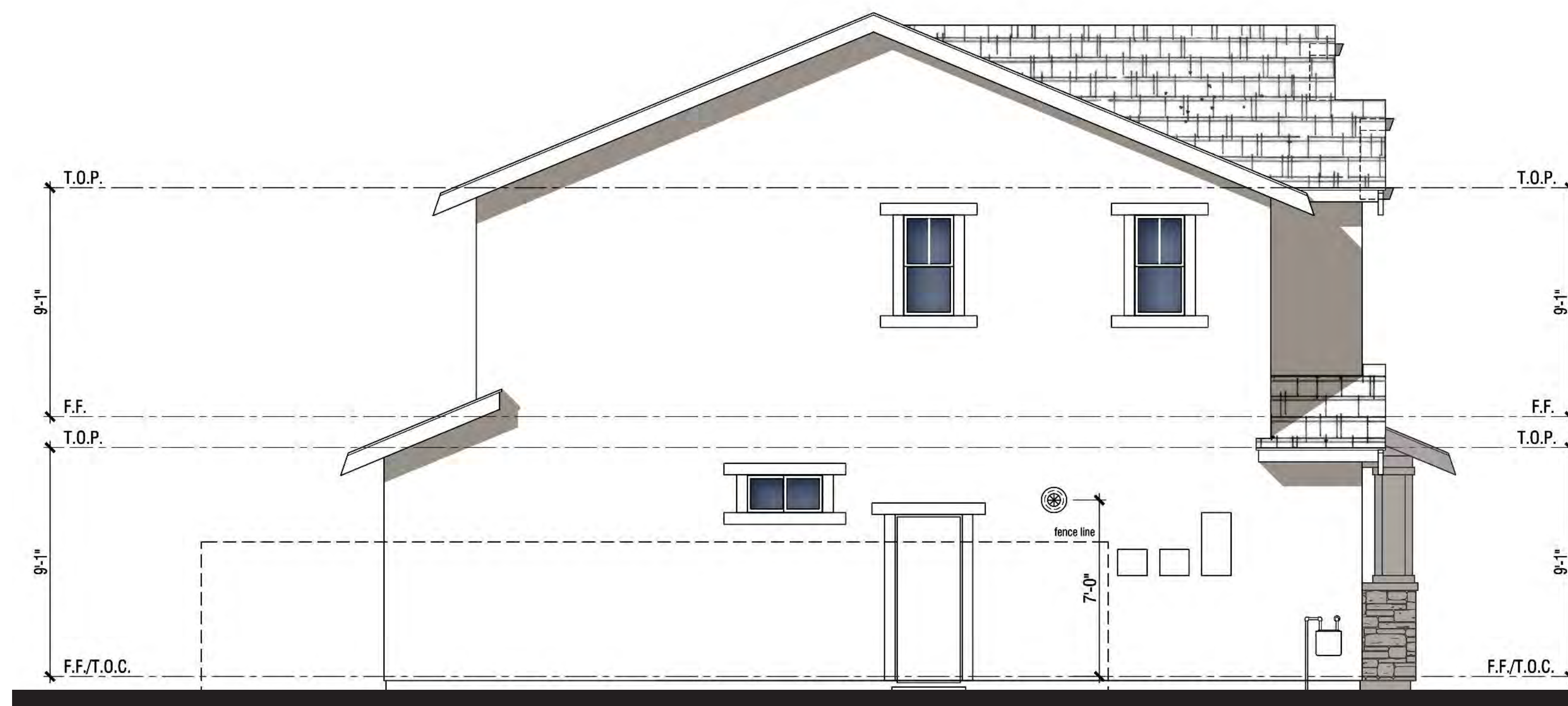
**Roof Plan**  
@ 1' = 8"



**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Gable: Wood Outlookers with Board and Batten  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Stone: Manufactured Stone Veneer  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 3B | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

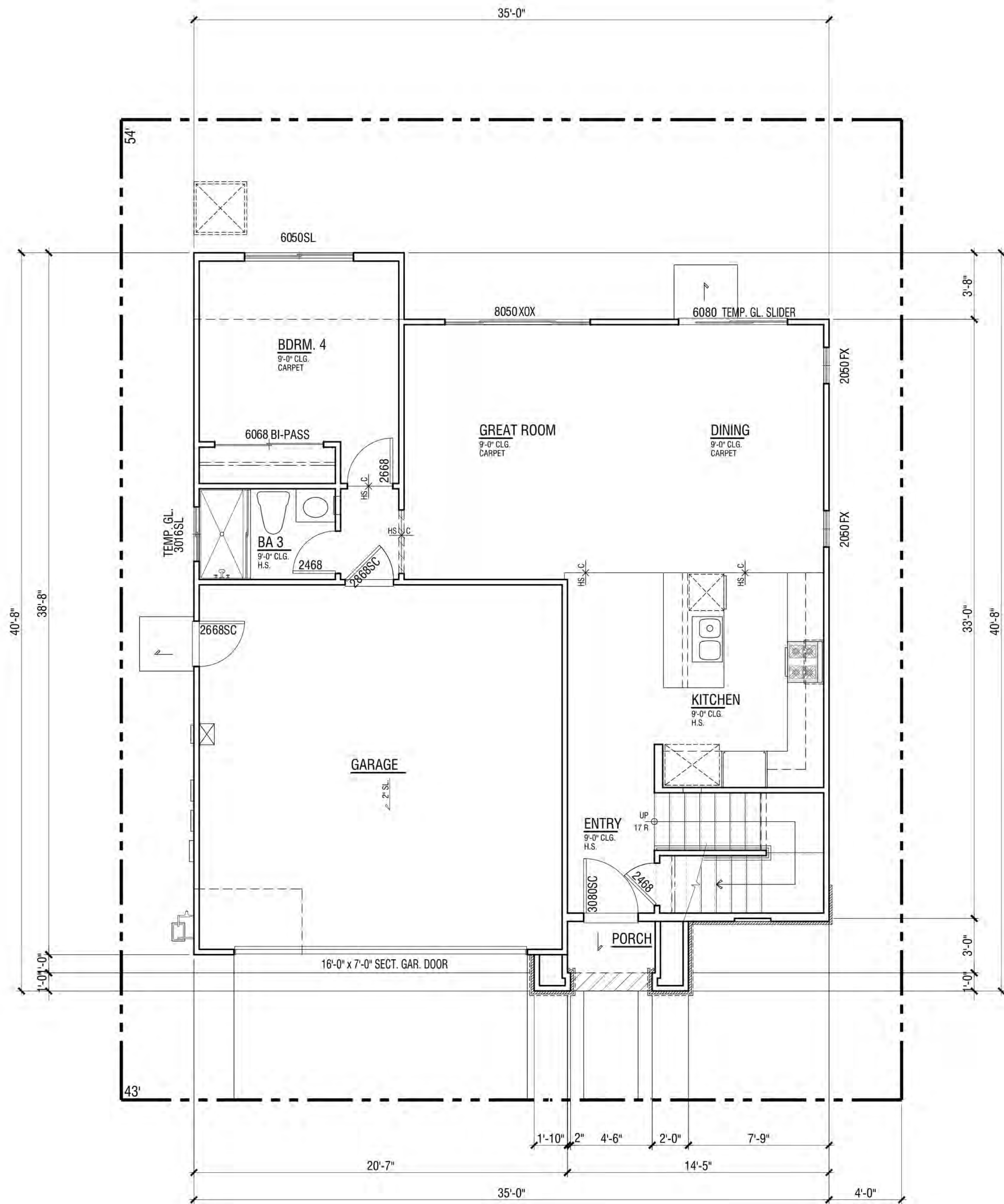
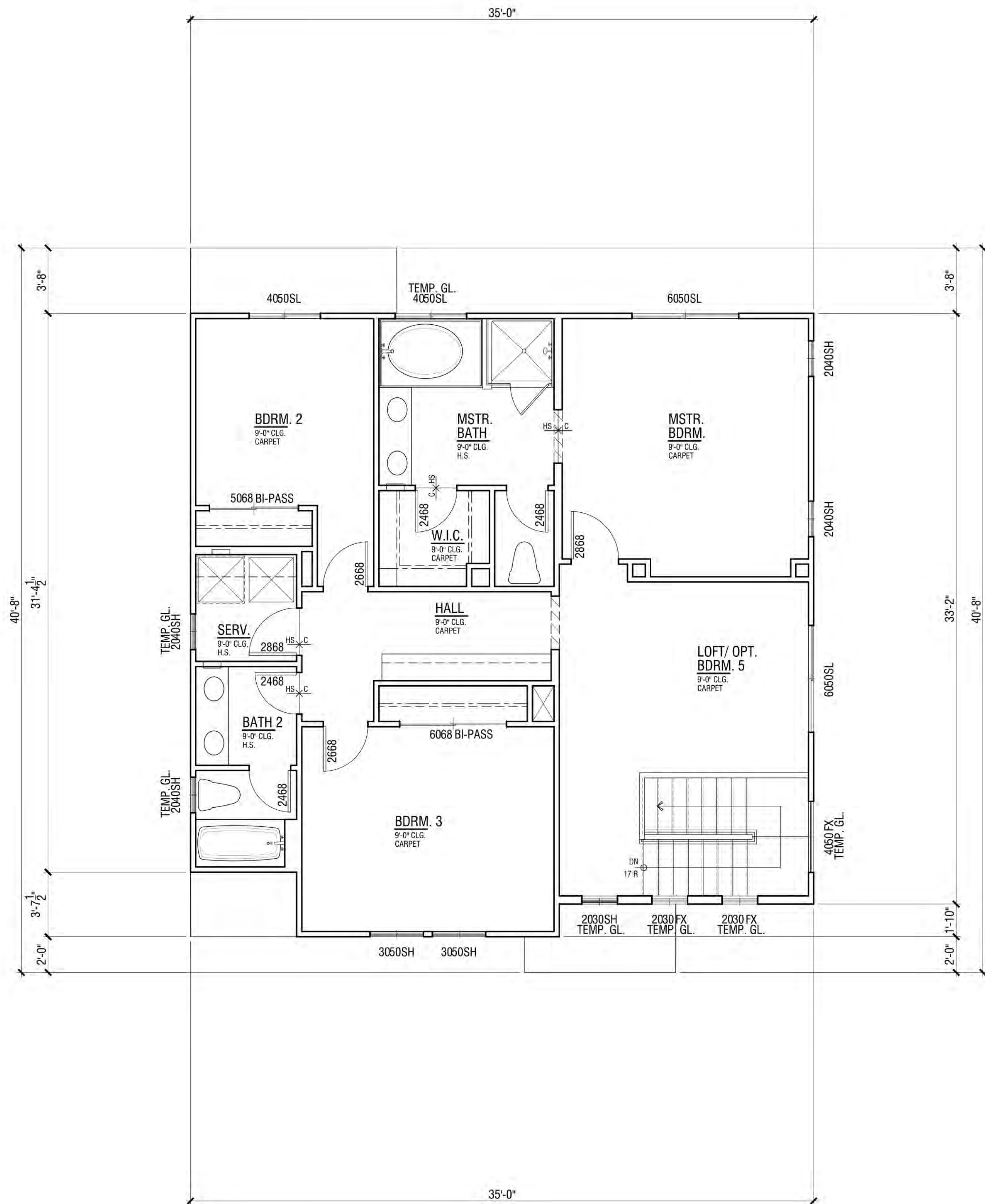
**ALVES RANCH**

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 7





## FLOOR PLAN | PLAN 3C

| FLOOR AREA TABLE    | PLAN 1C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 825 SQ. FT.  |
| UPPER FLOOR PLAN    | 1109 SQ. FT. |
| TOTAL               | 1934 SQ. FT. |
| 2-BAY GARAGE        | 414 SQ. FT.  |
| COVERED ENTRY/PORCH | 22 SQ. FT.   |

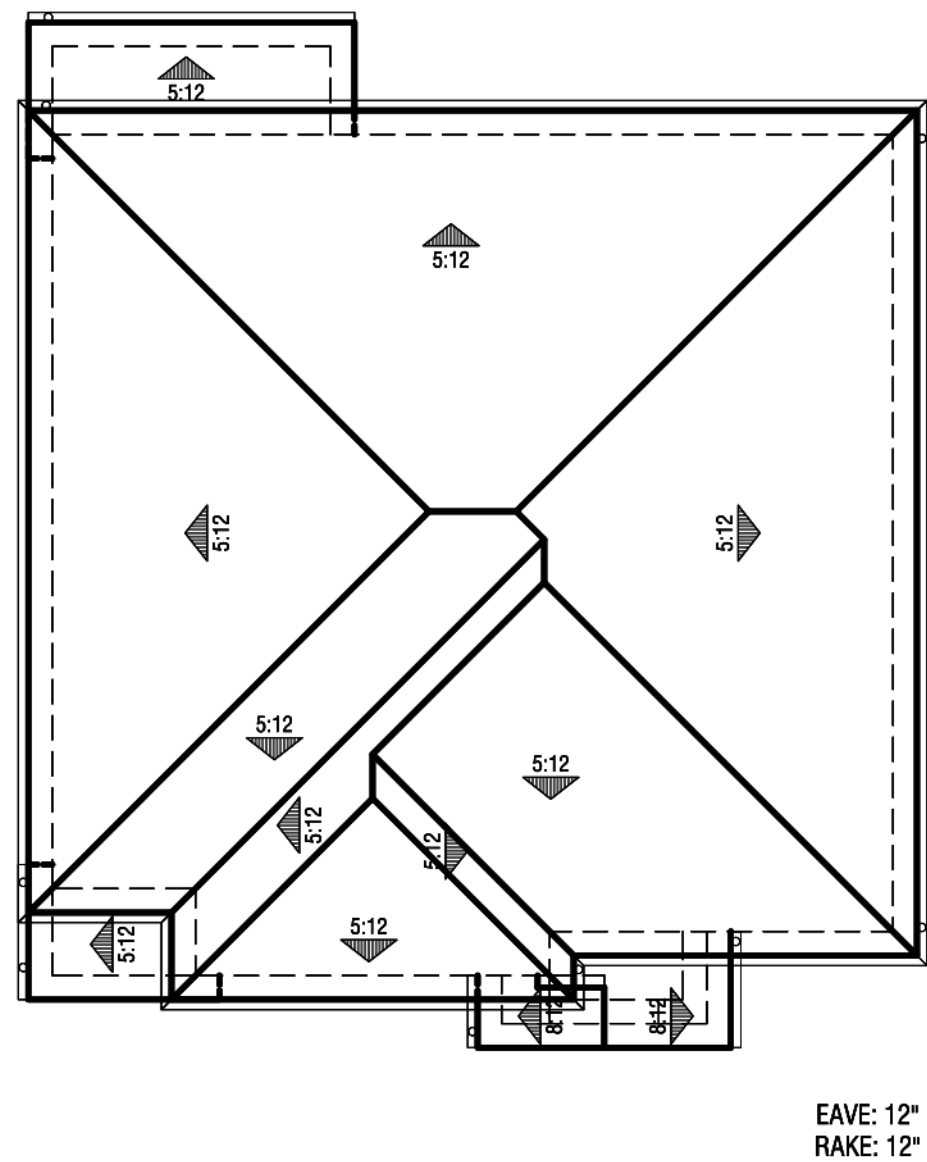
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA





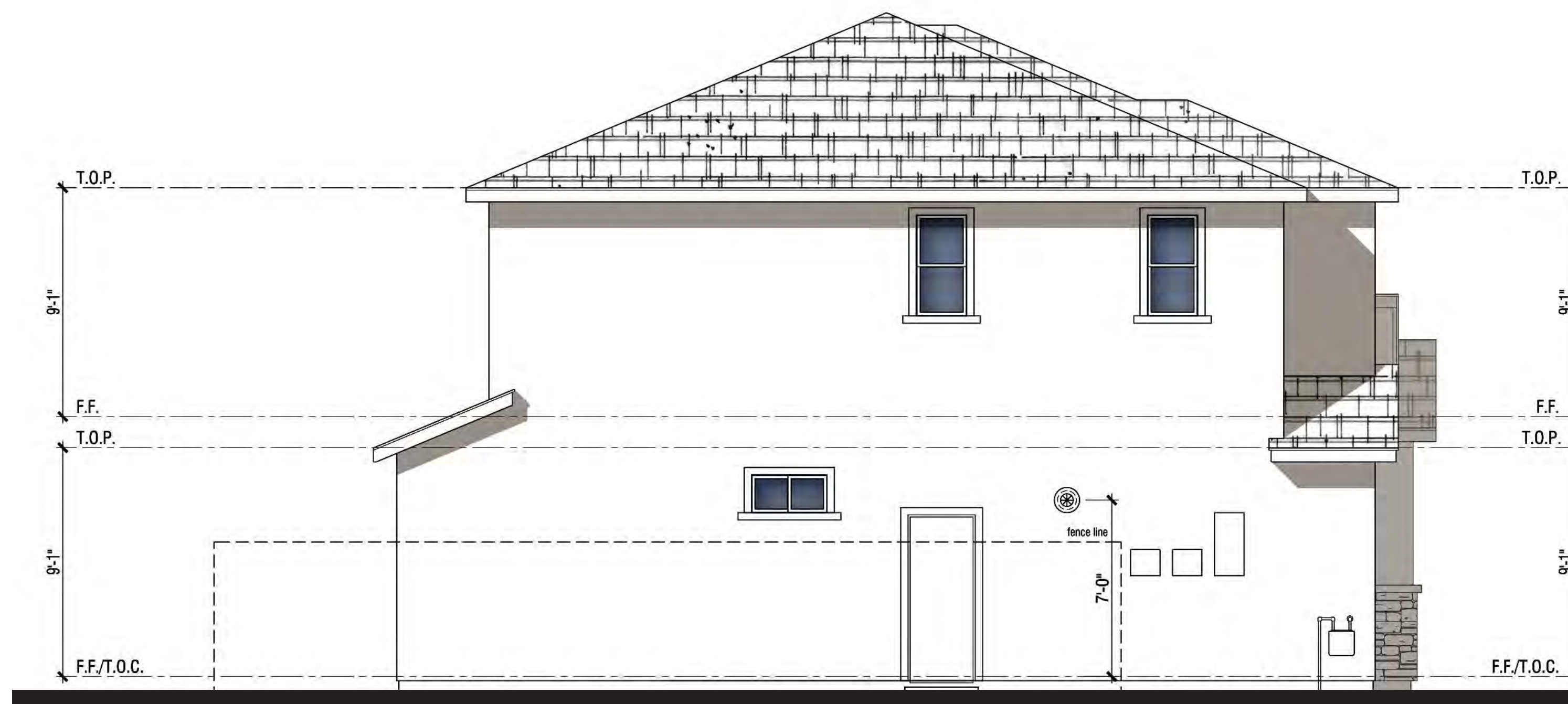
**Roof Plan**  
@ 1' = 8"



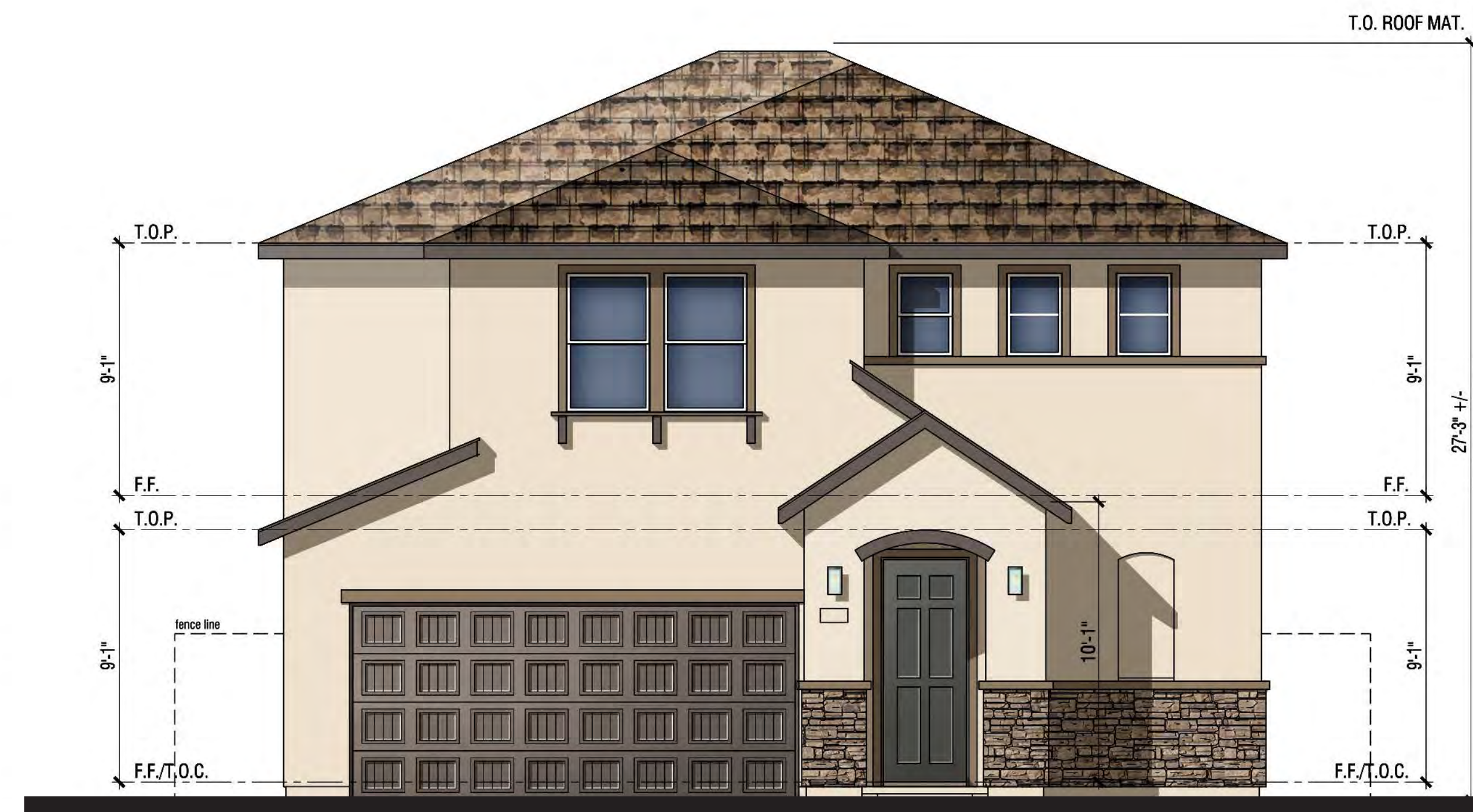
**Right Elevation**



**Rear Elevation**



**Left Elevation**



**Front Elevation**

**MATERIAL** **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle  
Fascia: 2X6 Wood Typical  
Exterior: Stucco (16/20 Sand Finish)  
Window & Door Trim: Stucco over Foam Trim per Elevation Style  
Entry Door: Decorative Front Entry Door  
Veneer: Manufactured Stone Veneer  
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 3C | ELEVATION WRAPS & ROOF PLAN**

**NEIGHBORHOOD D1 & D2**

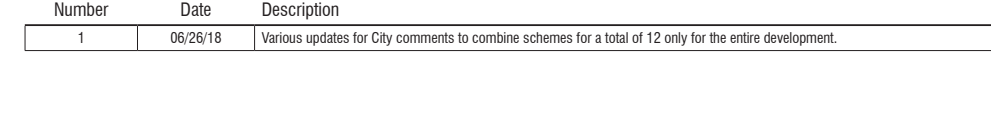
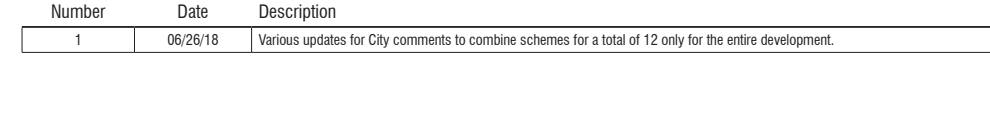
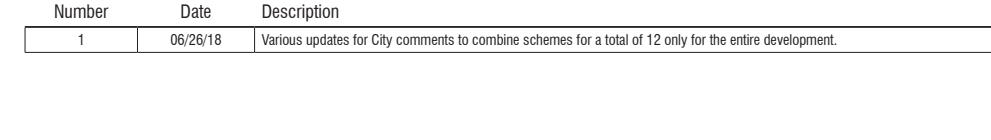
**ALVES RANCH**

PITTSBURG, CA

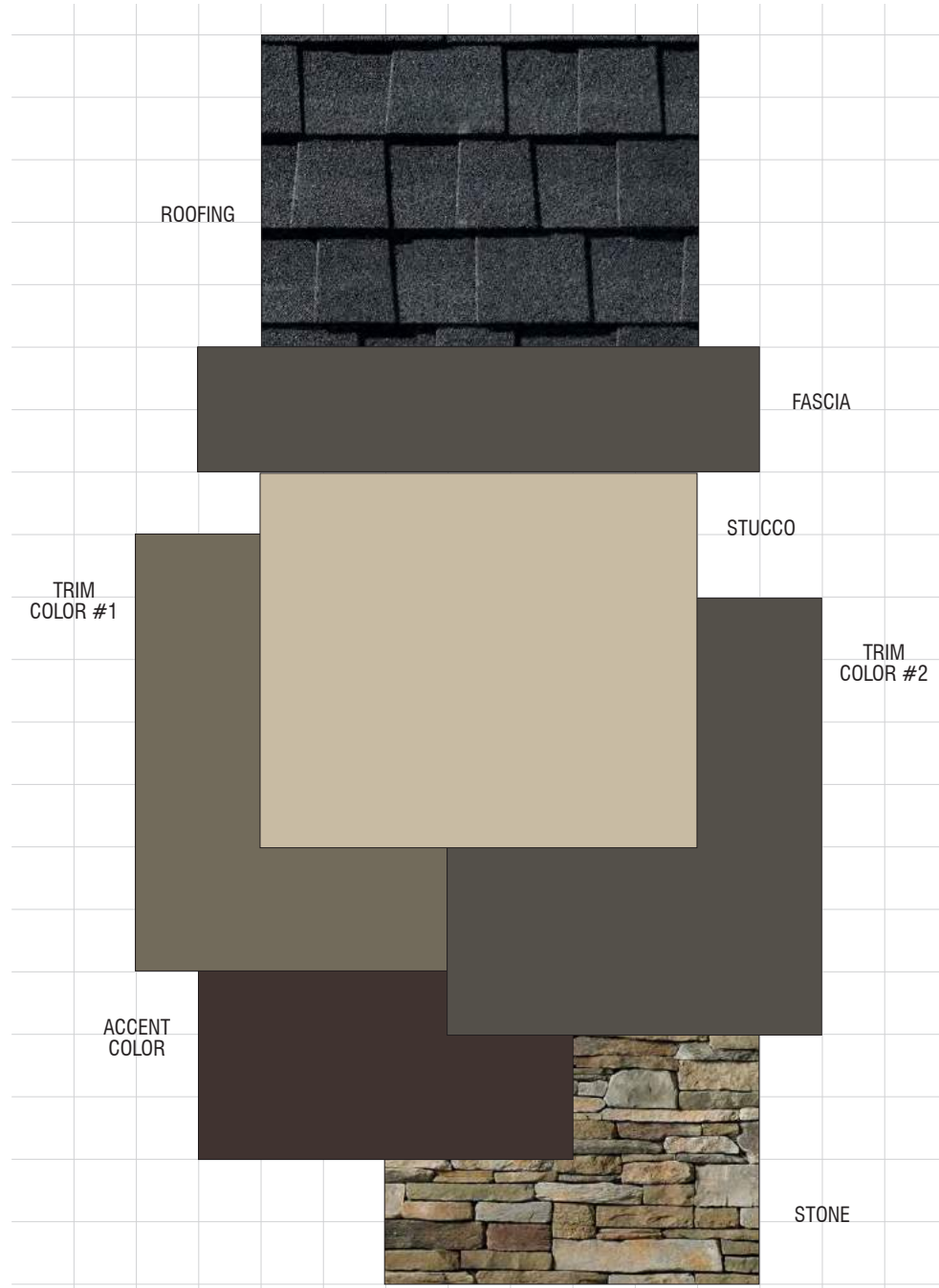
Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 9









**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 5**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 5 OF 12

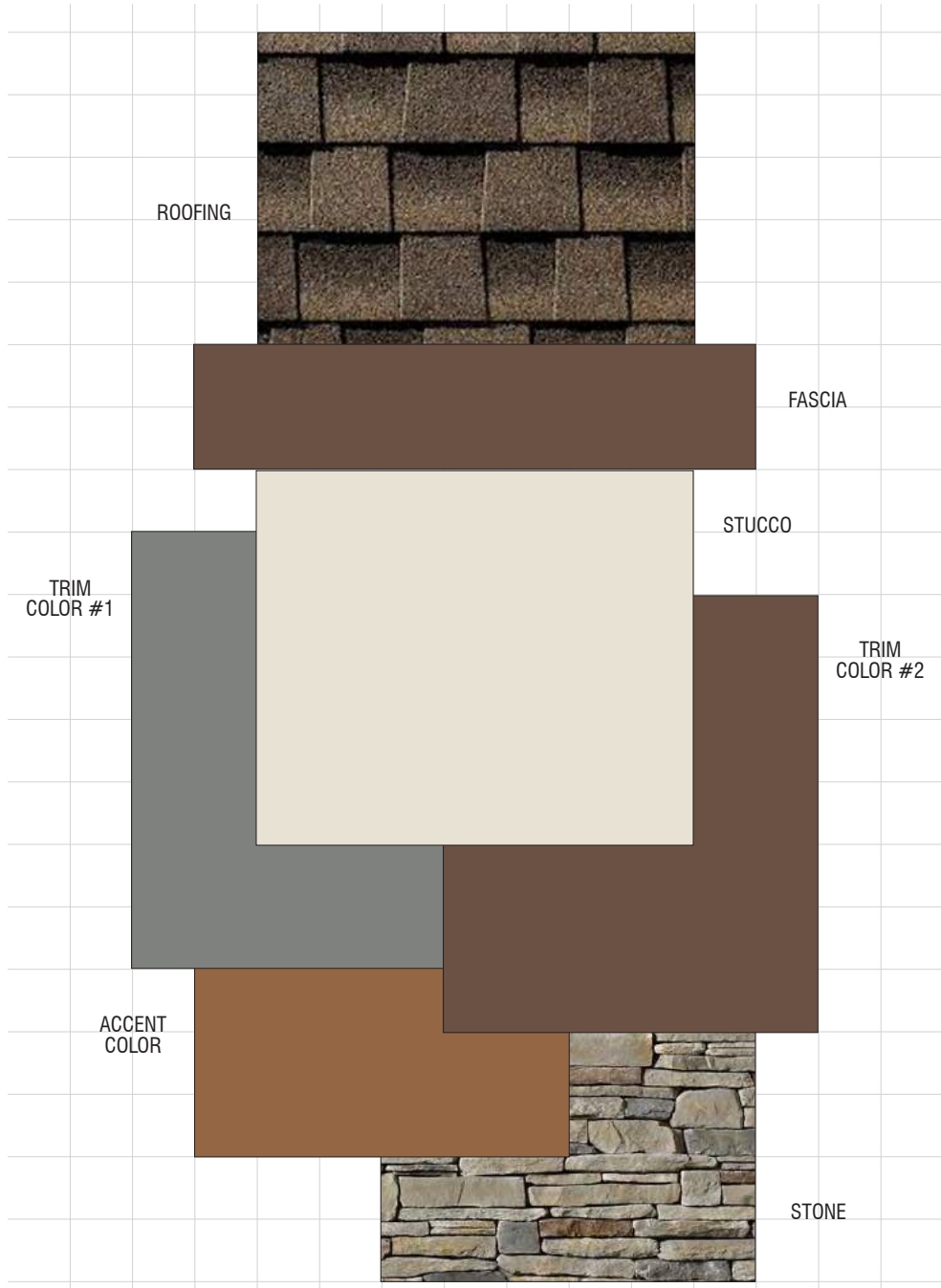
'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                               | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD           | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                               | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Bucks County<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Khaki                               | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color                | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6149<br>Relaxed Khaki            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6173<br>Cocoon                   | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7048<br>Urban Bronze             | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 6006<br>Black Bean               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Terra Bronze                        | Fehr Bros         |

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 6**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 6 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD         | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Echo Ridge<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Grey                              | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6154<br>Nacre                  | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 7067<br>Cityscape              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7520<br>Plantation Shutters    | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 0045<br>Antiquarian Brown      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Gray                              | Fehr Bros         |

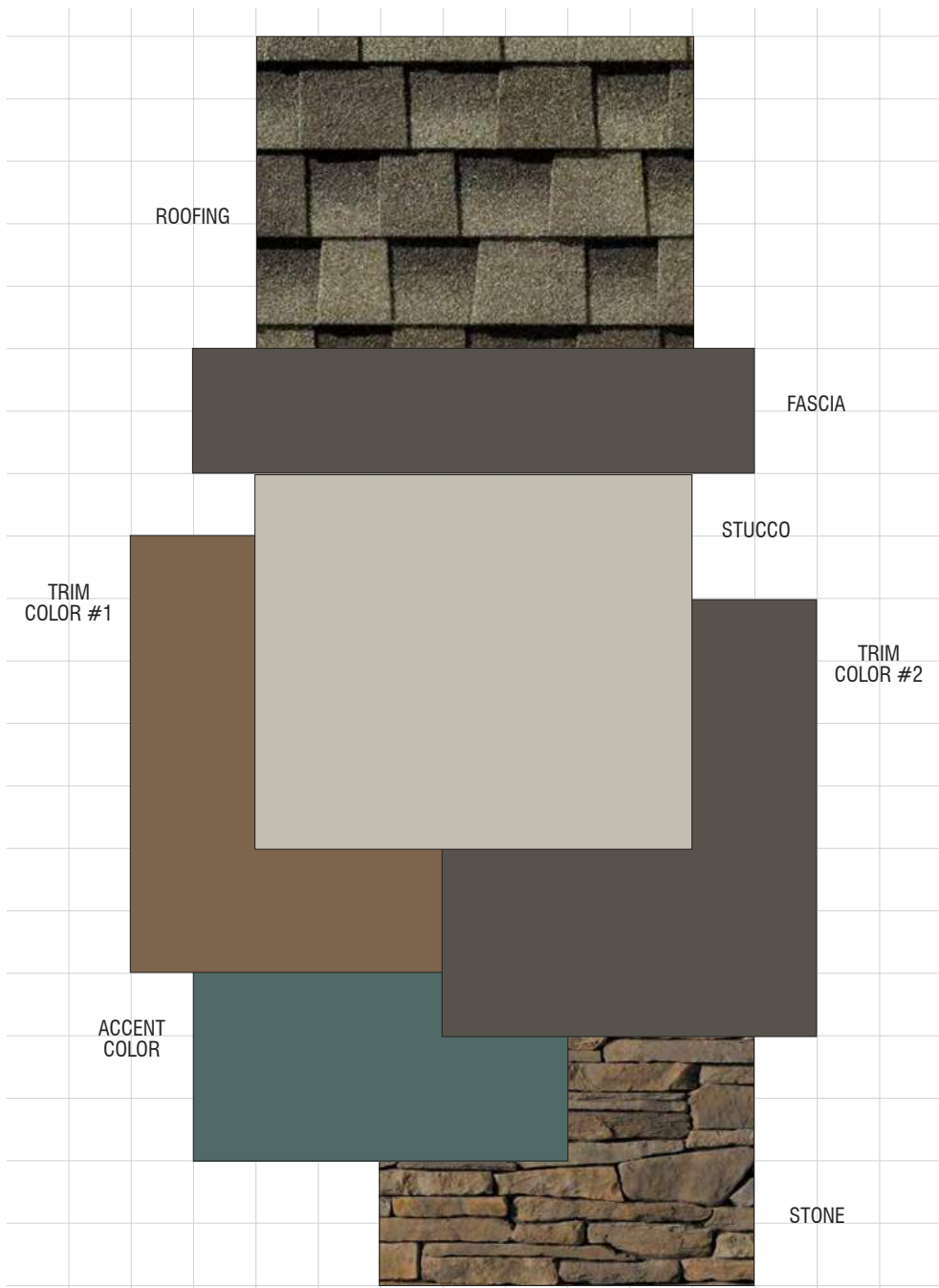
NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 5

## Scheme 6



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 7**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 7 OF 12

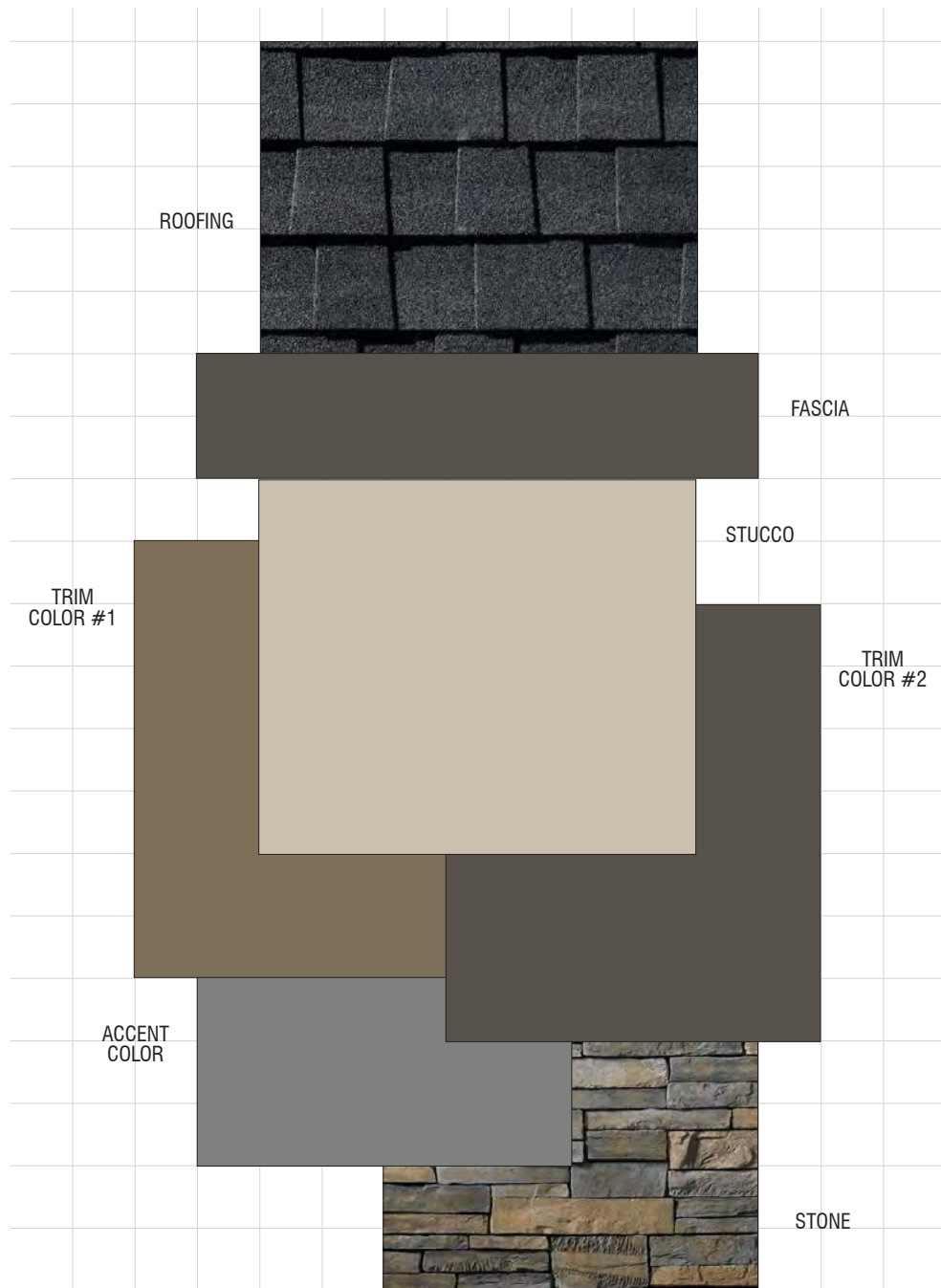
'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Weathered Wood<br>Timberline HD   | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Hudson Bay<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                        | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 2644<br>Roccroft Mist Gray     | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6103<br>Tea Chest              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 2810<br>Rookwood Sash Green    | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Golden Oak                        | Fehr Bros         |

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 8**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 8 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                         | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD     | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                         | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Skyline<br>Country LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                    | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color          | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 7547<br>Sandbar            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6159<br>High Tea           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray       | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 7067<br>Cityscape          | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Bronze                        | Fehr Bros         |

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 7

## Scheme 8

# COLOR & MATERIALS - 'B' BUNGALOW

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA

A2.33

FORMAL SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS

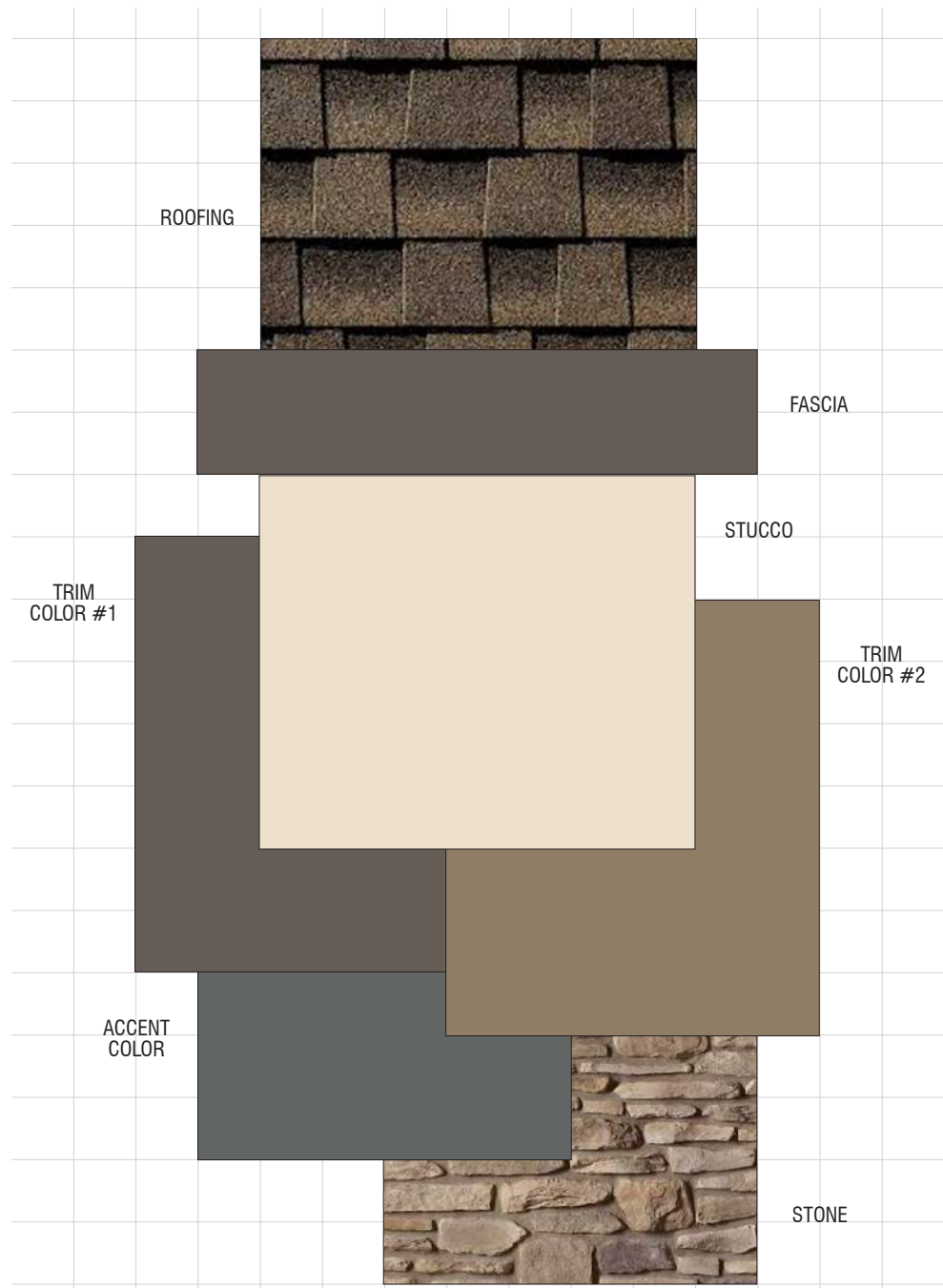
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**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 9**  
'C' Elevations Only  
Cottage

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

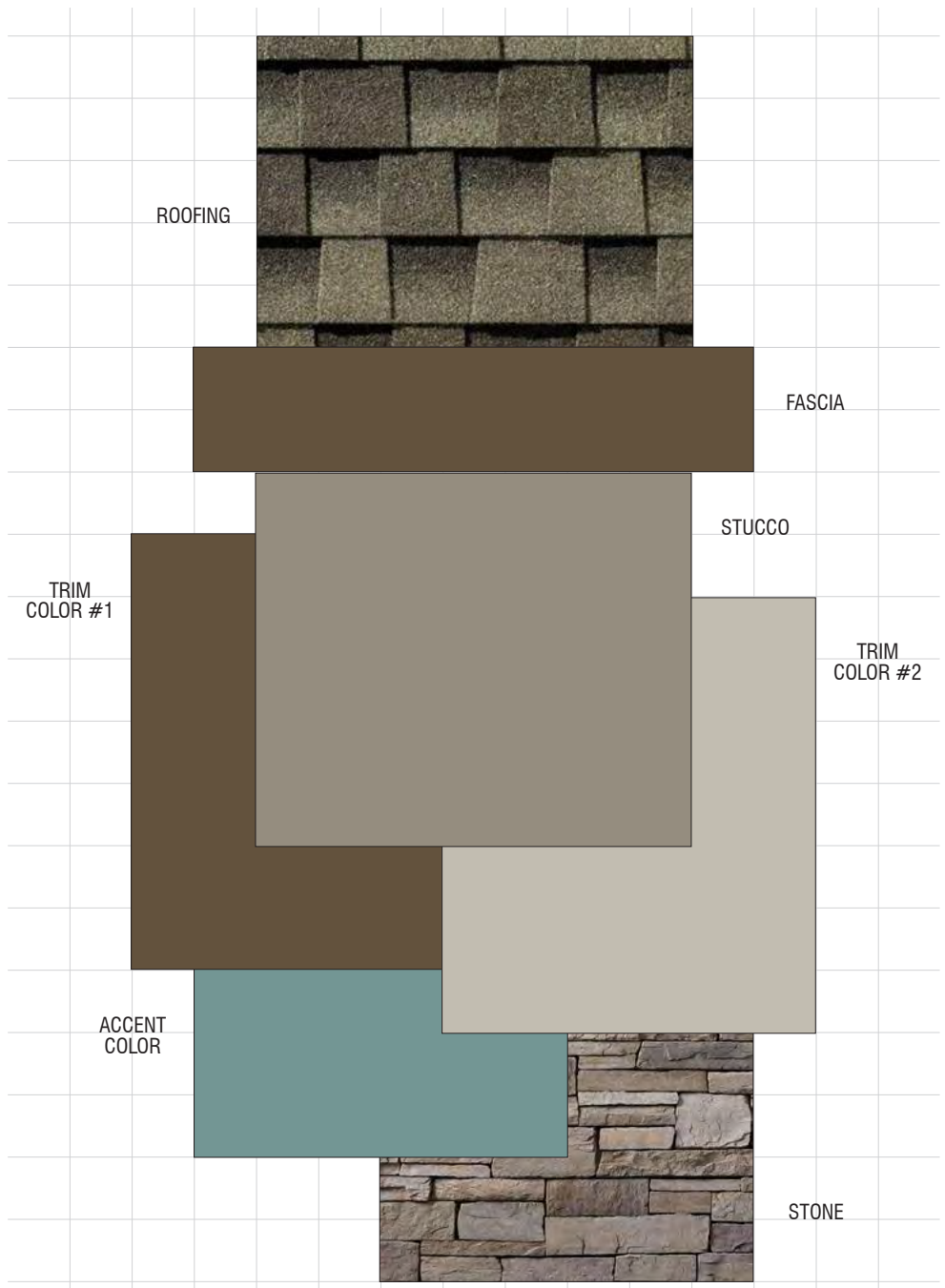
| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Barkwood<br>Timberline HD       | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palatino<br>Del Mare LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Light Khaki                     | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7571<br>Casa Blanca          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7505<br>Manor House          | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7550<br>Resort Tan           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2848<br>Roycroft Pewter      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lyle Mariner (951) 455-1700.

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#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 10**  
'C' Elevations Only  
Cottage

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Weathered Wood<br>Timberline HD | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Ashtail<br>Country LedgeStone   | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                           | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9172<br>Studio Clay          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7545<br>Pier                 | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 2844<br>Roycroft Mist Gray   | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 0020<br>Peacock Plume        | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lyle Mariner (951) 455-1700.

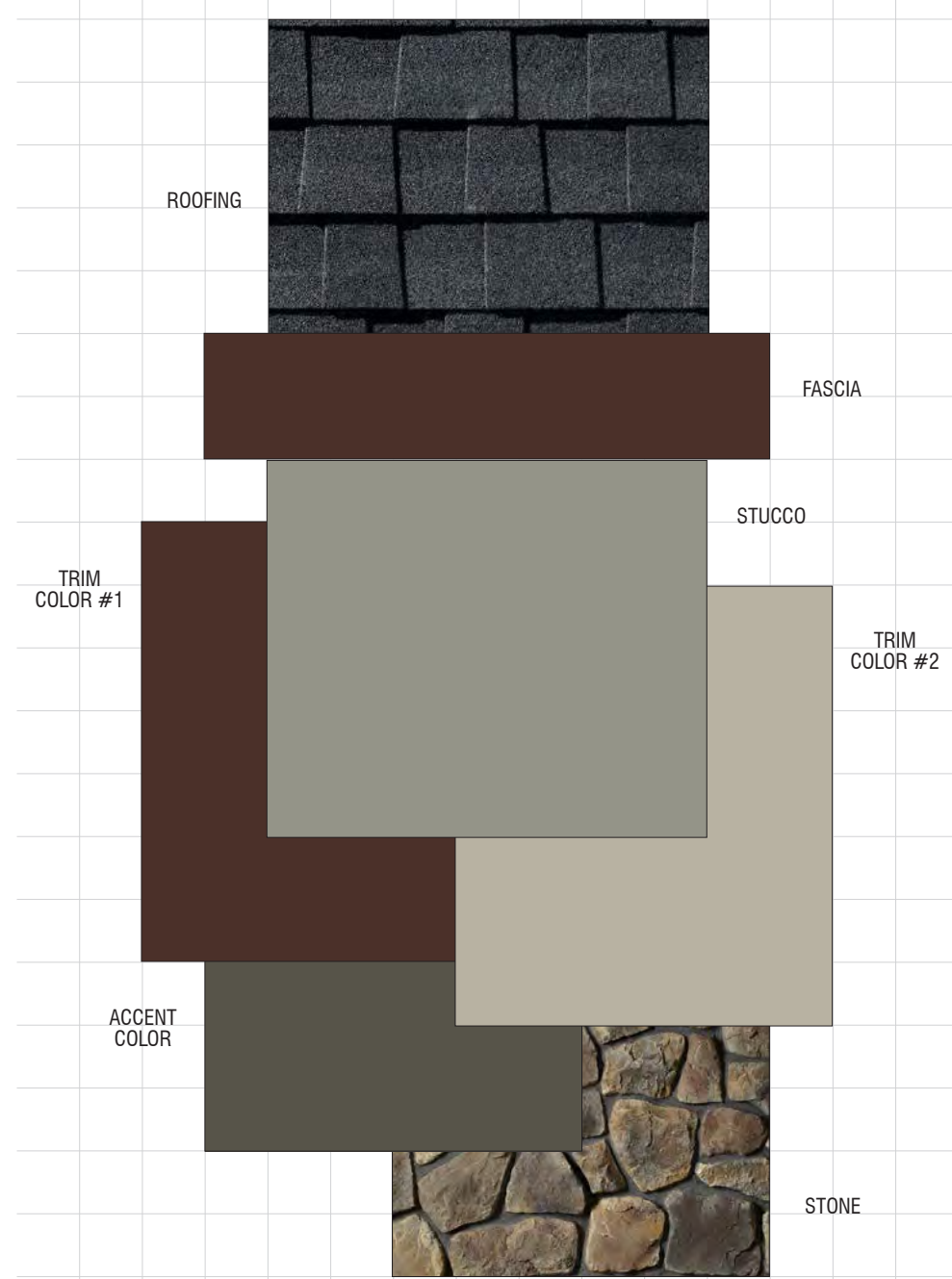
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#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 9

## Scheme 10



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 11**  
'C' Elevations Only  
Cottage

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

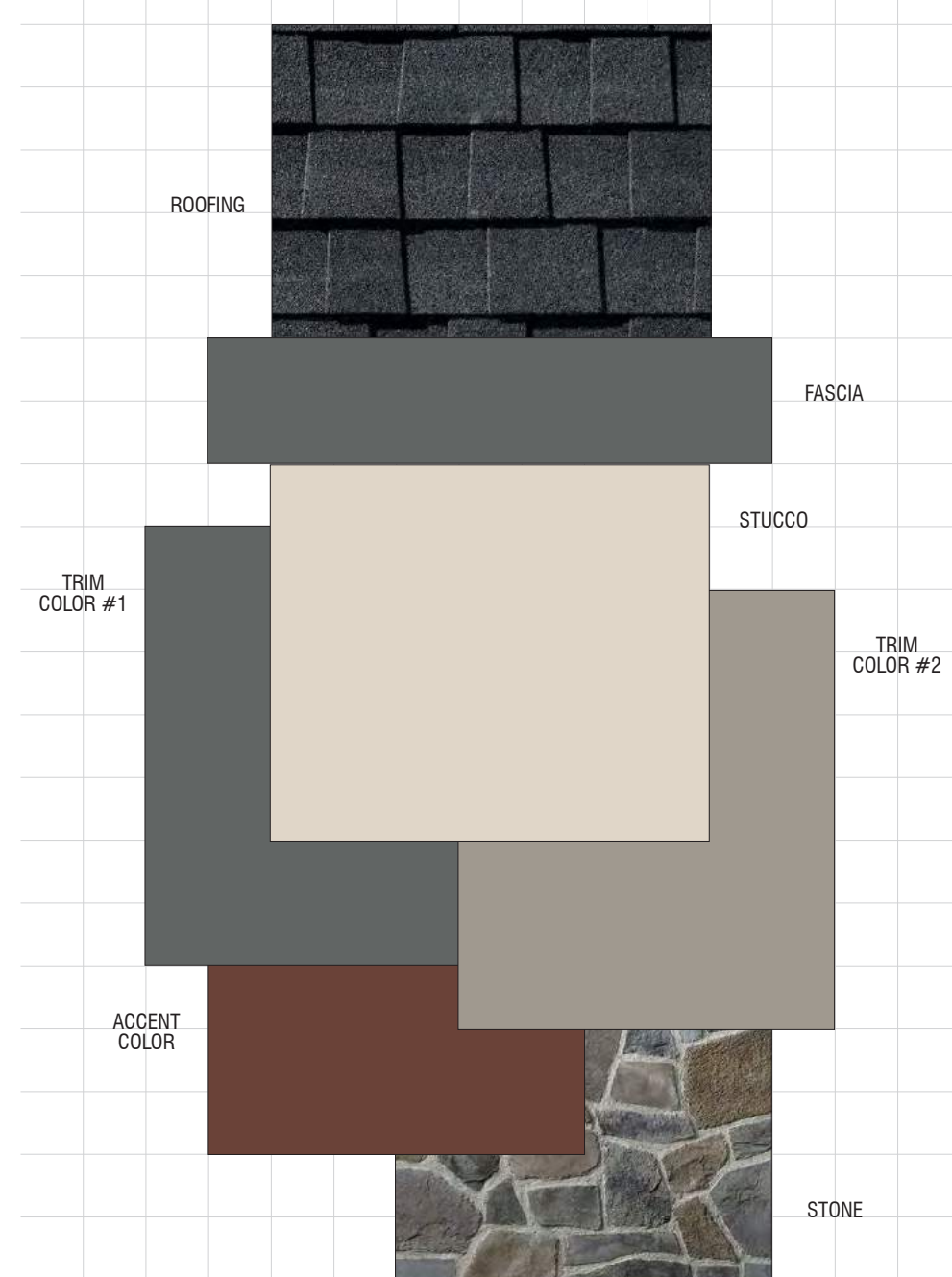
| Material                                                                                                                                                     | Color                            | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD        | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                            | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Wolf Creek<br>Dressed Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color             | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9131<br>Cornwall Slate        | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 9182<br>Rope Marron           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 0049<br>Silver Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2846<br>Roycroft Bronze Green | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color             | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lyle Mariner (951) 455-1700.

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#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 12**  
'C' Elevations Only  
Cottage

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                                 | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD             | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                                 | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palisades<br>Ancient Villa Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Misty Cove                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color                  | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7516<br>Kestrel White              | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 2848<br>Roycroft Pewter            | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7642<br>Pavestone                  | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2837<br>Aurora Brown               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color                  | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lyle Mariner (951) 455-1700.

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#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 11

## Scheme 12

# COLOR & MATERIALS - 'C' COTTAGE

## NEIGHBORHOOD D1 & D2

# ALVES RANCH

PITTSBURG, CA

A2.34

FORMAL SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

ORANGE COUNTY . LOS ANGELES . BAY AREA



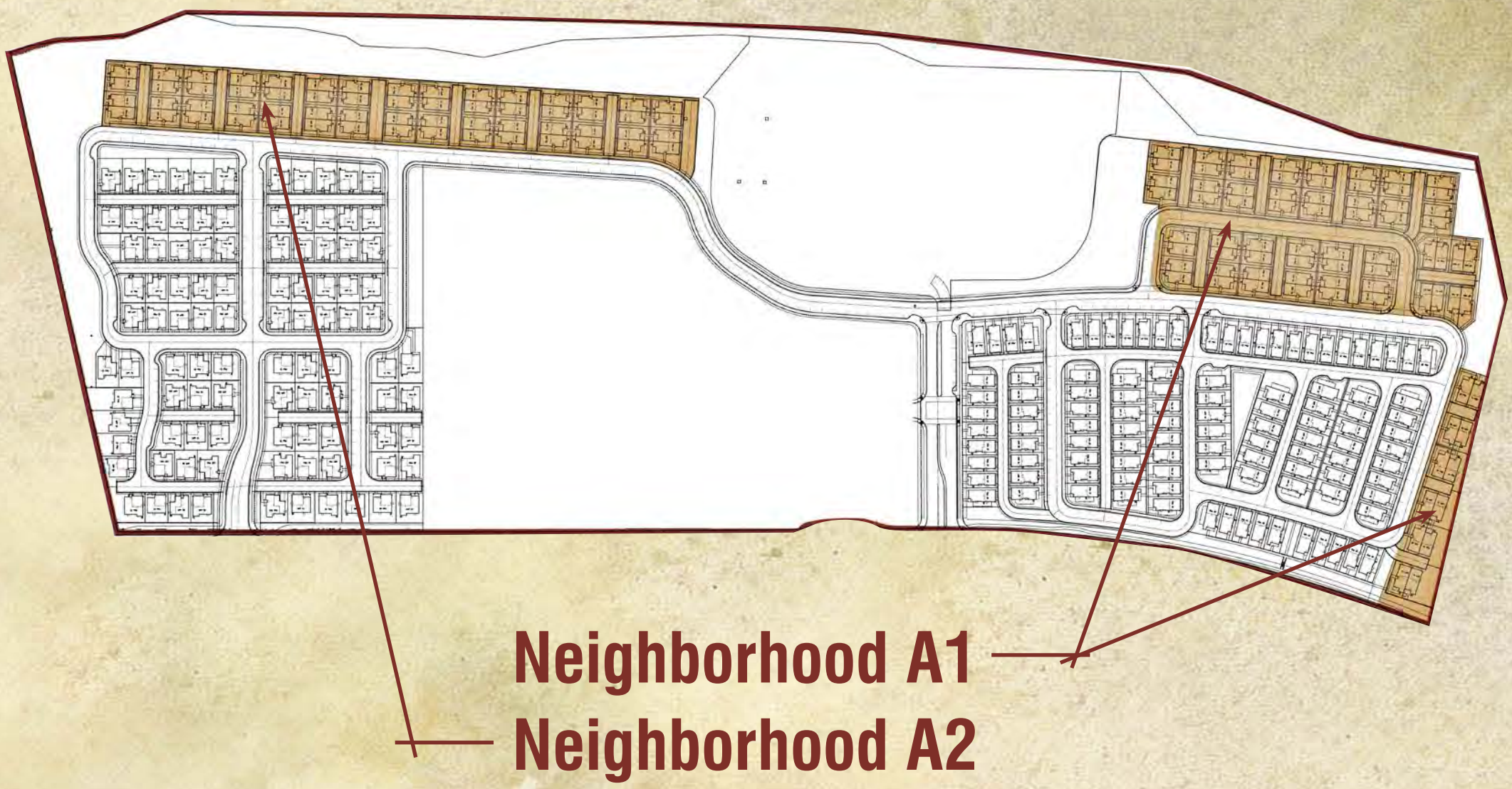
**William Lyon Homes**  
*Experience the pride.*





# Neighborhood A<sub>1</sub> & A<sub>2</sub> Duets

---



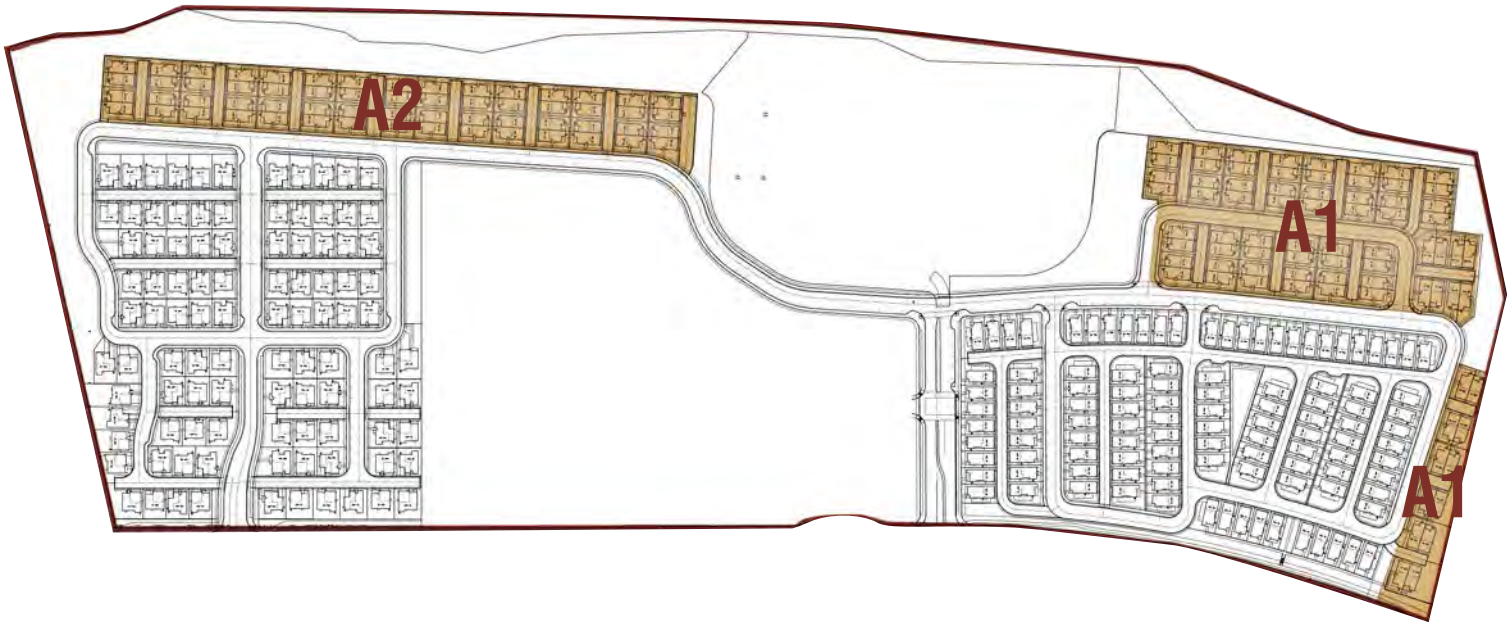
- A3.PP1 Plot Plan Neighborhood 1
- A3.PP2 Plot Plan Neighborhood 2
- A3.1 Street Scene
- A3.2 Plan 1A / 2A - Floor Plan
- A3.3 Plan 1A / 2A - Elevation Wraps
- A3.4 Plan 1B / 2B - Floor Plan
- A3.5 Plan 1B / 2B - Elevation Wraps
- A3.6 Plan 1C / 2C - Floor Plan
- A3.7 Plan 1C / 2C - Elevation Wraps
- A3.8 Plans 1& 2 / A, B& C - Roof Plans
- A3.9 Colo & Materials - 'A' Traditional
- A3.10 Color & Materials - 'B' Bungalow
- A3.11 Color & Materials - 'C' Cottage





|       |        |       |     |
|-------|--------|-------|-----|
|       | PLAN 1 | 38 DU | 50% |
|       | PLAN 2 | 38 DU | 50% |
| TOTAL |        | 76 DU |     |

- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL PLOT PLAN NEIGHBORHOOD 1

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA

KEY MAP

ARCHITECTS . PLANNERS . DESIGNERS



A3.PP1

0 25 50 100

FORMAL SUBMITTAL

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ORANGE COUNTY . LOS ANGELES . BAY AREA



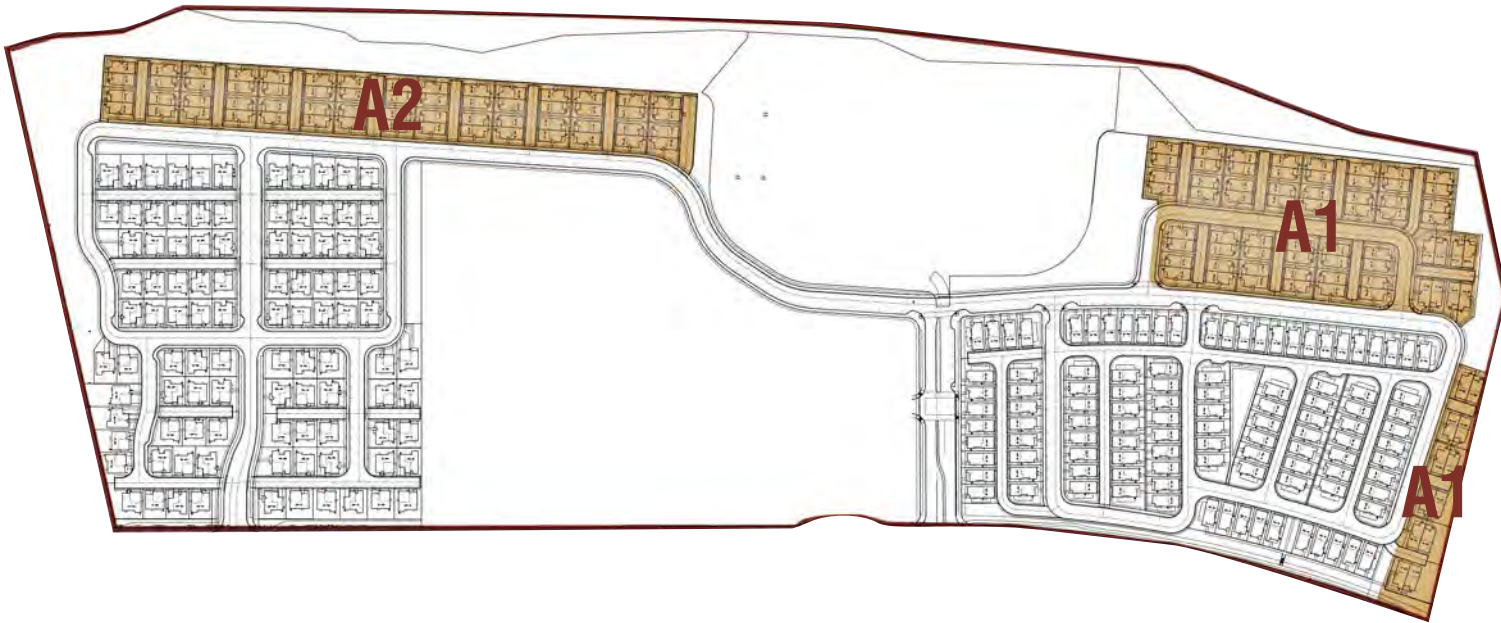
William Lyon Homes  
Experience the pride.



|             |        |       |     |
|-------------|--------|-------|-----|
| <div></div> | PLAN 1 | 30 DU | 50% |
| <div></div> | PLAN 2 | 30 DU | 50% |
| TOTAL       |        | 60 DU |     |



- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



KEY MAP

CONCEPTUAL PLOT PLAN NEIGHBORHOOD 2

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA





Note: Artist's Conception; Colors, Materials And Application May Vary.

PLAN 2AR - LEFT

PLAN 2AR

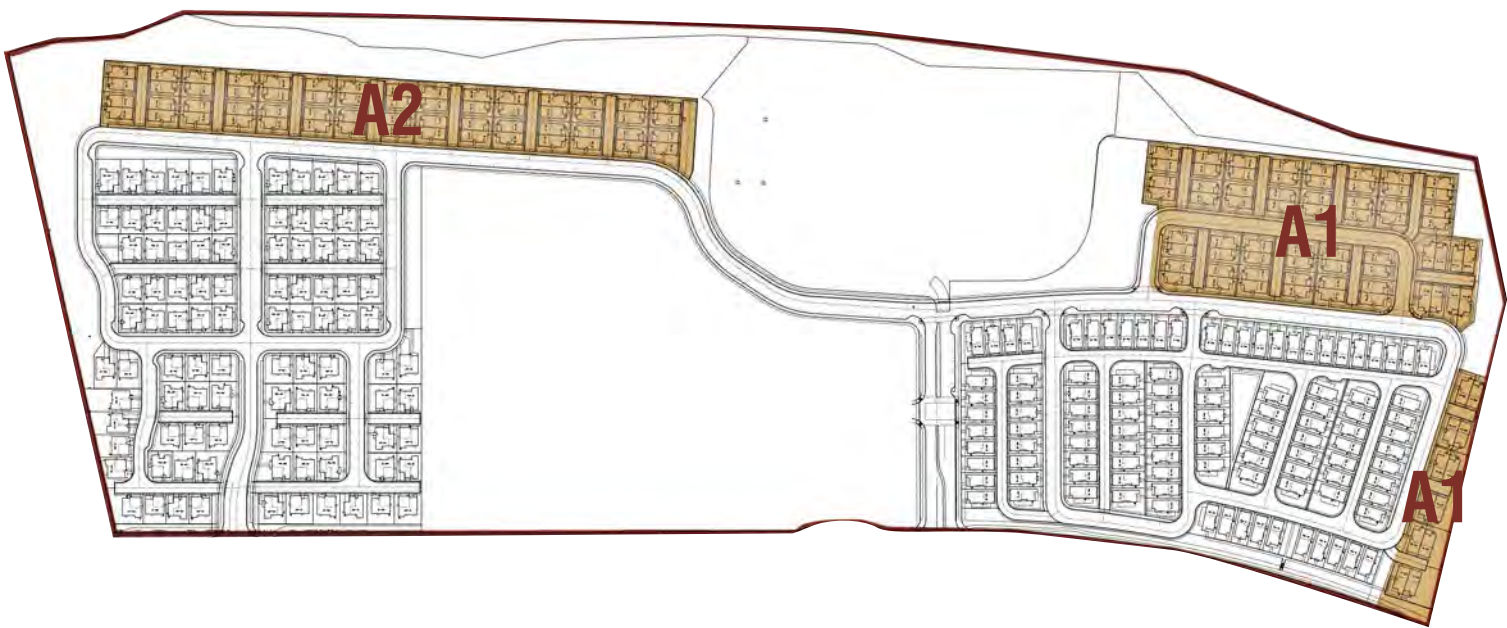
PLAN 1AR

PLAN 1B

PLAN 2B

PLAN 2B - RIGHT

CONCEPTUAL STREETSCENE  
NEIGHBORHOOD A1 & A2  
ALVES RANCH  
PITTSBURG, CA



KEY MAP

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA

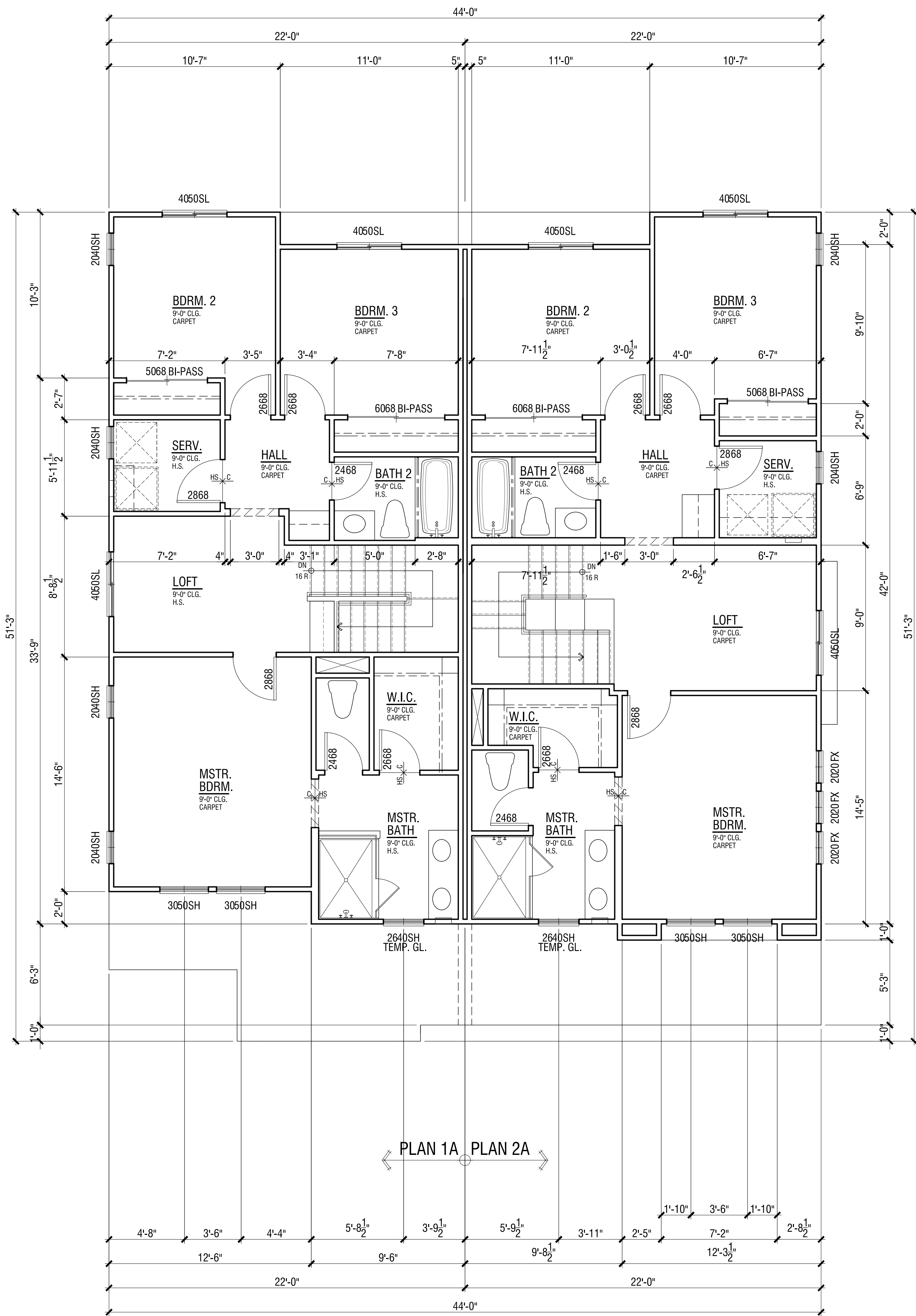
A3.1

0 2 4 8

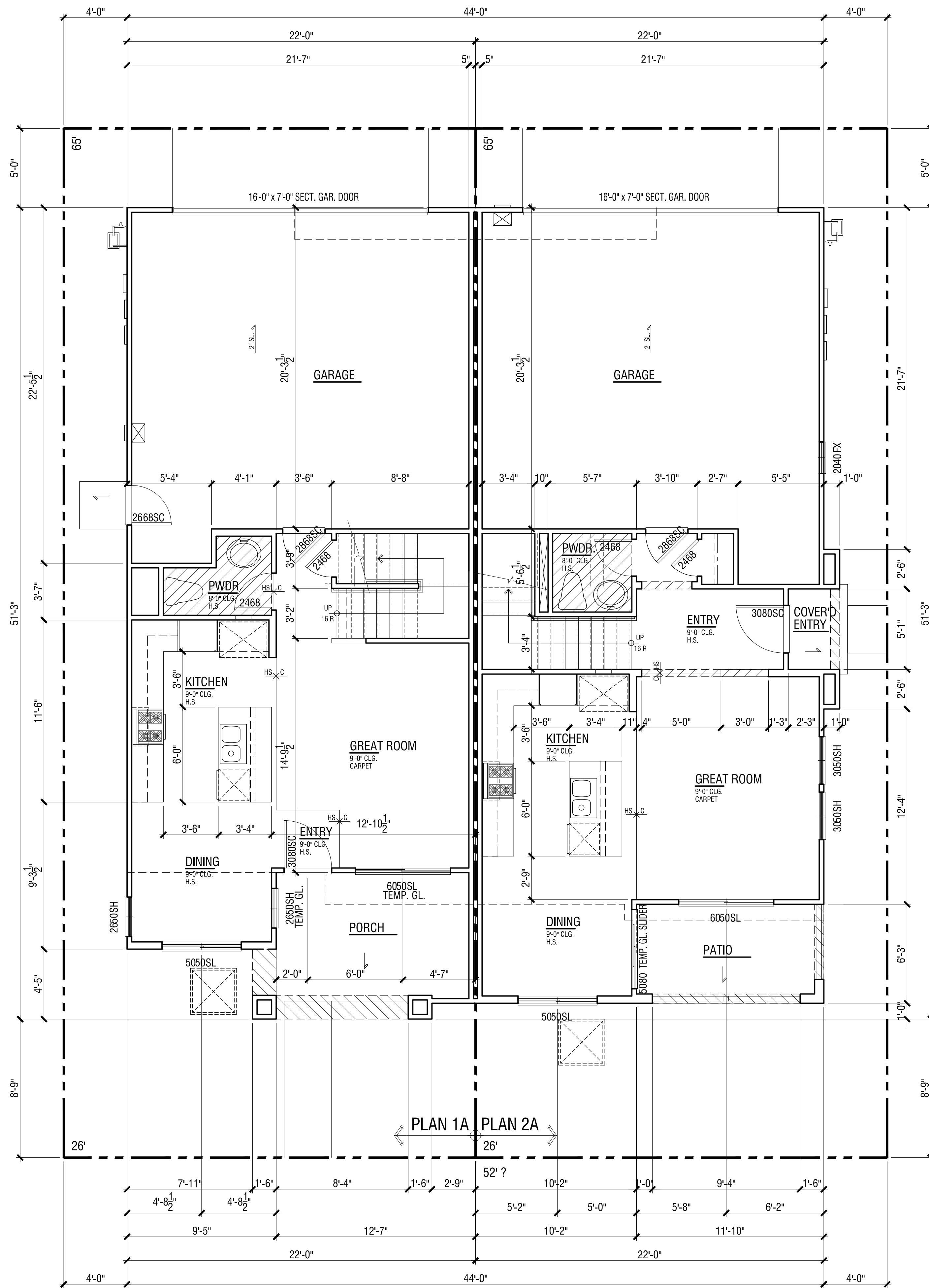
FORMAL SUBMITTAL

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Second Floor



NEIGHBORHOOD A1 & A2

First Floor

## FLOOR PLAN | PLAN 1A/2A

| FLOOR AREA TABLE    | PLAN 2A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 554 SQ. FT.  |
| UPPER FLOOR PLAN    | 883 SQ. FT.  |
| TOTAL               | 1437 SQ. FT. |
| 2-BAY GARAGE        | 466 SQ. FT.  |
| COVERED ENTRY/PORCH | 17 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE    | PLAN 1A      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 512 SQ. FT.  |
| UPPER FLOOR PLAN    | 863 SQ. FT.  |
| TOTAL               | 1375 SQ. FT. |
| 2-BAY GARAGE        | 458 SQ. FT.  |
| COVERED ENTRY/PORCH | 102 SQ. FT.  |

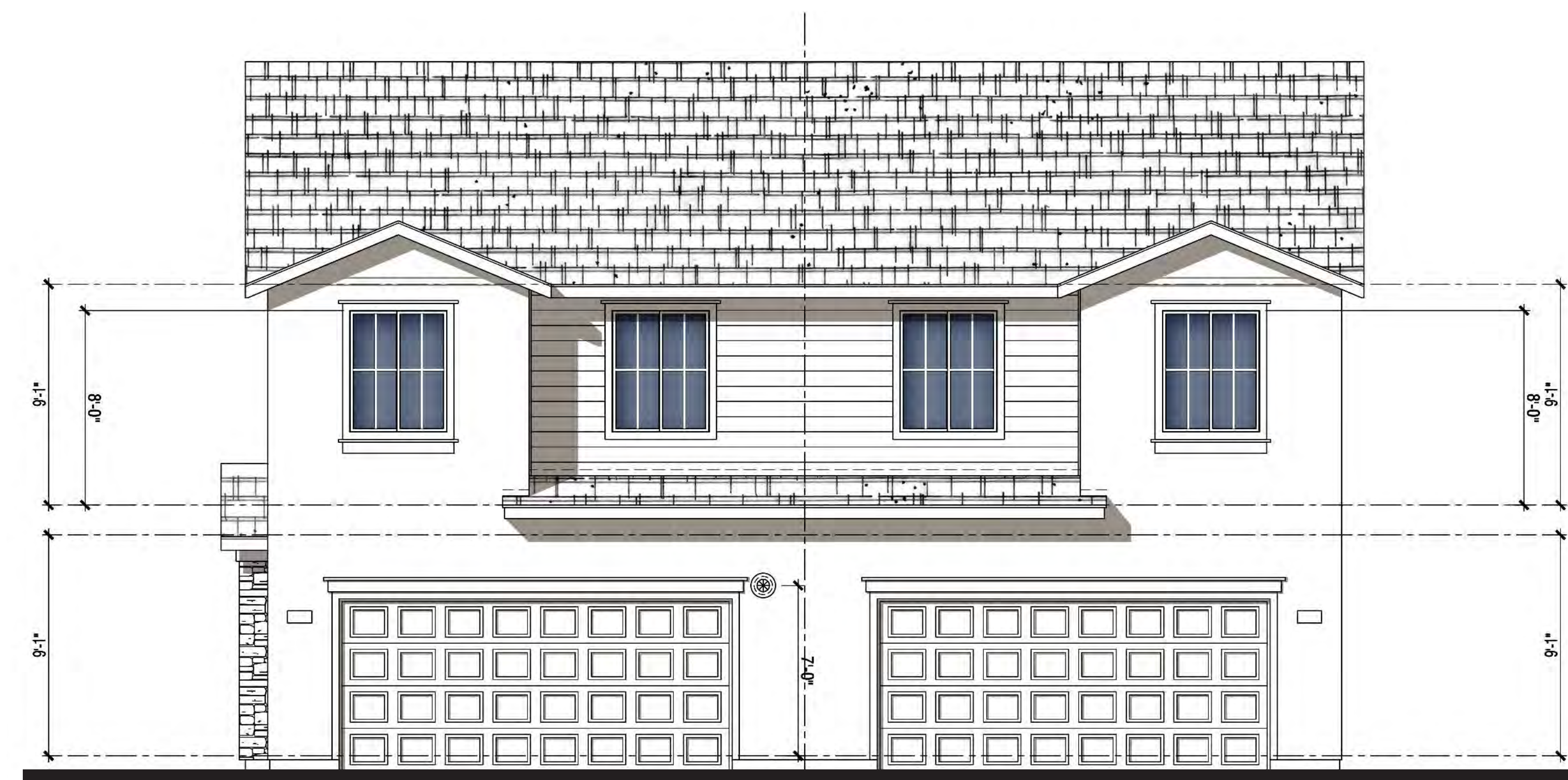
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





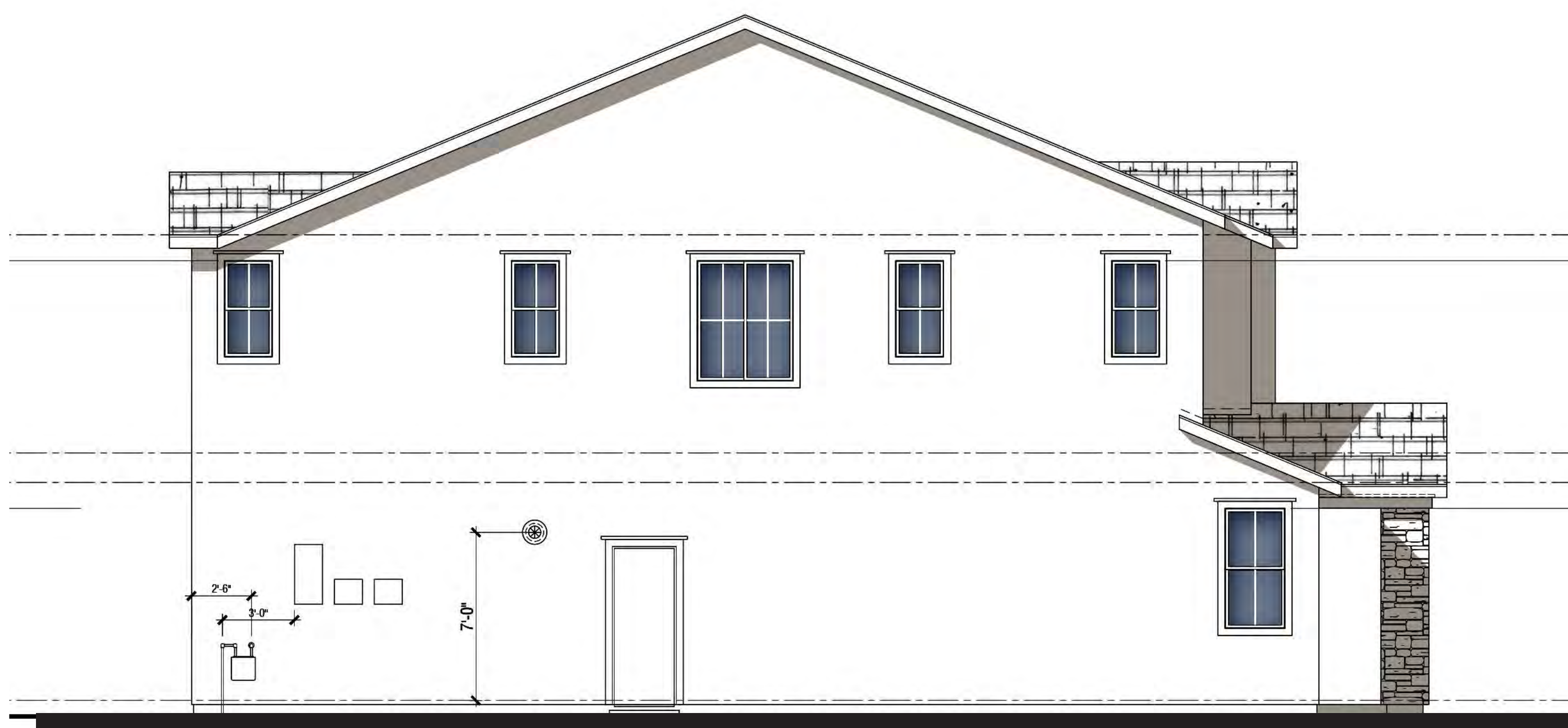
PLAN 2A

Right Elevation



PLAN 2A | PLAN 1A

Rear Elevation



PLAN 1A

MATERIAL STYLE ELEMENTS 'A' TRADITIONAL

Left Elevation



PLAN 1A | PLAN 2A

Front Elevation

Scheme# 2

## PLAN 1A/PLAN 2A | ELEVATION WRAPS

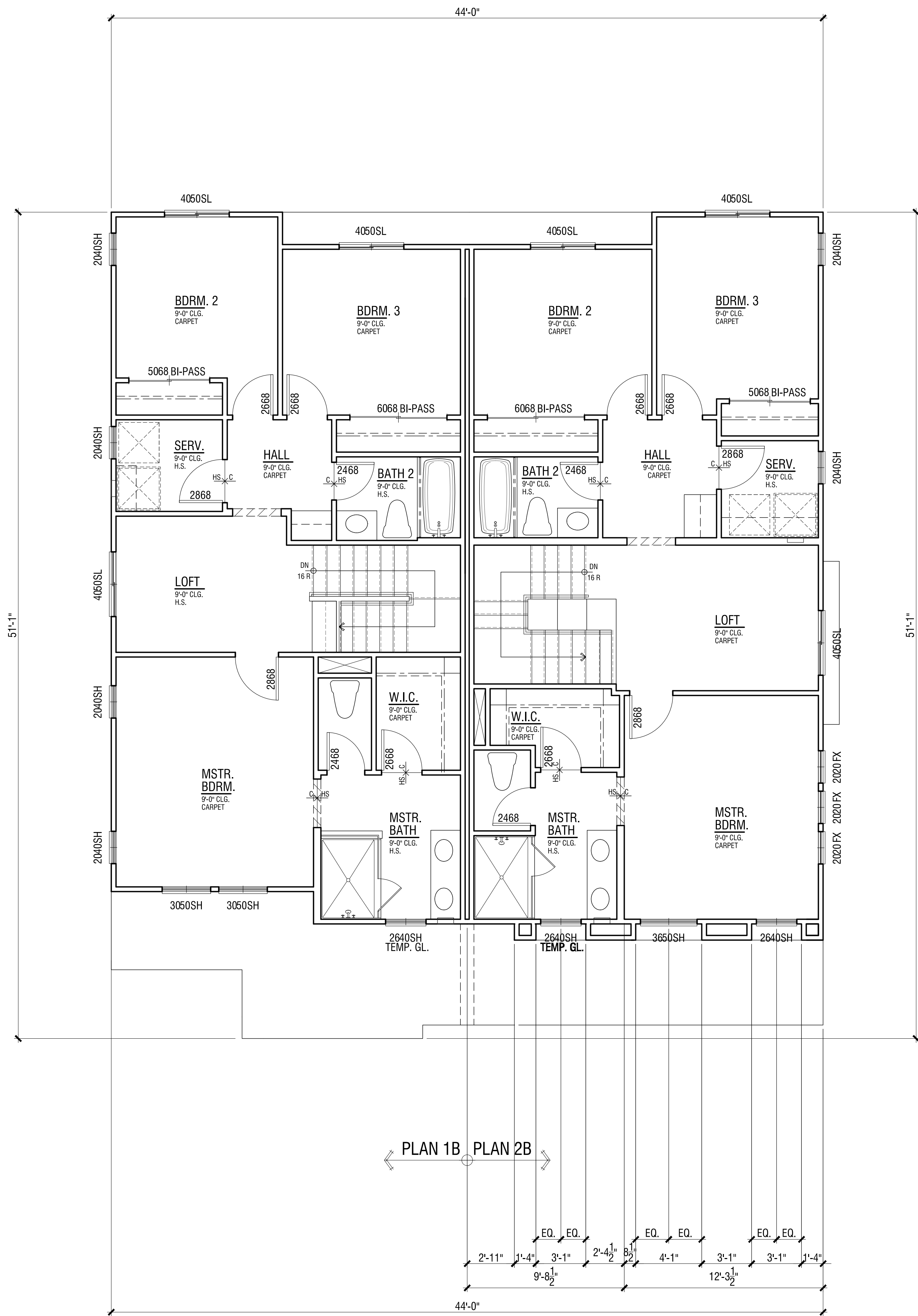
### NEIGHBORHOOD A1 & A2

## ALVES RANCH

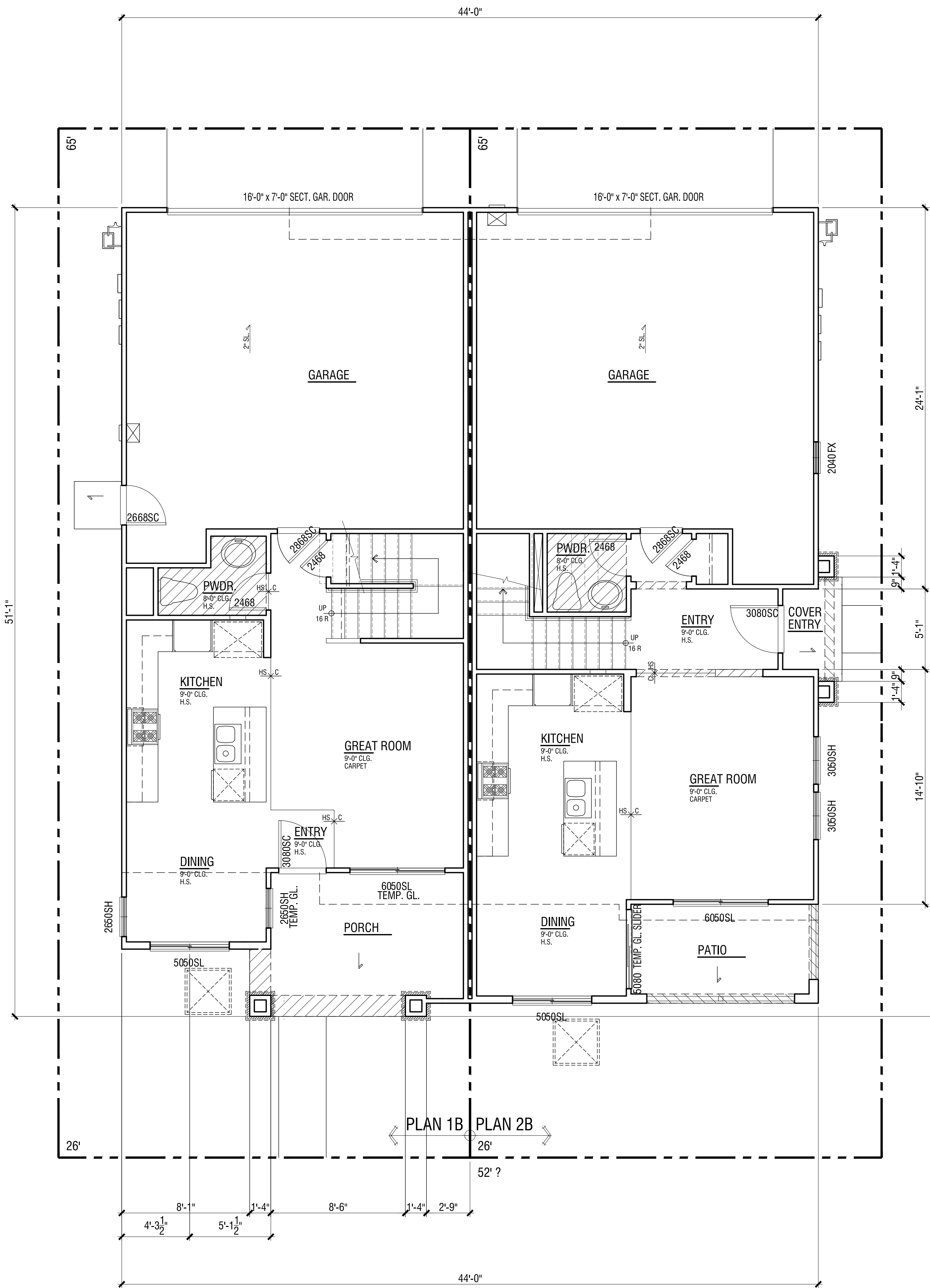
PITTSBURG, CA

Roof: Composition Shingle  
 Fascia: 2X6 Wood Typical  
 Gable: Horizontal Lap Siding  
 Exterior: Stucco (16/20 Sand Finish)  
 Window & Door Trim: Stucco over Foam Trim per Elevation Style  
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style





Second Floor



NEIGHBORHOOD A1 & A2

First Floor

## FLOOR PLAN | PLAN 1B/2B

| FLOOR AREA TABLE    | PLAN 2B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 554 SQ. FT.  |
| UPPER FLOOR PLAN    | 883 SQ. FT.  |
| TOTAL               | 1437 SQ. FT. |
| 2-BAY GARAGE        | 466 SQ. FT.  |
| COVERED ENTRY/PORCH | 74 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE    | PLAN 1B      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 512 SQ. FT.  |
| UPPER FLOOR PLAN    | 863 SQ. FT.  |
| TOTAL               | 1375 SQ. FT. |
| 2-BAY GARAGE        | 458 SQ. FT.  |
| COVERED ENTRY/PORCH | 111 SQ. FT.  |

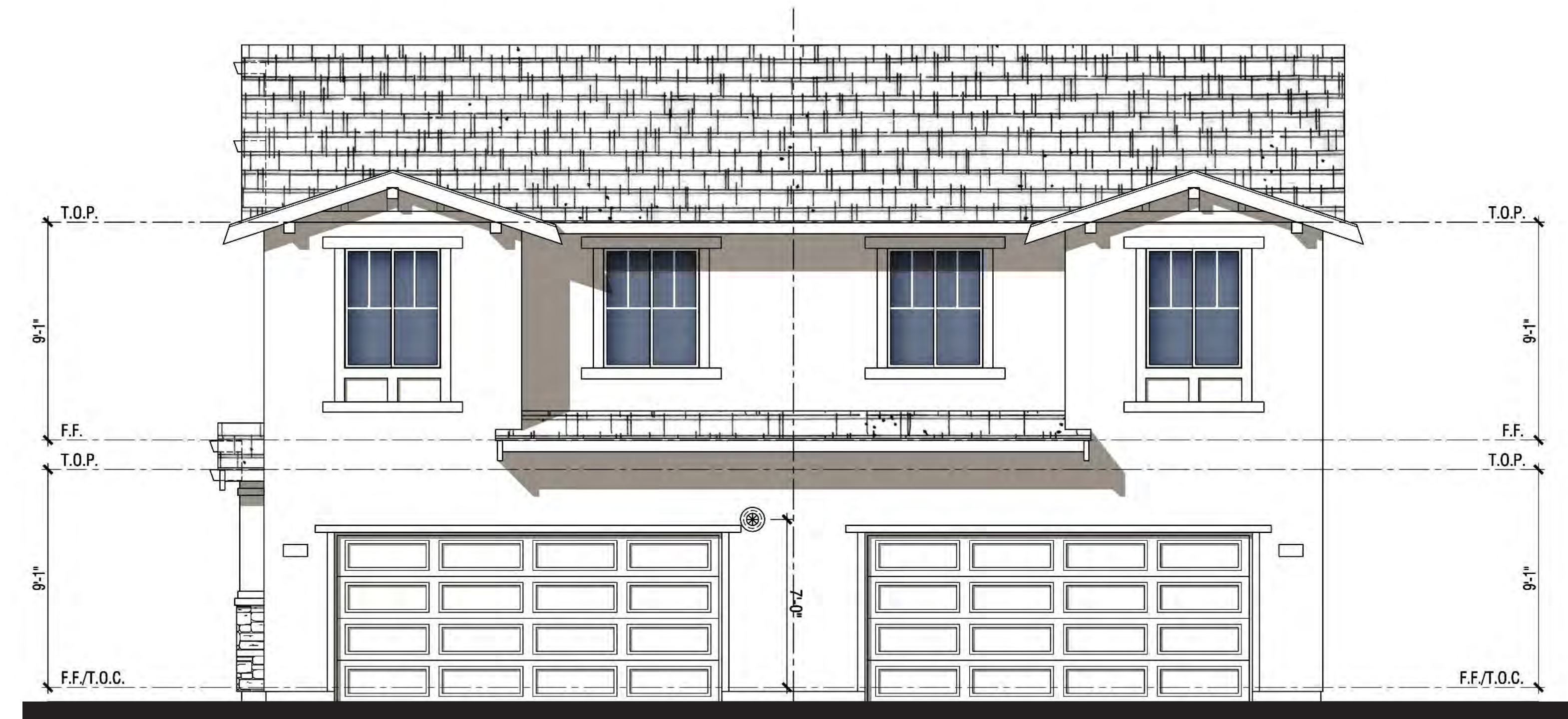
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





PLAN 2A

Right Elevation



PLAN 2B | PLAN 1B

Rear Elevation



PLAN 1B

Left Elevation



PLAN 1B | PLAN 2B

Front Elevation

**MATERIAL** **STYLE ELEMENTS 'B' BUNGALOW**

Roof: Composition Shingle  
 Fascia: 2X6 Wood Typical  
 Gable: Wood Outlookers with Board and Batten  
 Exterior: Stucco (16/20 Sand Finish)  
 Window & Door Trim: Stucco over Foam Trim per Elevation Style  
 Stone: Manufactured Stone Veneer  
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

**PLAN 1B/PLAN 2B | ELEVATION WRAPS**

**NEIGHBORHOOD A1 & A2**

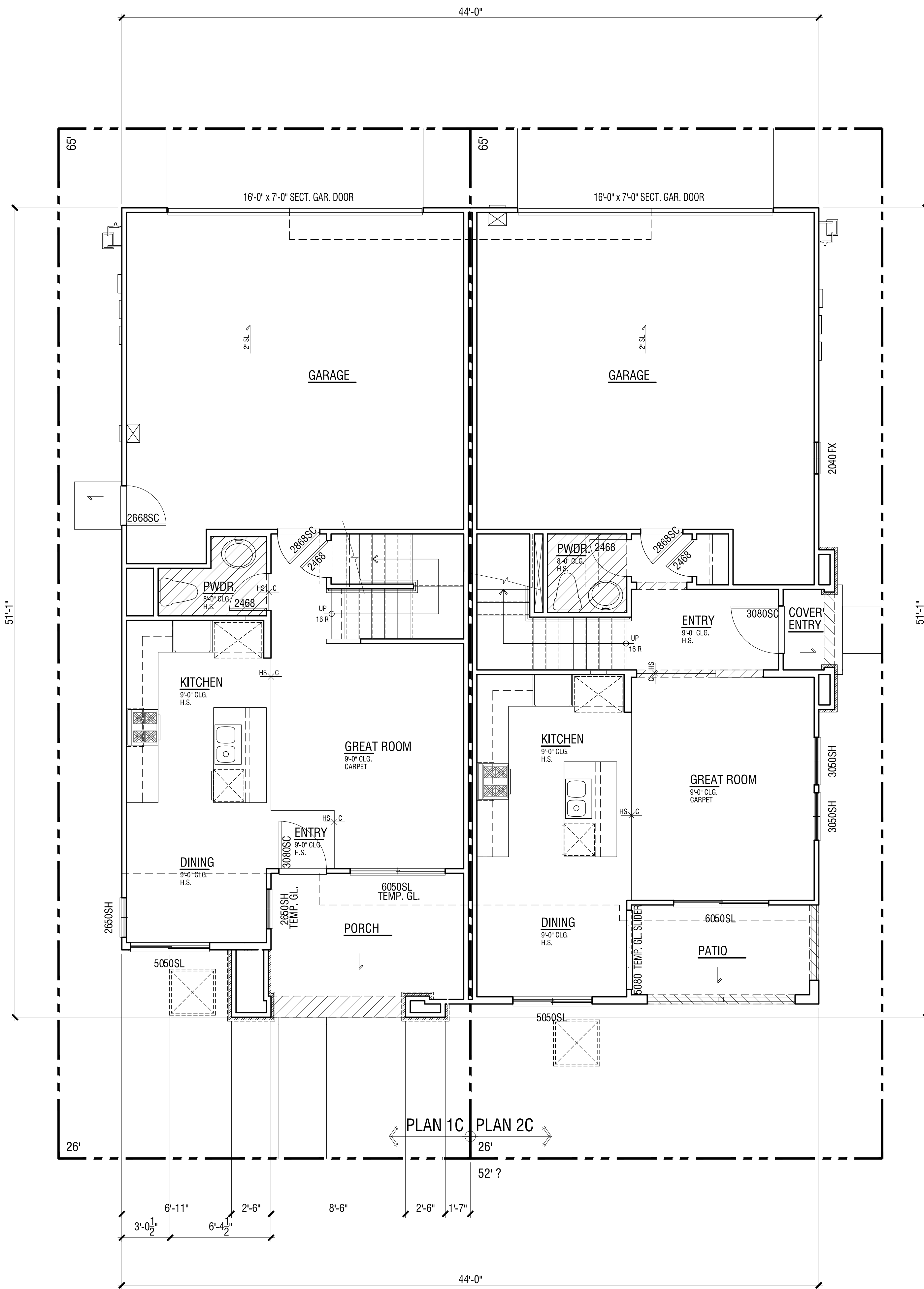
**ALVES RANCH**

PITTSBURG, CA





Second Floor



First Floor

## FLOOR PLAN | PLAN 1C/2C

| FLOOR AREA TABLE    | PLAN 2C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 554 SQ. FT.  |
| UPPER FLOOR PLAN    | 883 SQ. FT.  |
| TOTAL               | 1437 SQ. FT. |
| 2-BAY GARAGE        | 466 SQ. FT.  |
| COVERED ENTRY/PORCH | 74 SQ. FT.   |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

| FLOOR AREA TABLE    | PLAN 1C      |
|---------------------|--------------|
| LOWER FLOOR PLAN    | 512 SQ. FT.  |
| UPPER FLOOR PLAN    | 863 SQ. FT.  |
| TOTAL               | 1375 SQ. FT. |
| 2-BAY GARAGE        | 458 SQ. FT.  |
| COVERED ENTRY/PORCH | 111 SQ. FT.  |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





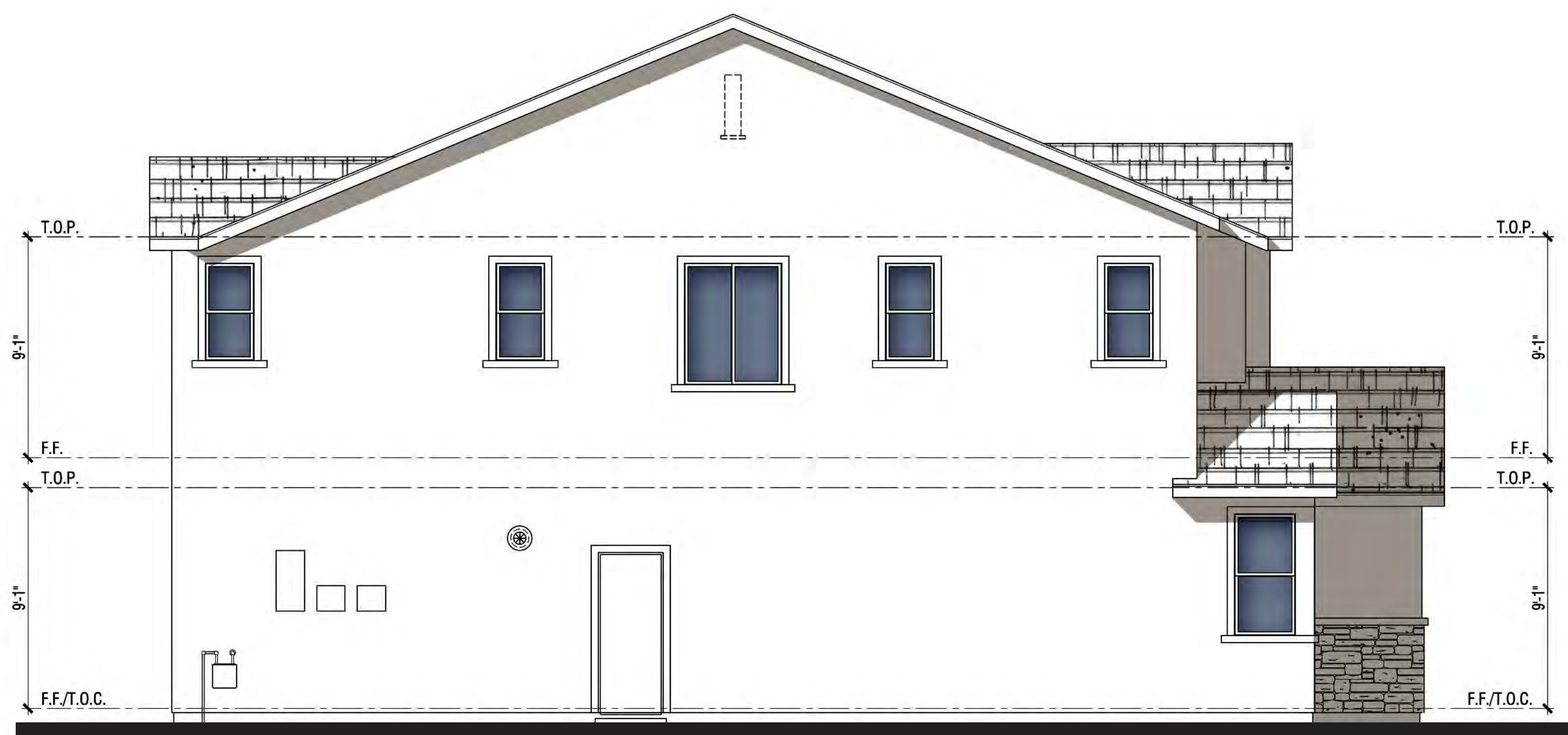
PLAN 2A

Right Elevation



PLAN 2C | PLAN 1C

Rear Elevation



PLAN 1C

Left Elevation



PLAN 1C | PLAN 2C

Front Elevation

MATERIAL STYLE ELEMENTS 'C' COTTAGE

Roof: Composition Shingle  
 Fascia: 2X6 Wood Typical  
 Exterior: Stucco (16/20 Sand Finish)  
 Window & Door Trim: Stucco over Foam Trim per Elevation Style  
 Veneer: Manufactured Stone Veneer  
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1C/PLAN 2C | ELEVATION WRAPS

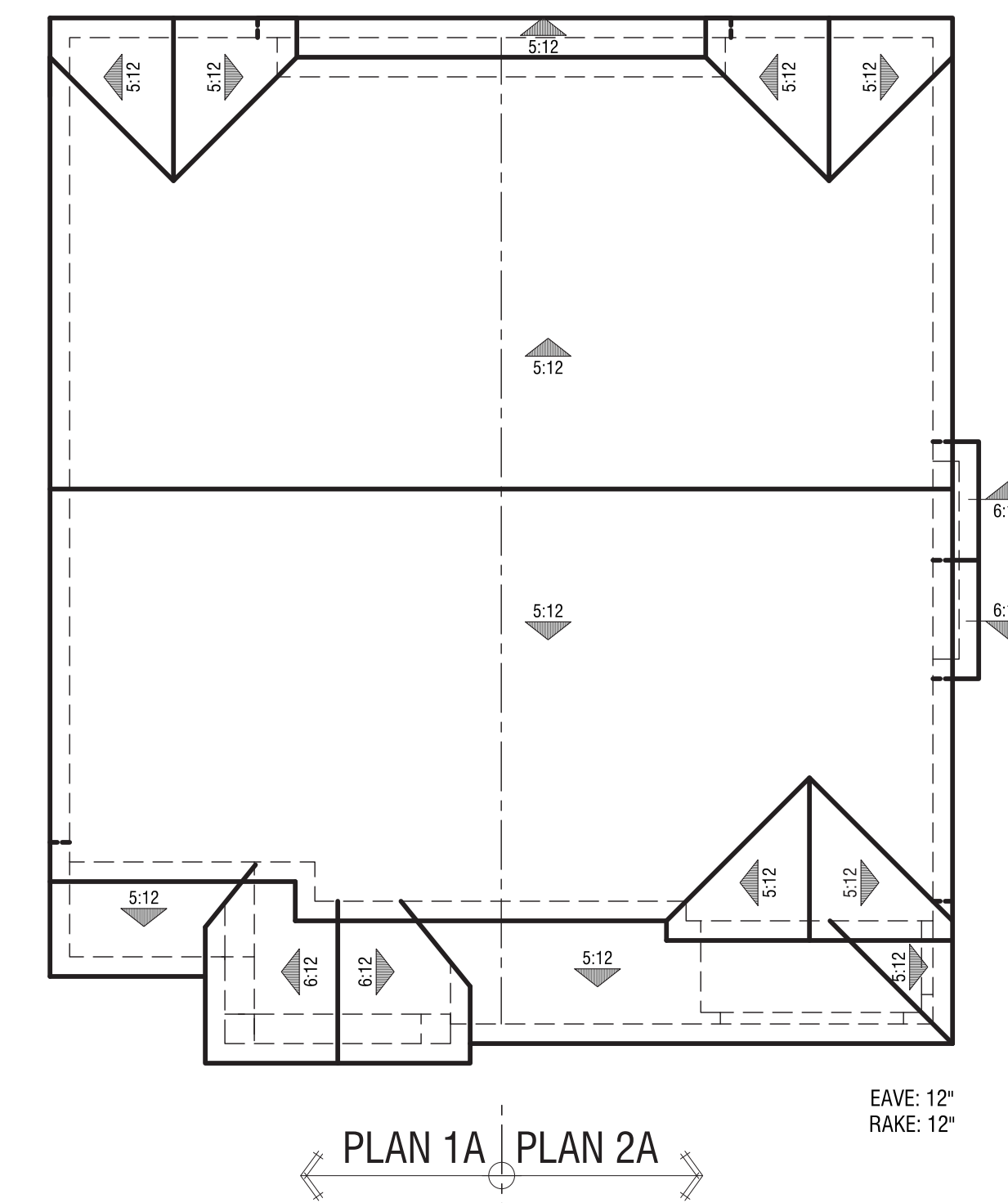
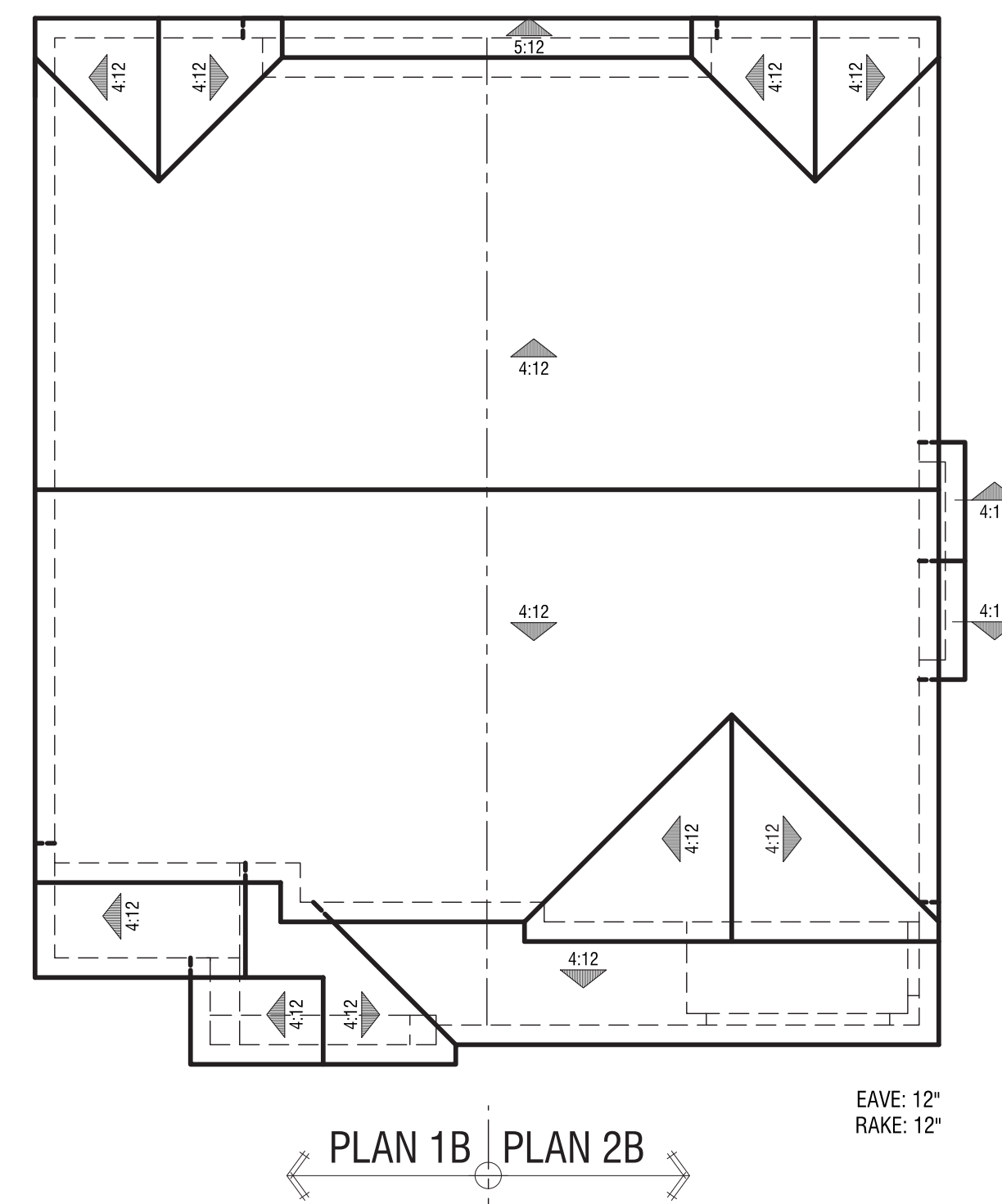
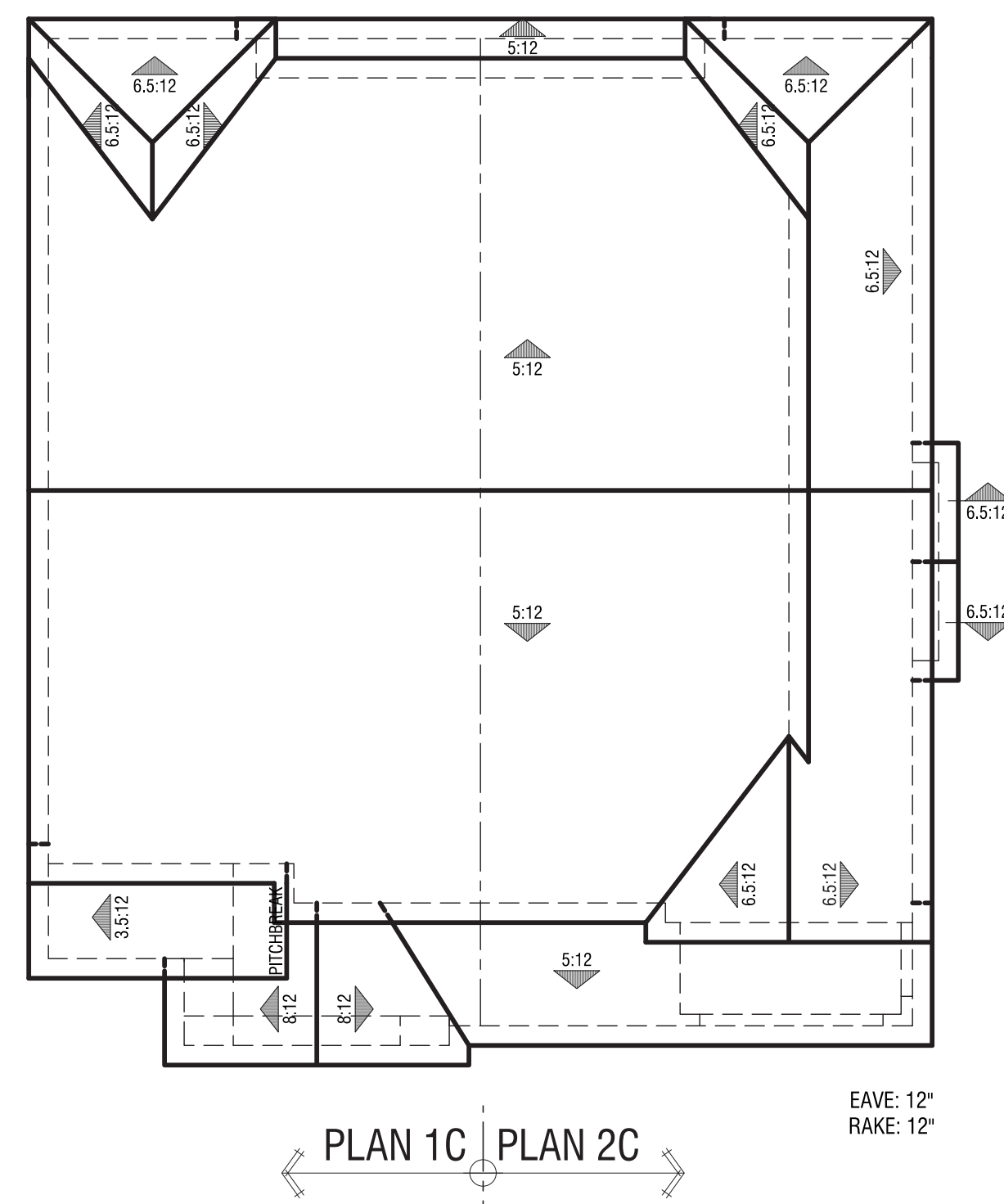
NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA

Scheme# 9





## PLANS 1& 2 / A, B& C | ROOF PLANS

### NEIGHBORHOOD A1 & A2

# ALVES RANCH

PITTSBURG, CA





| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/25/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 2



| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/25/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

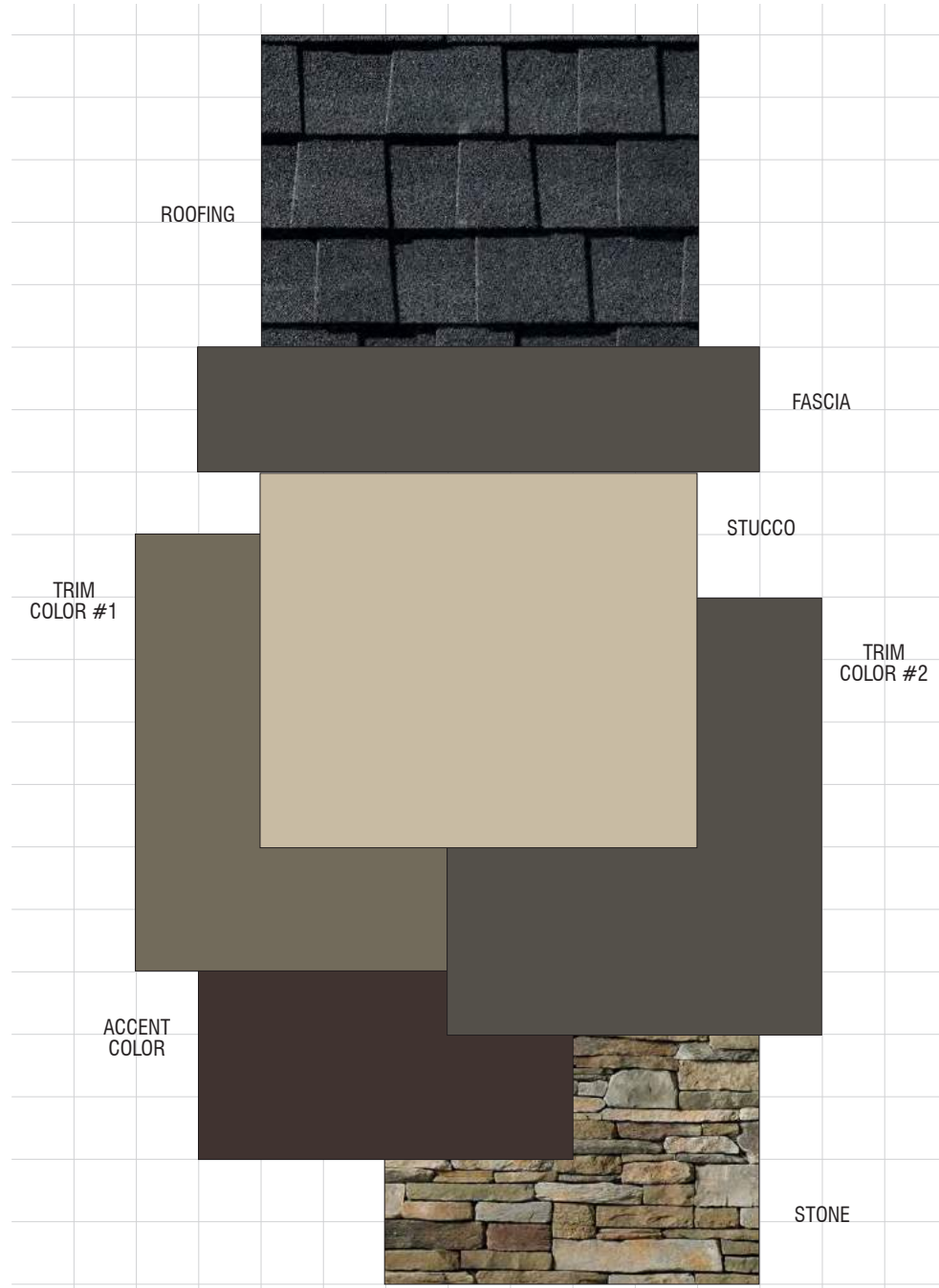
### Scheme 4

# ALVES RANCH

## FORMAL SUBMITTAL

### A3.9





**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 5**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

'SCHEME 5 OF 12

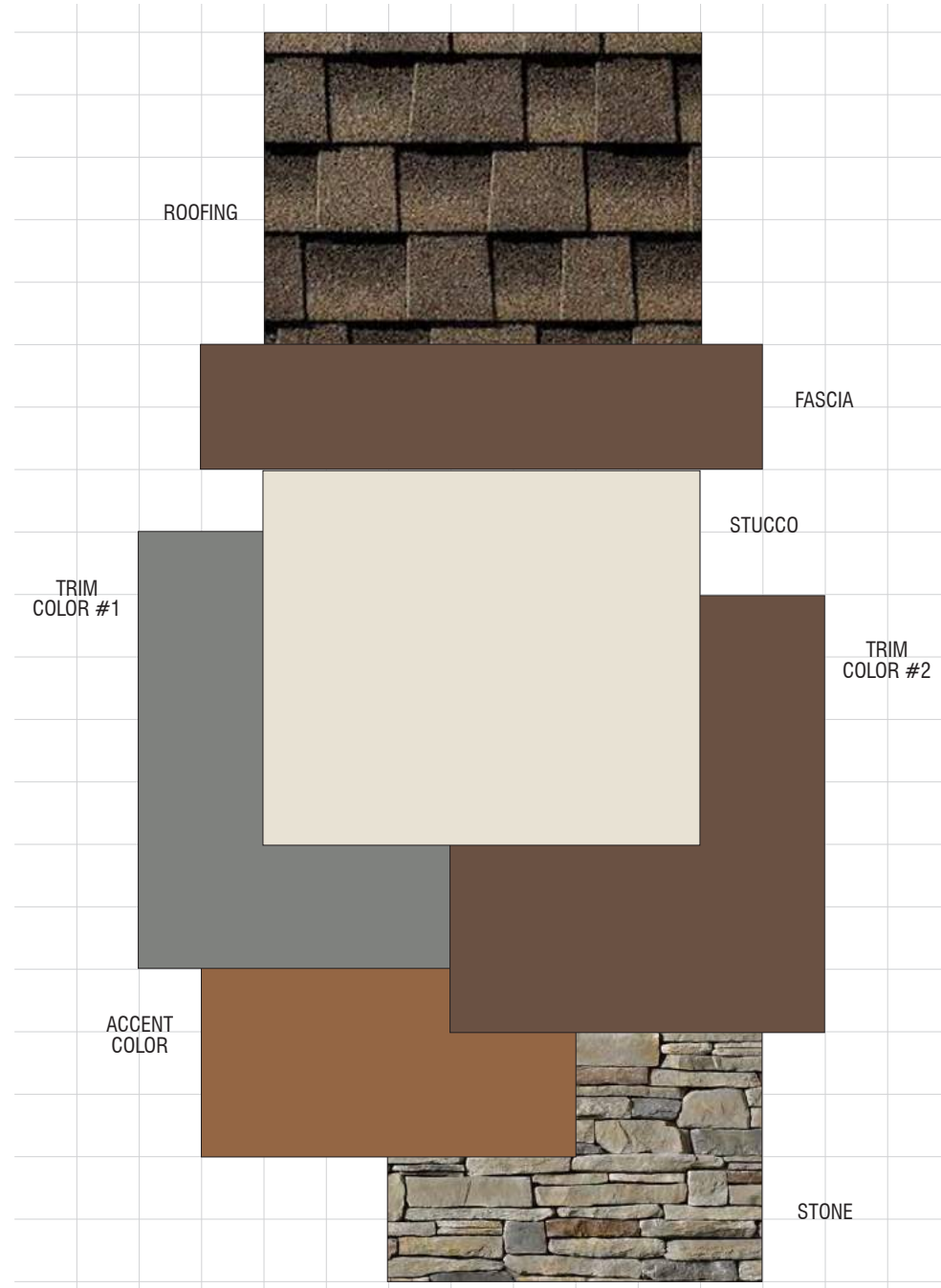
'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                               | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD           | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                               | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Bucks County<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Khaki                               | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color                | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6149<br>Relaxed Khaki            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6173<br>Cocoon                   | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7048<br>Urban Bronze             | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 6006<br>Black Bean               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Terra Bronze                        | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 6**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

'SCHEME 6 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD         | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Echo Ridge<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Grey                              | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 6154<br>Nacre                  | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 7067<br>Cityscape              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7520<br>Plantation Shutters    | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 0045<br>Antiquarian Brown      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Gray                              | Fehr Bros         |

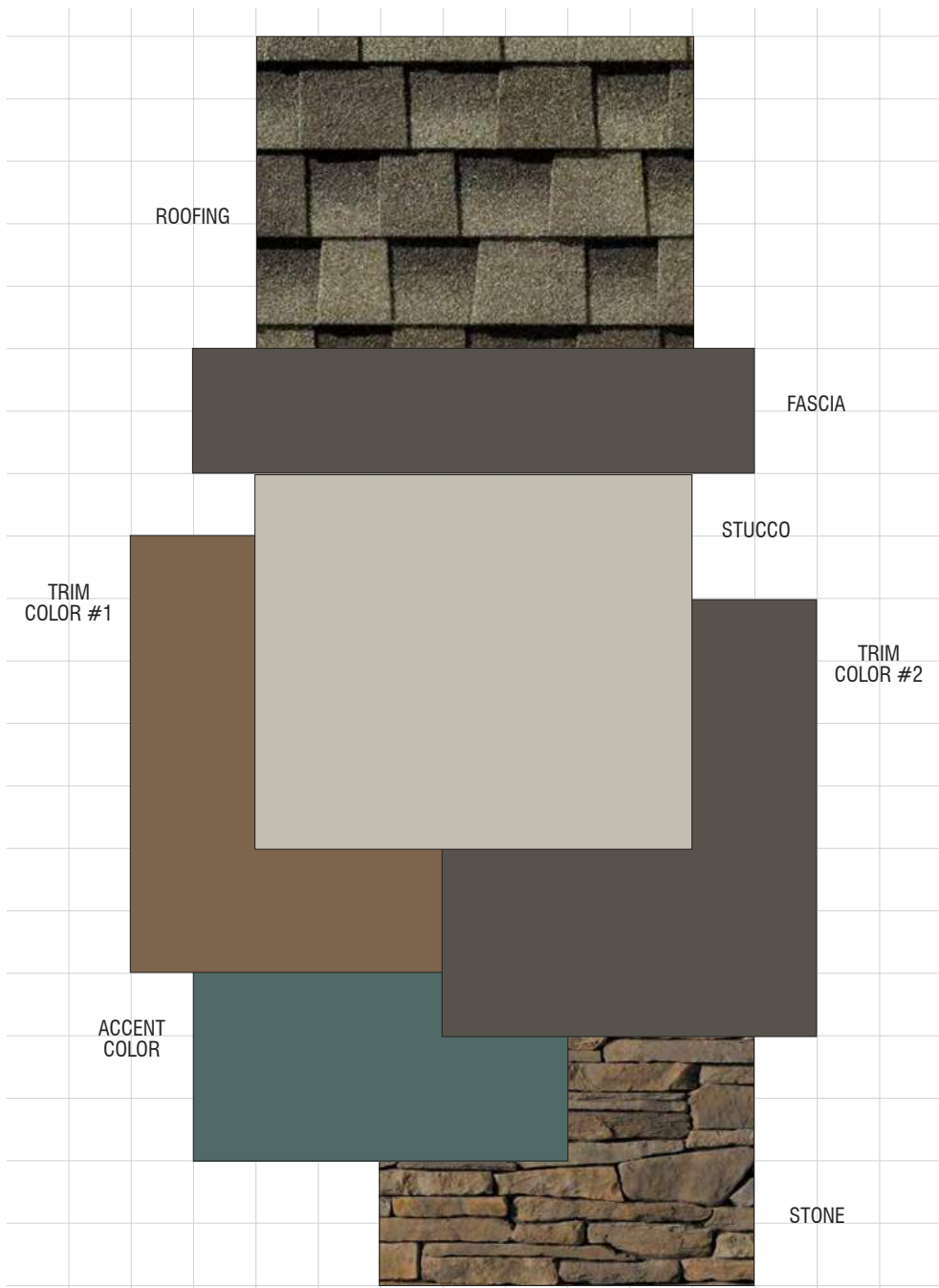
NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 5

## Scheme 6



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 7**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

'SCHEME 7 OF 12

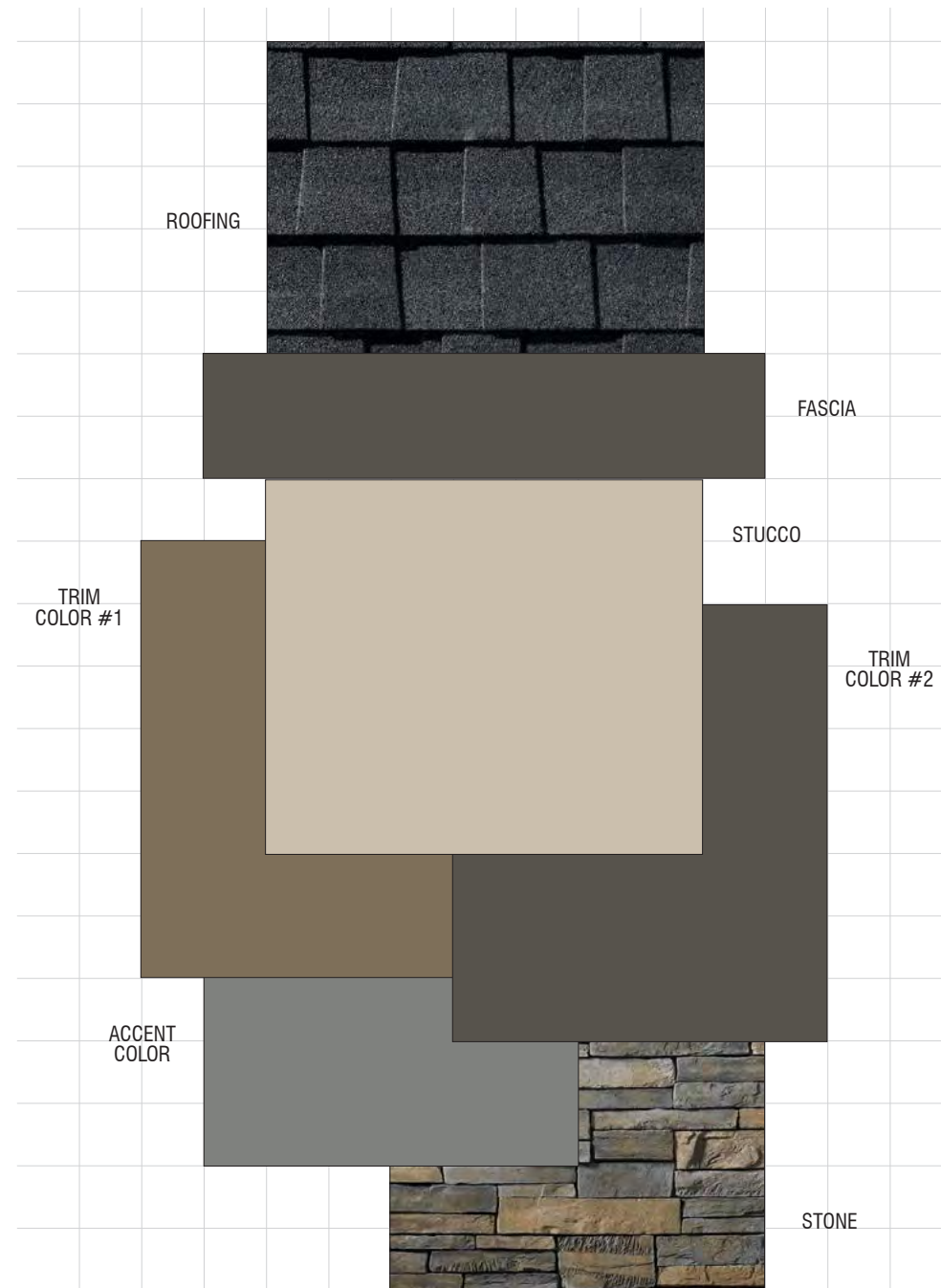
'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                             | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Weathered Wood<br>Timberline HD   | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                             | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Hudson Bay<br>Southern LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                        | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color              | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 2644<br>Roxcroft Mist Gray     | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6103<br>Tea Chest              | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 2810<br>Rookwood Sash Green    | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Golden Oak                        | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 8**  
'B' Elevations Only  
Bungalow

### 1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

#### Exterior Color & Materials

'SCHEME 8 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

| Material                                                                                          | Color                         | Manufacturer      |
|---------------------------------------------------------------------------------------------------|-------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                            | Charcoal<br>Timberline HD     | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                             | White                         | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                 | Skyline<br>Country LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                             | Misty Cove                    | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                   | Match adjacent color          | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                 | SW 7547<br>Sandbar            | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Battens @ Gables<br>Columns<br>Panel Detail<br>Trim | SW 6159<br>High Tea           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Eaves<br>Fascia<br>Garage Doors<br>Outlookers               | SW 7645<br>Thunder Gray       | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door                                                   | SW 7067<br>Cityscape          | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                 | Bronze                        | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Martinez (925) 453-1700.

#### REVISIONS:

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

## Scheme 7

## Scheme 8

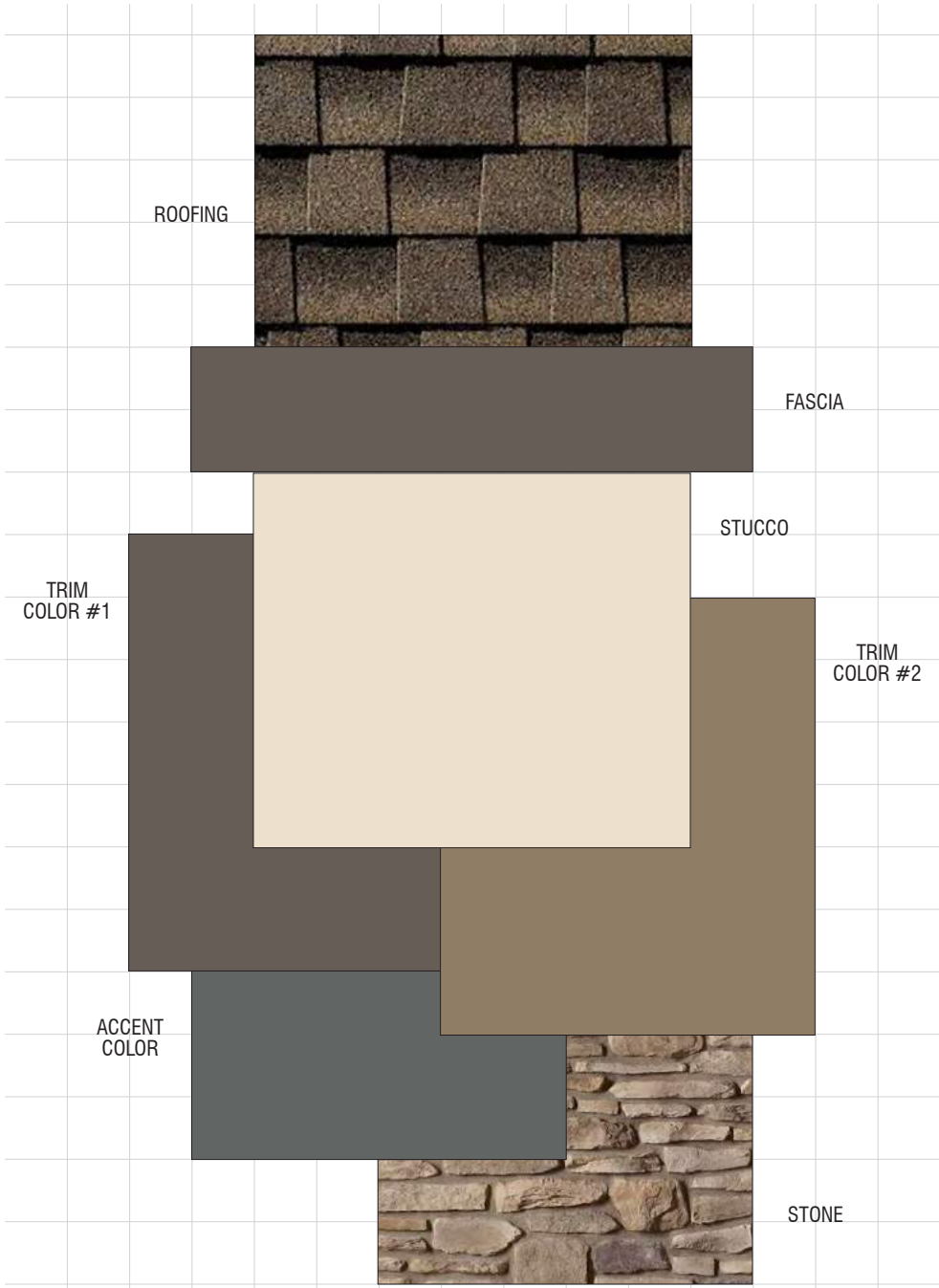
# COLOR & MATERIALS - 'B' BUNGALOW

## NEIGHBORHOOD A1 & A2

# ALVES RANCH

PITTSBURG, CA





**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 9**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

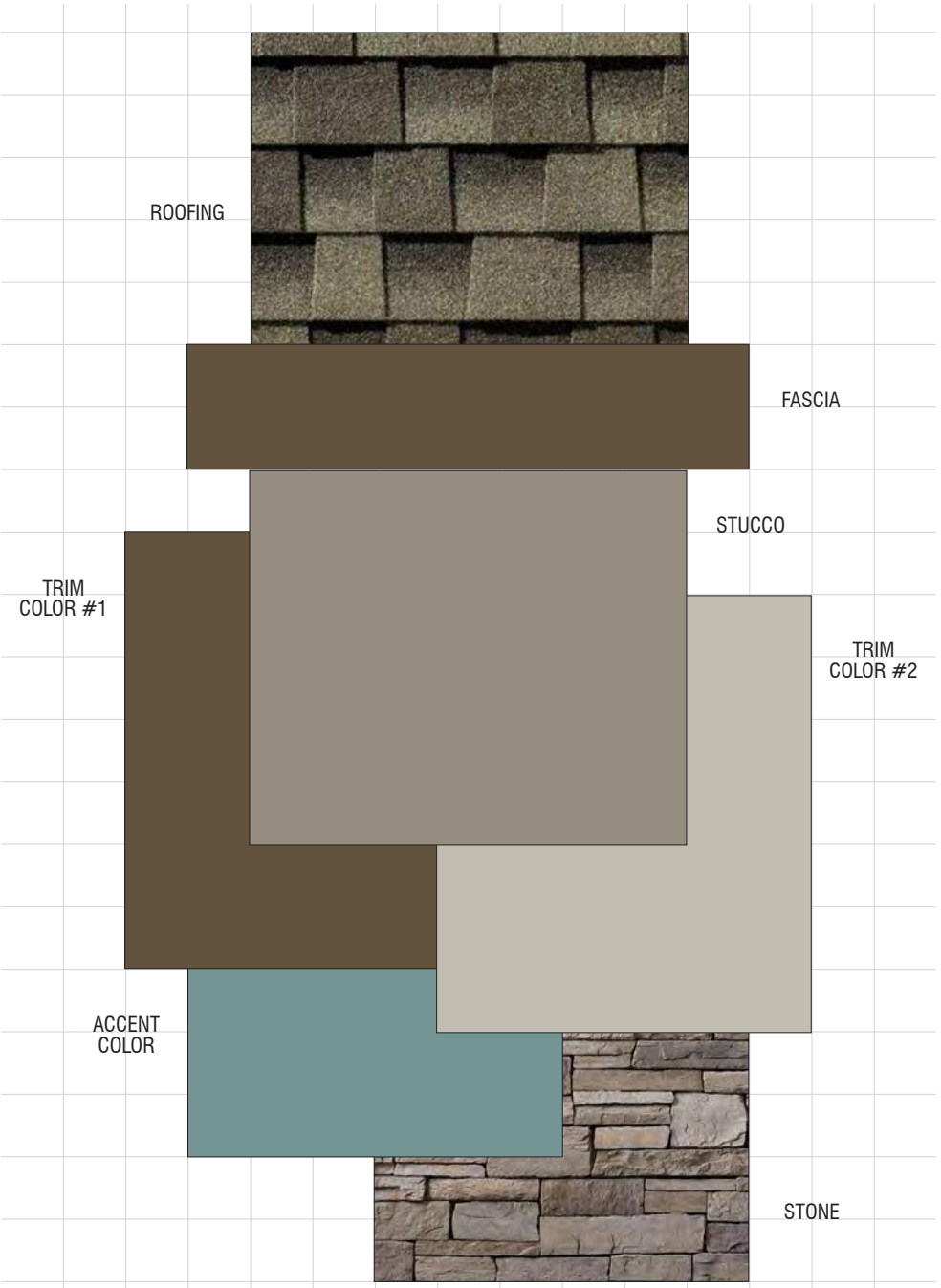
| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Barkwood<br>Timberline HD       | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palatino<br>Del Mare LedgeStone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Light Khaki                     | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7571<br>Casa Blanca          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7505<br>Manor House          | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7550<br>Resort Tan           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2848<br>Roycroft Pewter      | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
Contact: Lily Marzette (951) 455-1700.

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 10**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                           | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Weathered Wood<br>Timberline HD | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                           | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Ashtail<br>Country LedgeStone   | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                           | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color            | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9172<br>Studio Clay          | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 7545<br>Pier                 | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 2844<br>Roycroft Mist Gray   | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 0020<br>Peacock Plume        | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color            | Fehr Bros         |

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Contact: Lily Marzette (951) 455-1700.

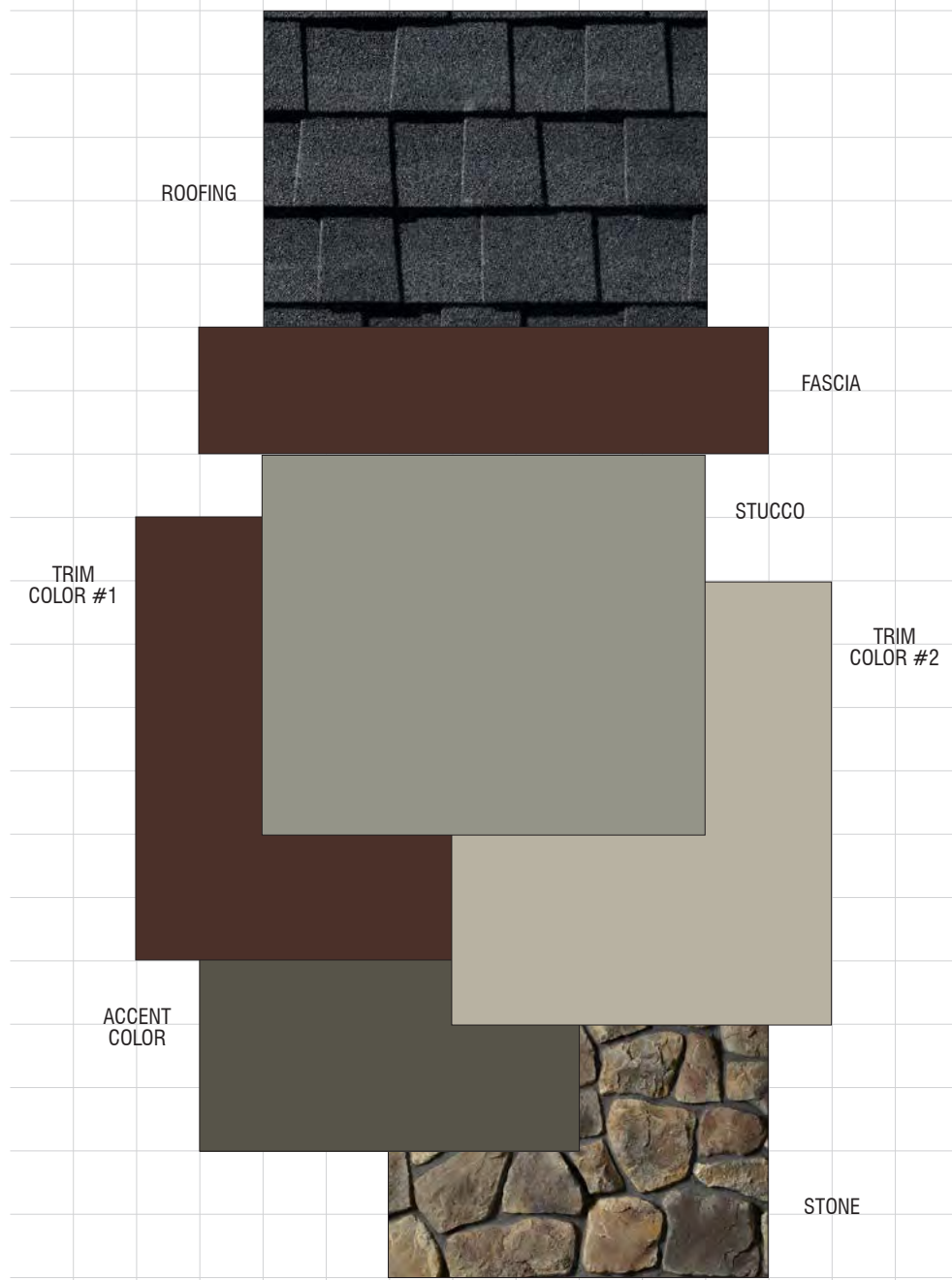
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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

**Scheme 9**

**Scheme 10**



**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 11**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

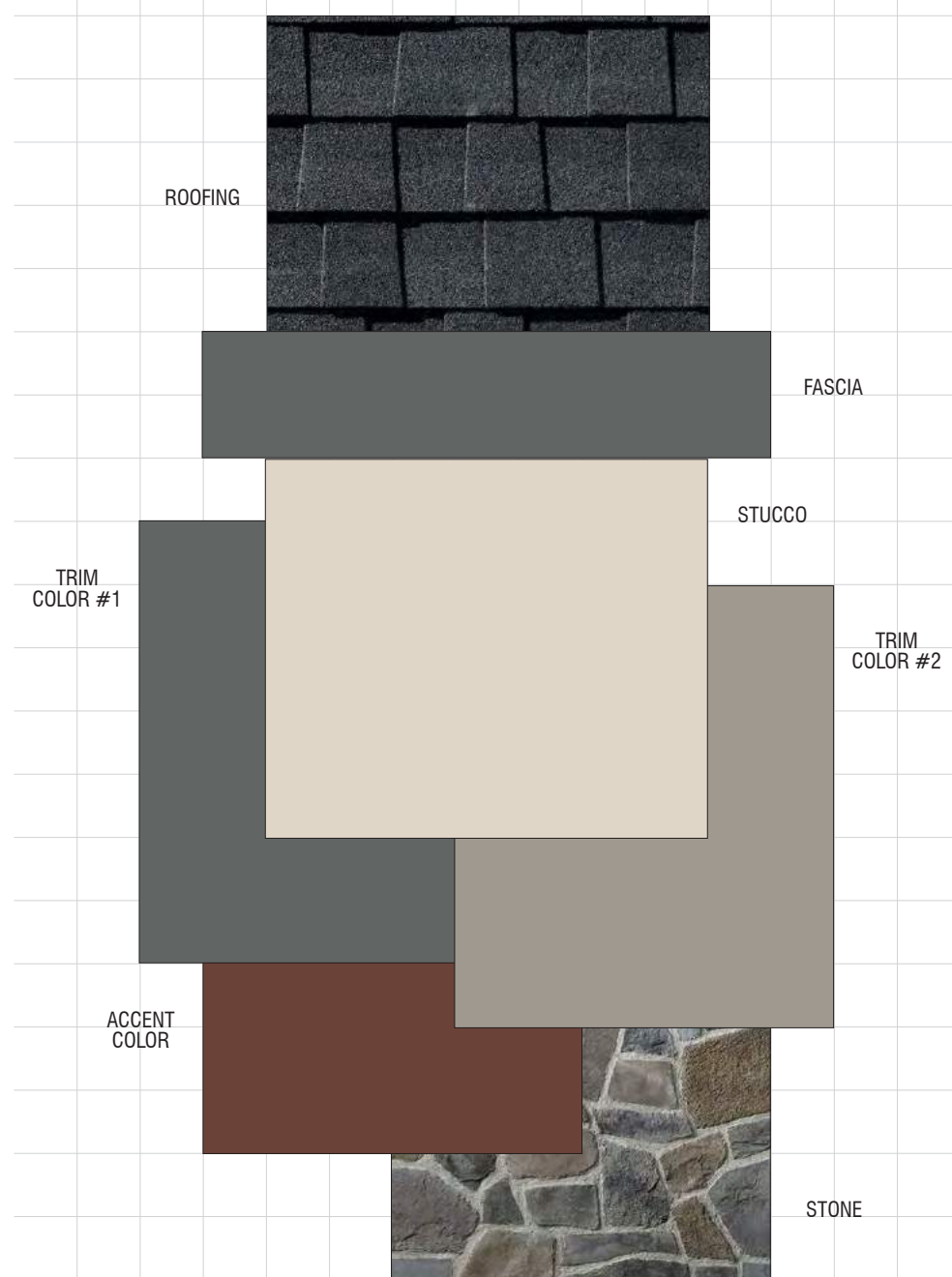
| Material                                                                                                                                                     | Color                            | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD        | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                            | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Wolf Creek<br>Dressed Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Khaki                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color             | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 9131<br>Cornwall Slate        | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 9182<br>Rope Marron           | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 0049<br>Silver Gray           | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2846<br>Roycroft Bronze Green | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color             | Fehr Bros         |

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
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**ALVES RANCH (SFD, ALLEY & DUETS)**  
Pittsburg, California  
WILLIAM LYON HOMES  
June 26, 2018 | 2017404

**SCHEME 12**  
'C' Elevations Only  
Cottage

**1ALVES RANCH (SFD, ALLEY & DUETS)**

Pittsburg, California  
WILLIAM LYON HOMES  
April 11, 2018 | 2017404.00

**Exterior Color & Materials**

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

| Material                                                                                                                                                     | Color                                 | Manufacturer      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|
| <b>Roofing:</b><br>Composition Shingle                                                                                                                       | Charcoal<br>Timberline HD             | GAF               |
| <b>Vinyl Windows (factory finish)</b>                                                                                                                        | White                                 | TBD               |
| <b>Manufactured Stone (standard raked joints)</b>                                                                                                            | Palisades<br>Ancient Villa Fieldstone | Cultured by Boral |
| <b>Mortar @ Stone</b>                                                                                                                                        | Misty Cove                            | Orco              |
| <b>Gutters &amp; Downspouts</b>                                                                                                                              | Match adjacent color                  | Sherwin Williams  |
| <b>Stucco (16/20 sand finish)</b>                                                                                                                            | SW 7516<br>Kestrel White              | Sherwin Williams  |
| <b>Trim Color #1 (applied to):</b><br>Board & Batten Siding<br>Eaves<br>Fascia<br>Gable Siding<br>Garage Door @ SFD & Alley<br>Louvered Vents<br>Pot Shelves | SW 2848<br>Roycroft Pewter            | Sherwin Williams  |
| <b>Trim Color #2 (applied to):</b><br>Garage Doors @ Duets<br>Trim                                                                                           | SW 7642<br>Pavestone                  | Sherwin Williams  |
| <b>Accent Color (applied to):</b><br>Front Door<br>Shutters                                                                                                  | SW 2837<br>Aurora Brown               | Sherwin Williams  |
| <b>Weatherstrip @ Garage Door</b>                                                                                                                            | Match adjacent color                  | Fehr Bros         |

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**REVISIONS:**

| Number | Date     | Description                                                                                             |
|--------|----------|---------------------------------------------------------------------------------------------------------|
| 1      | 06/26/18 | Various updates for City comments to combine schemes for a total of 12 only for the entire development. |

**Scheme 11**

**Scheme 12**

**COLOR & MATERIALS - 'C' COTTAGE**

**NEIGHBORHOOD A1 & A2**

**ALVES RANCH**

PITTSBURG, CA

A3.11

0 2 4 8

**FORMAL SUBMITTAL**

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ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

ORANGE COUNTY . LOS ANGELES . BAY AREA



**William Lyon Homes**  
*Experience the pride.*



NEIGHBORHOOD A1

NEIGHBORHOOD A2

NEIGHBORHOOD C

NEIGHBORHOOD D1

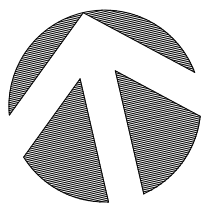
NEIGHBORHOOD D2

WEST LELAND ROAD

PROPOSED TREE PALETTE

| BOTANICAL NAME                           | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|------------------------------------------|------------------------------|-----------|---------|
| TREES                                    |                              |           |         |
| ACER RUBRUM 'RED SUNSET'                 | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                         | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                     | CRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                  | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'         | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'     | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



L-1

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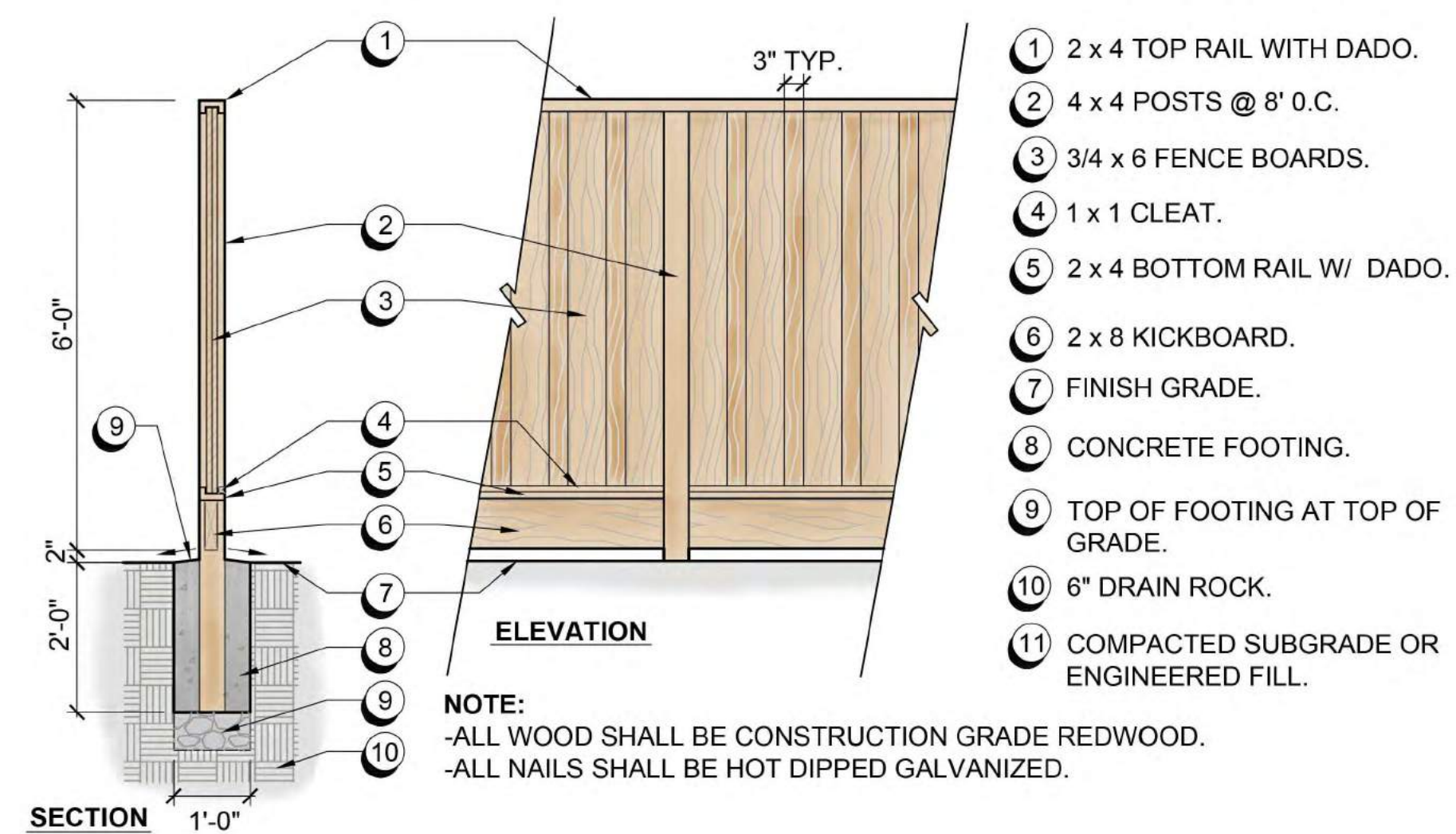




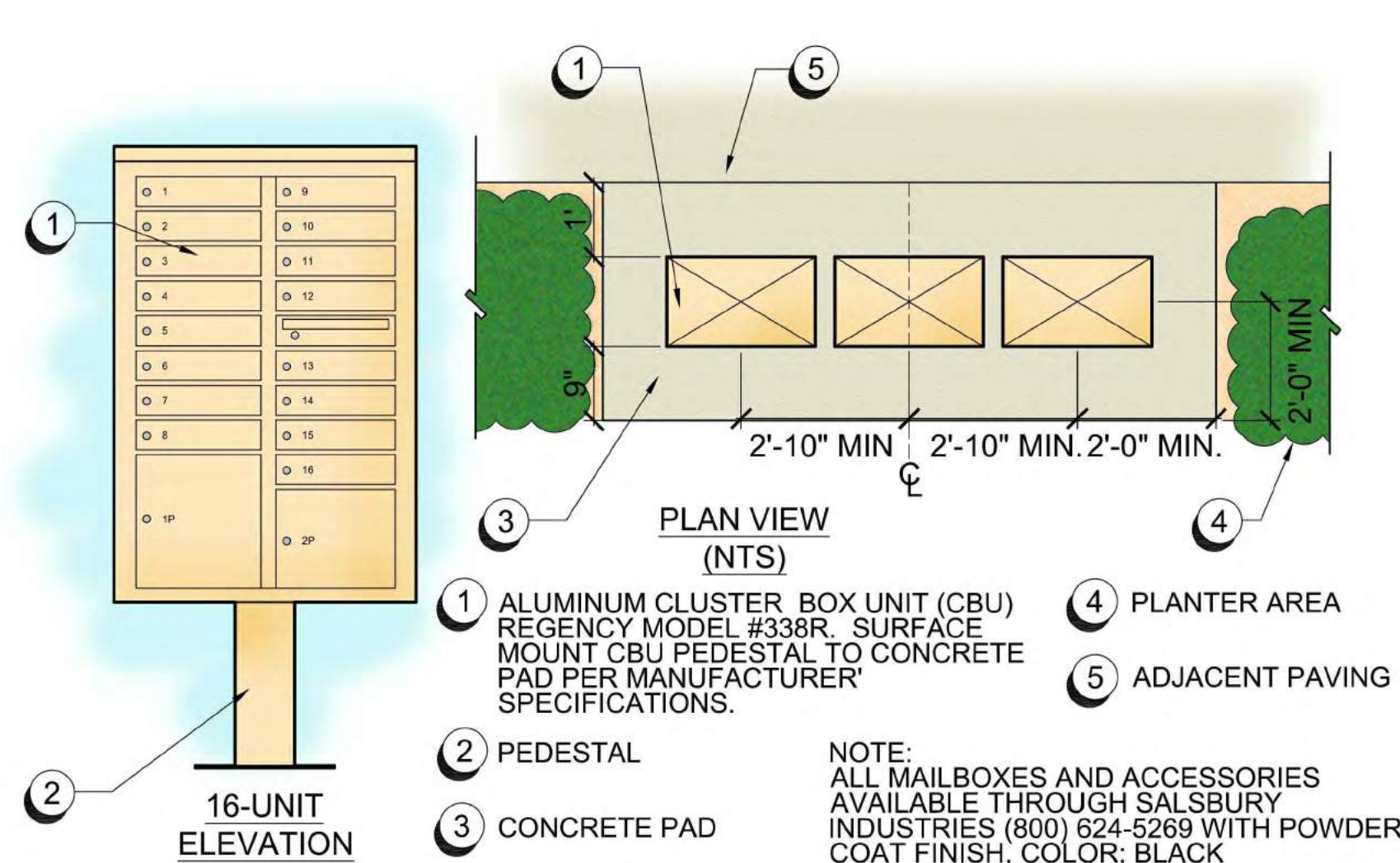
PROPOSED TREE PALETTE

| BOTANICAL NAME                           | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|------------------------------------------|------------------------------|-----------|---------|
| TREES                                    |                              |           |         |
| ACER RUBRUM 'RED SUNSET'                 | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                         | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                     | CRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                  | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'         | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'     | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |

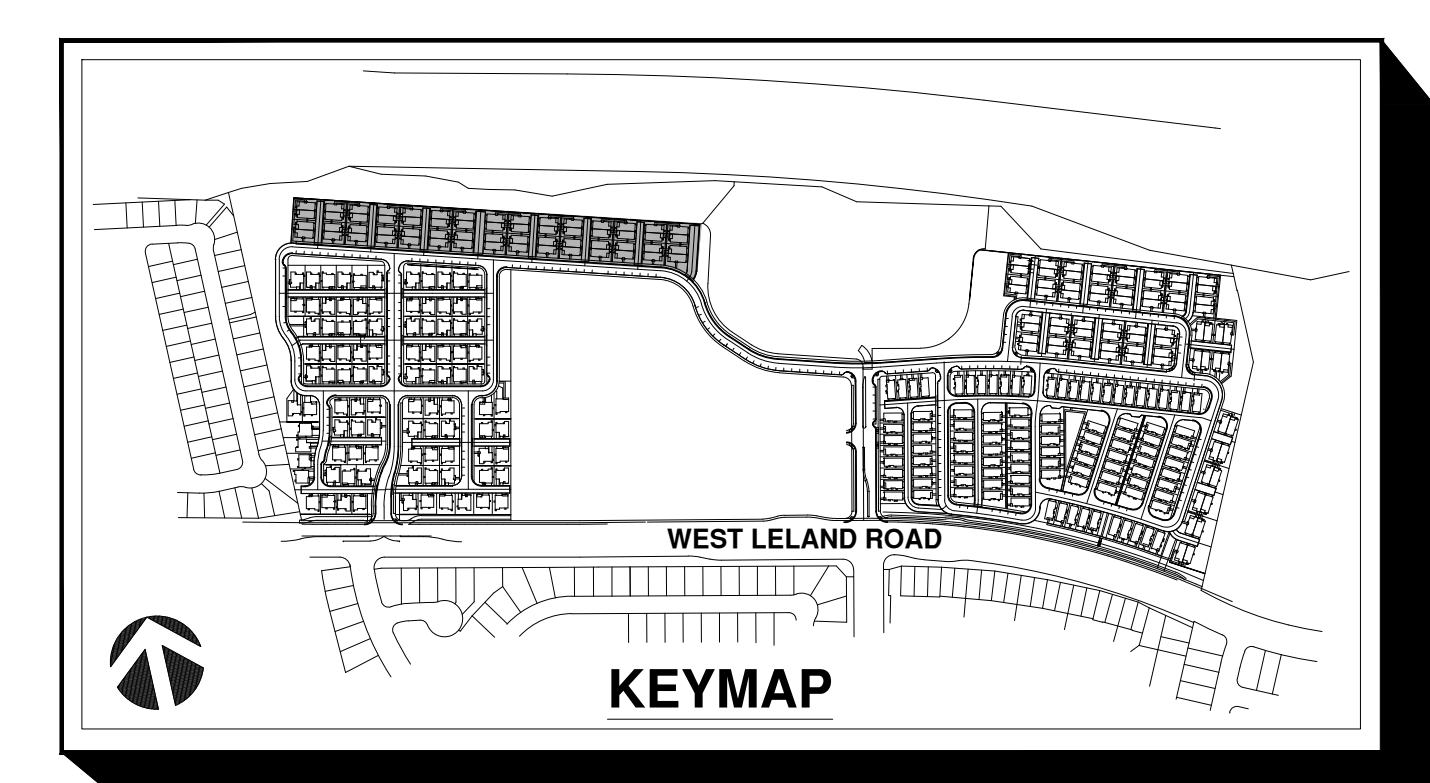
\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



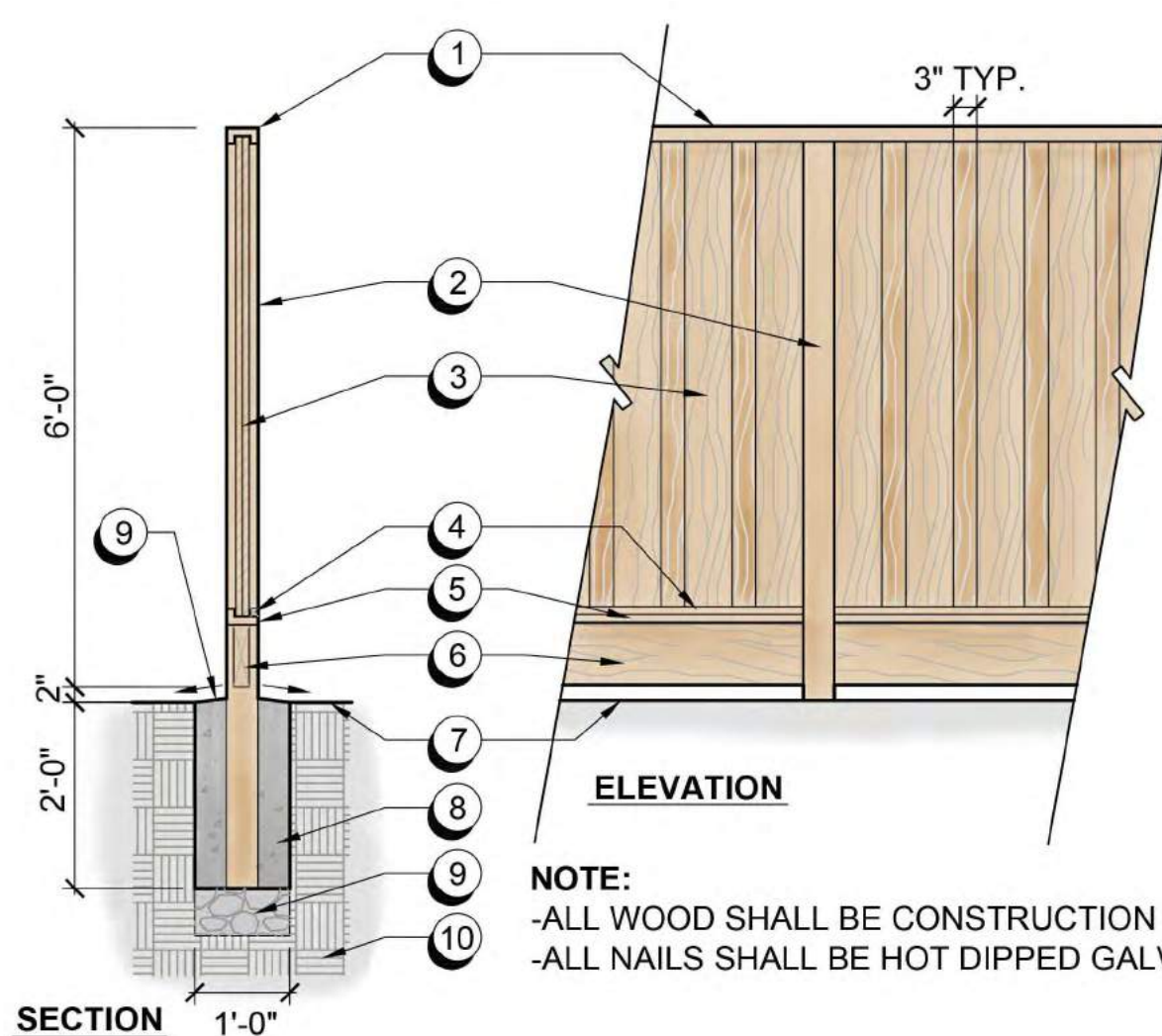
**A** GOOD NEIGHBOR FENCE  
SCALE: 1/2" = 1'-0"



**B** CBU MAILBOX  
SCALE: 3/4" = 1'-0"





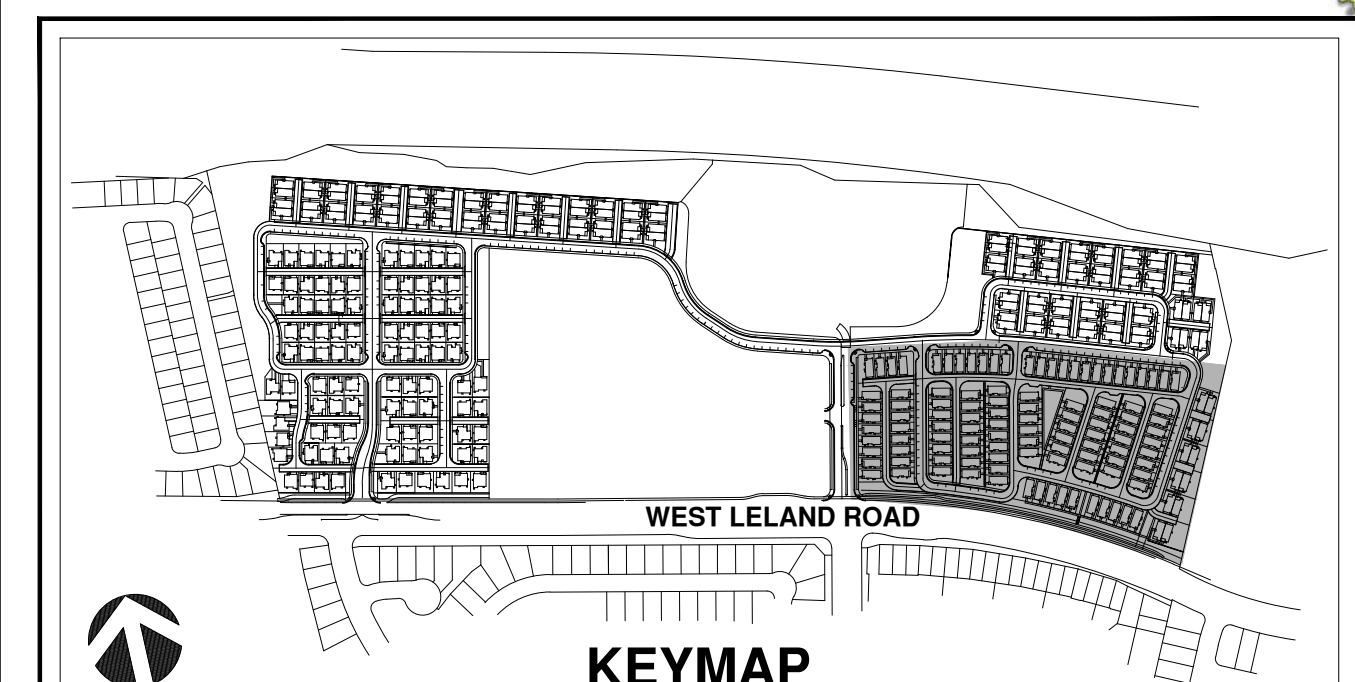


- 1 2 x 4 TOP RAIL WITH DADO.
- 2 4 x 4 POSTS @ 8' O.C.
- 3 3/4 x 6 FENCE BOARDS.
- 4 1 x 1 CLEAT.
- 5 2 x 4 BOTTOM RAIL W/ DADO.
- 6 2 x 8 KICKBOARD.
- 7 FINISH GRADE.
- 8 CONCRETE FOOTING.
- 9 TOP OF FOOTING AT TOP OF GRADE.
- 10 6" DRAIN ROCK.
- 11 COMPACTED SUBGRADE OR ENGINEERED FILL.

### PROPOSED TREE PALETTE

| BOTANICAL NAME                         | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|----------------------------------------|------------------------------|-----------|---------|
| <b>TREES</b>                           |                              |           |         |
| ACER RUBRUM 'RED SUNSET'               | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                       | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'            | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                   | GRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'       | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'   | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™ | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



## A GOOD NEIGHBOR FENCE

SCALE: 1/2" = 1'-0"

## Neighborhood C ALVES RANCH

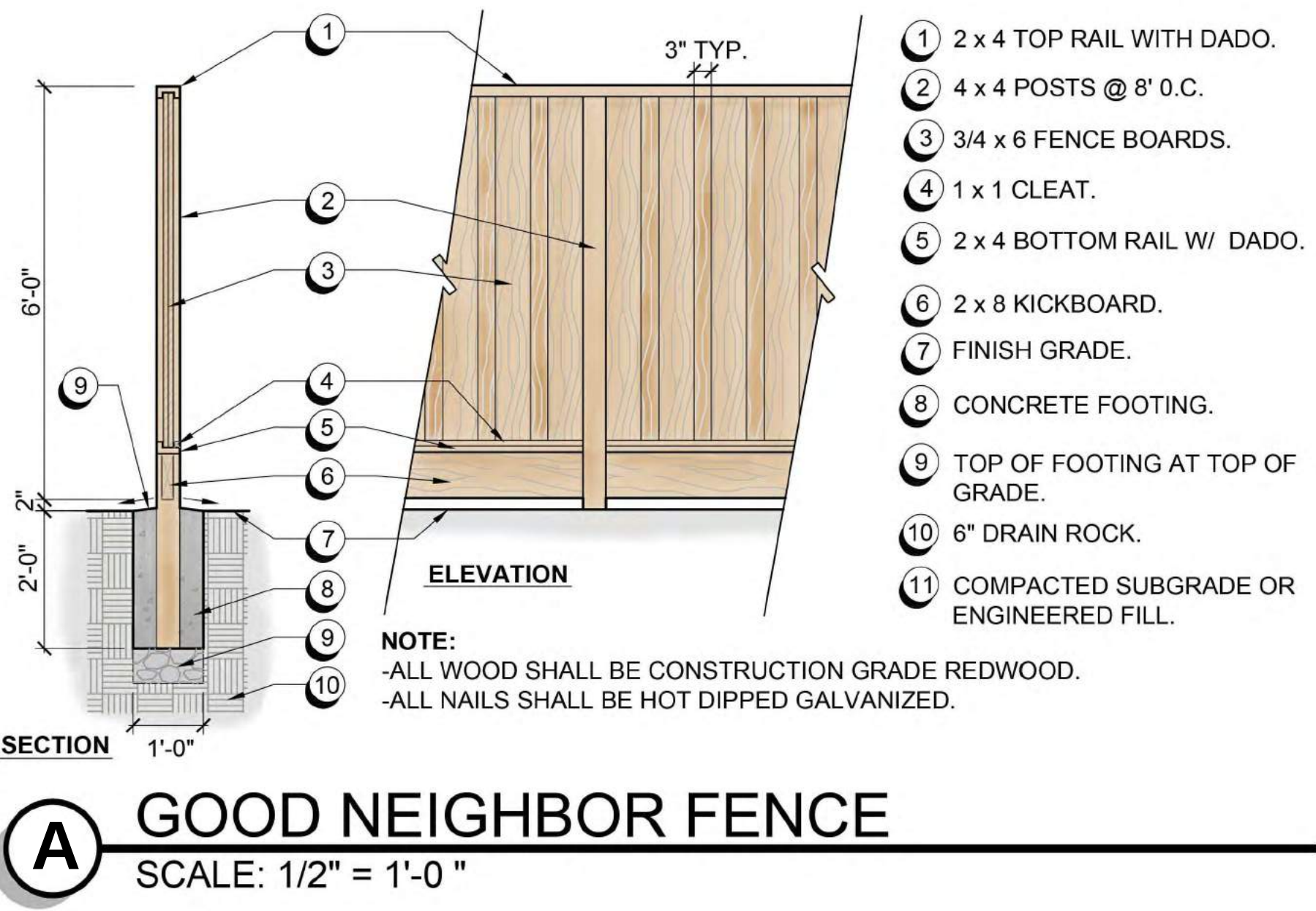
PITTSBURG, CA



PROPOSED TREE PALETTE

| BOTANICAL NAME                         | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|----------------------------------------|------------------------------|-----------|---------|
| <b>TREES</b>                           |                              |           |         |
| ACER RUBRUM 'RED SUNSET'               | RED SUNSET MAPLE             | 15 GAL.   | M       |
| CELTIS AUSTRALIS                       | EUROPEAN HACKBERRY           | 15 GAL.   | L       |
| DODONAEA VISCOSA 'PURPUREA'            | PURPLE LEAFED HOPSEED BUSH   | 15 GAL.   | L       |
| LAGERSTROEMIA INDICA                   | CRAPE MYRTLE                 | 15 GAL.   | L       |
| LIRIODENDRON TULIPIFERA                | TULIP TREE                   | 15 GAL.   | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'       | KEITH DAVEY CHINESE PISTACHE | 15 GAL.   | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'   | PURPLE LEAF PLUM             | 15 GAL.   | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™ | MAJESTIC BEAUTY HAWTHORN     | 15 GAL.   | L       |

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



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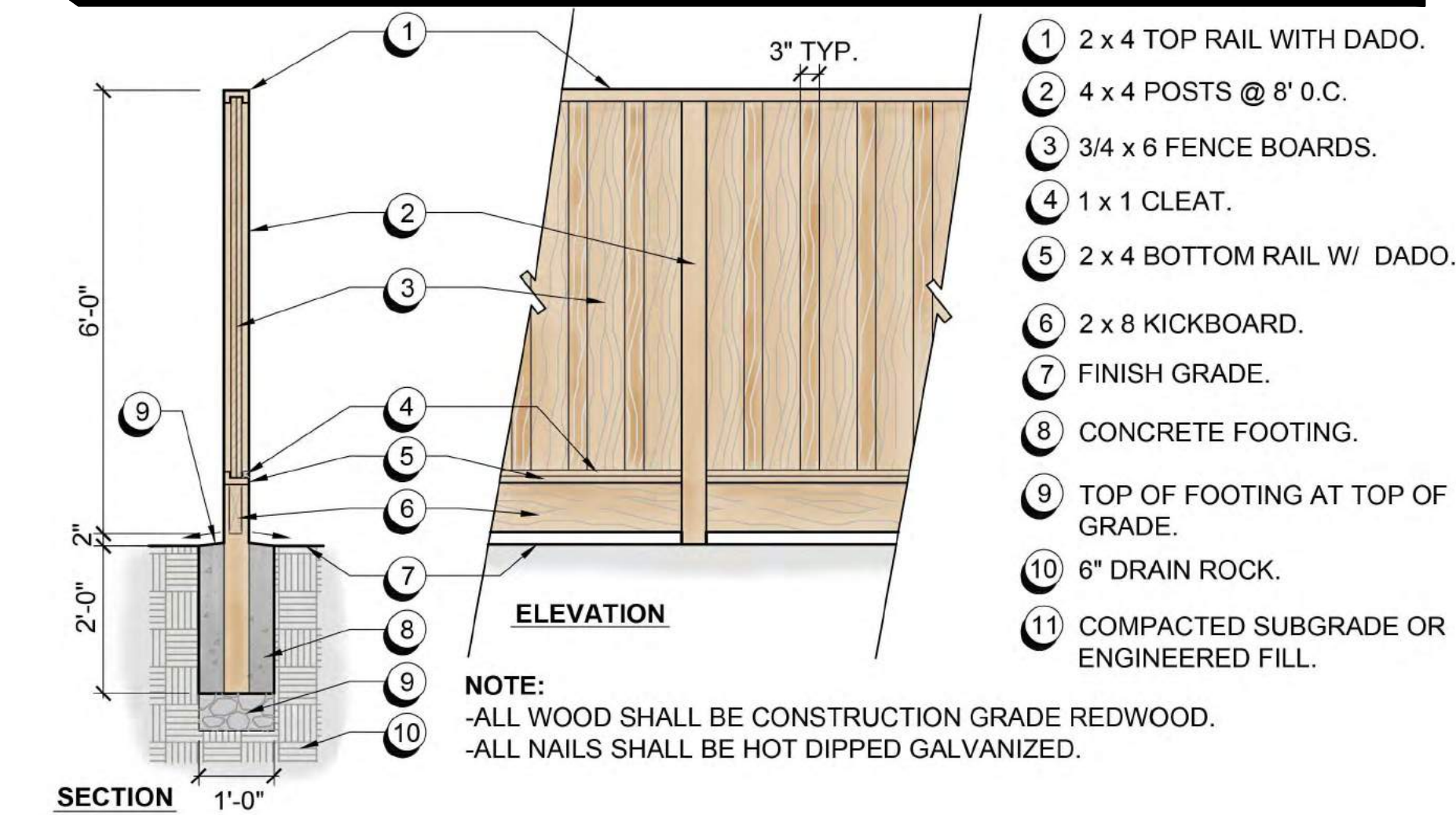
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### PROPOSED TREE PALETTE

| BOTANICAL NAME                         | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|----------------------------------------|------------------------------|-----------|---------|
| <b>TREES</b>                           |                              |           |         |
| ACER RUBRUM 'RED SUNSET'               | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                       | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'            | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                   | CRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'       | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'   | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™ | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |

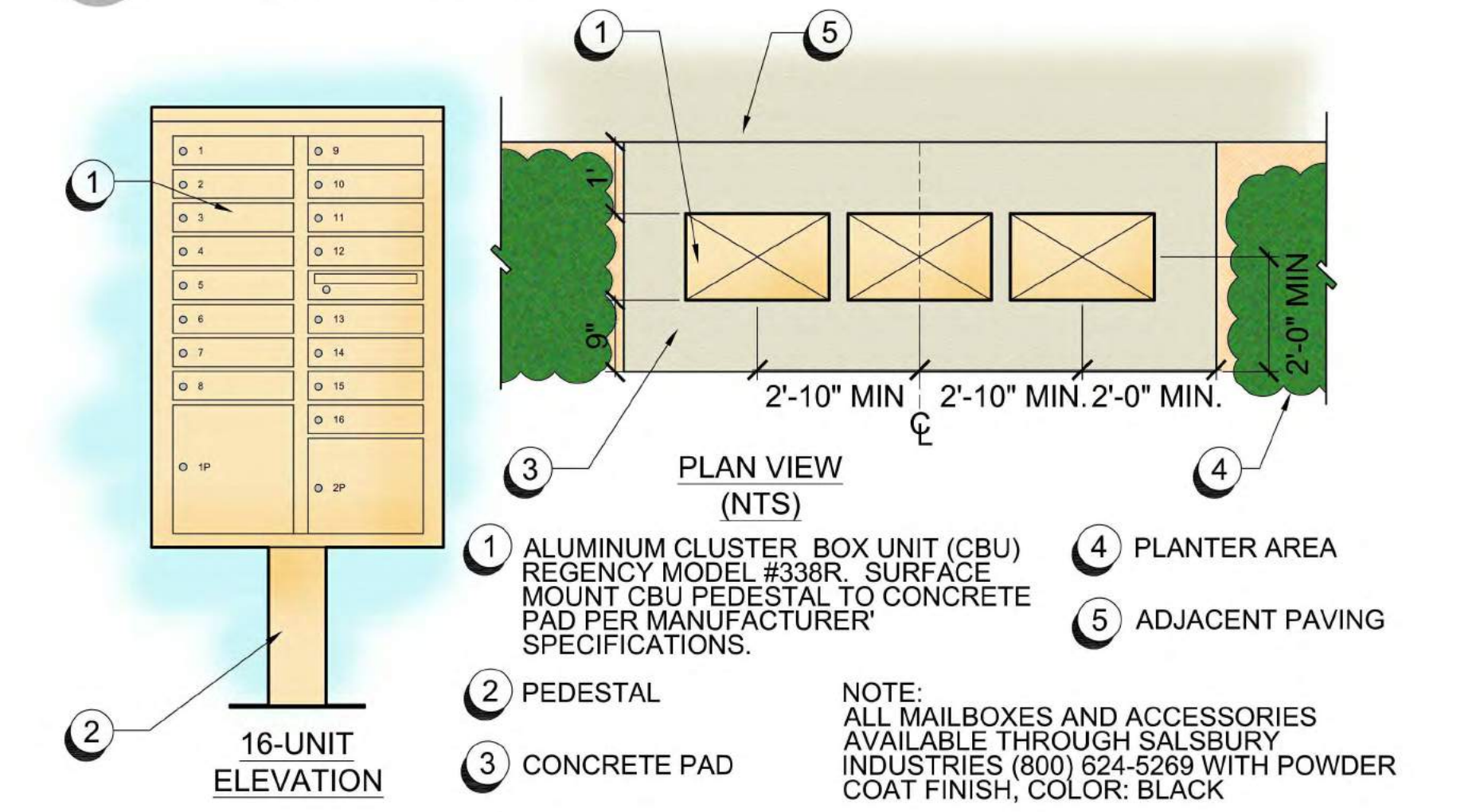
\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



A

GOOD NEIGHBOR FENCE

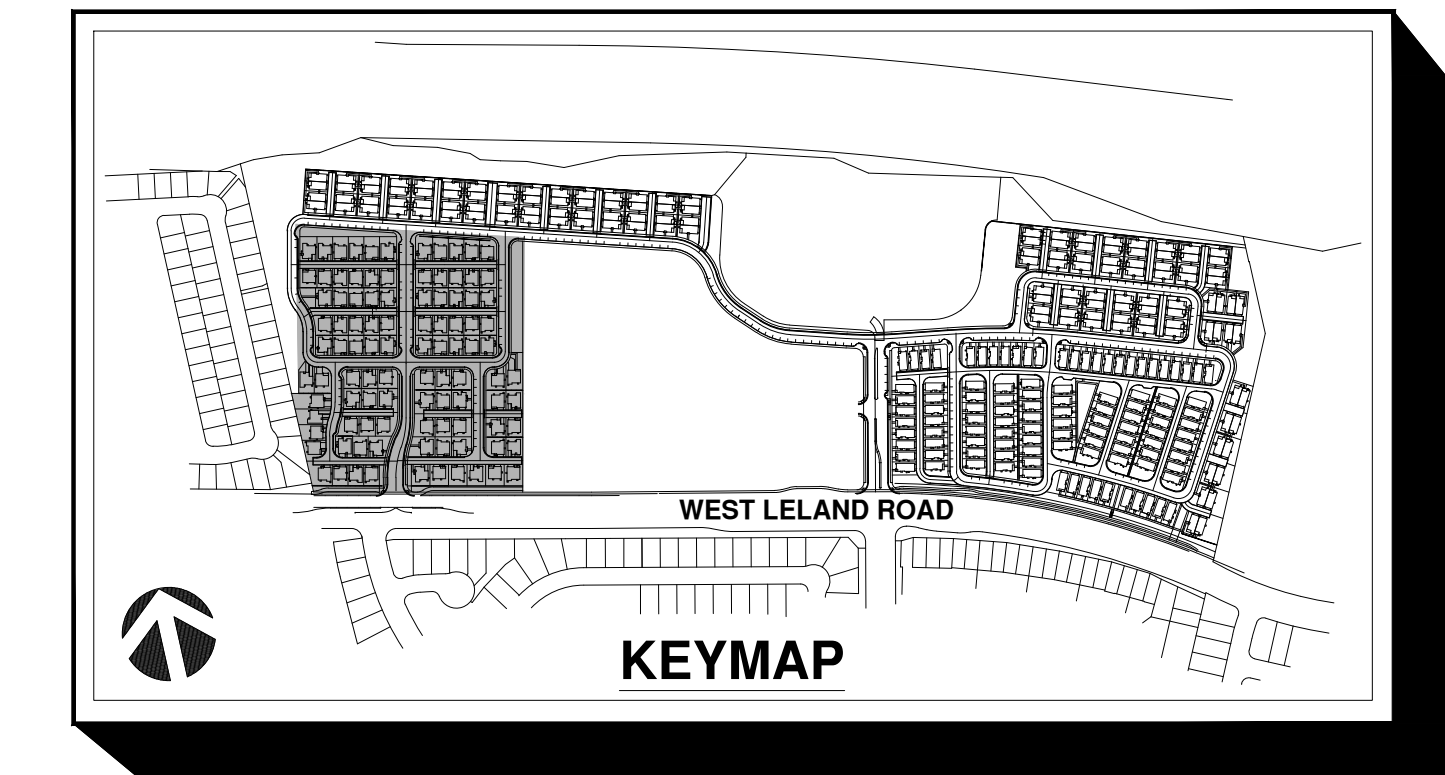
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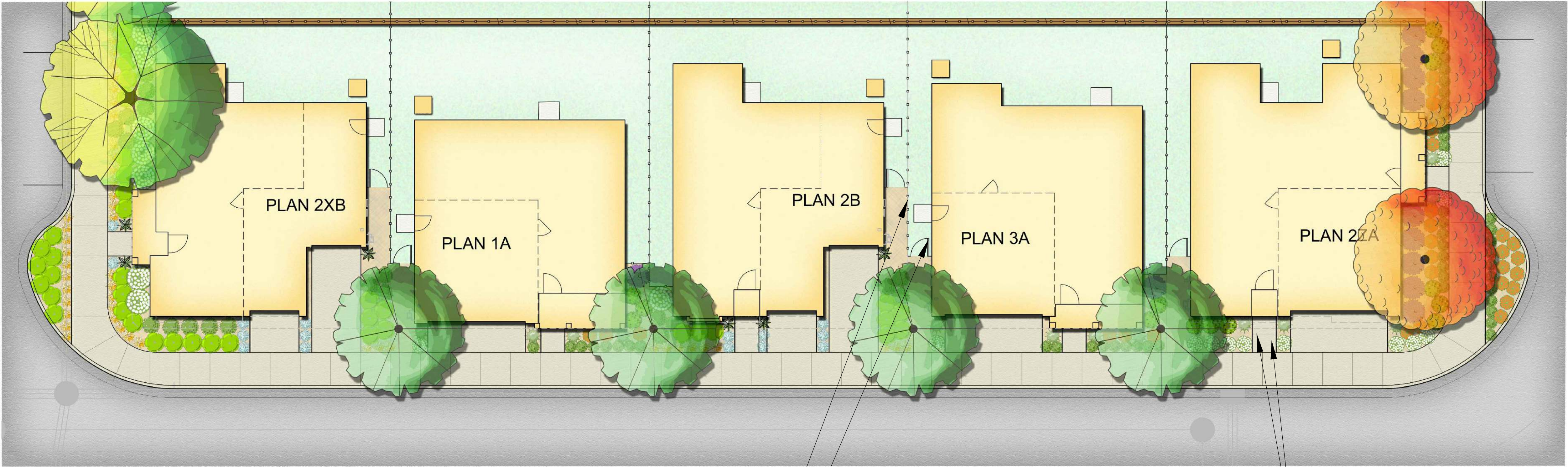
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CBU MAILBOX

SCALE: 3/4" = 1'-0"





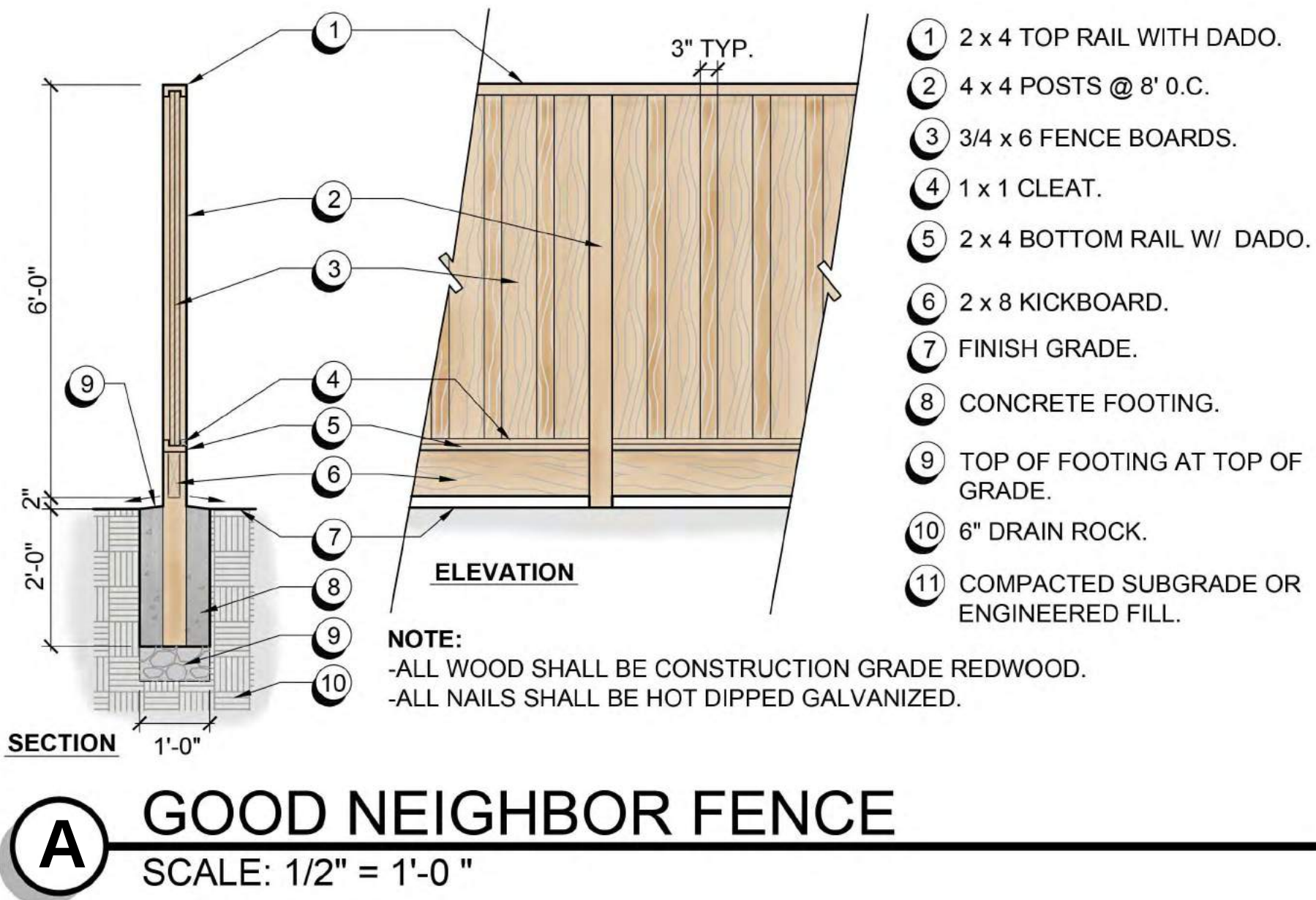


| PROPOSED PLANT PALETTE                                                                                                                   |                              |           |         |  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------|---------|--|
| BOTANICAL NAME                                                                                                                           | COMMON NAME                  | MIN. SIZE | WUCOLS* |  |
| TREES                                                                                                                                    |                              |           |         |  |
| ACER RUBRUM 'RED SUNSET'                                                                                                                 | RED SUNSET MAPLE             | 15 GAL    | M       |  |
| CELTIS AUSTRALIS                                                                                                                         | EUROPEAN HACKBERRY           | 15 GAL    | L       |  |
| DODONAEA VISCOSA 'PURPUREA'                                                                                                              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |  |
| LAGERSTROEMIA INDICA                                                                                                                     | CRAPE MYRTLE                 | 15 GAL    | L       |  |
| LIRIODENDRON TULIPIFERA                                                                                                                  | TULIP TREE                   | 15 GAL    | M       |  |
| PISTACIA CHINENSIS 'KEITH DAVEY'                                                                                                         | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |  |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'                                                                                                     | PURPLE LEAF PLUM             | 15 GAL    | L       |  |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM                                                                                                 | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |  |
| SHRUBS                                                                                                                                   |                              |           |         |  |
| ARCTOSTAPHYLOS D. 'HOWARD MCINN'                                                                                                         | HOWARD MCINN MANZANITA       | 5 GAL     | L       |  |
| CALLISTEMON CITRINUS 'LITTLE JOHN'                                                                                                       | DWARF BOTTLE BRUSH           | 5 GAL     | L       |  |
| CEANOTHUS RIGIDUS 'SNOWBALL'                                                                                                             | CEANOTHUS SNOWBALL           | 5 GAL     | L       |  |
| CISTUS 'SUNSET'                                                                                                                          | ROCKROSE                     | 5 GAL     | L       |  |
| CORREA P. 'CARMINE BELLS'                                                                                                                | AUSTRALIAN FUCHSIA           | 5 GAL     | L       |  |
| DIETES SPP.                                                                                                                              | FORTNIGHT LILY               | 1 GAL     | L       |  |
| ERIGERON KARVINSKIANUS                                                                                                                   | SANTA BARBARA DAISY          | 1 GAL     | L       |  |
| GREVILLEA 'NOELLII'                                                                                                                      | GREVILLEA                    | 5 GAL     | L       |  |
| HELICTOTRICHON SEMPERVIRENS                                                                                                              | BLUE OAT GRASS               | 1 GAL     | L       |  |
| KNIPHOFIA UVARIA                                                                                                                         | RED-HOT POKER                | 1 GAL     | L       |  |
| LOROPETALUM C. 'PURPLE DIAMOND'                                                                                                          | FRINGE FLOWER                | 5 GAL     | L       |  |
| MIMULUS AURANTIACUS                                                                                                                      | STICKY MONKEY FLOWER         | 1 GAL     | L       |  |
| PENSTEMON G 'APPLE BLOSSOM'                                                                                                              | BORDER PENSTEMON             | 1 GAL     | L       |  |
| PHORMIUM SPP.                                                                                                                            | NEW ZEALAND FLAX             | 5 GAL     | L       |  |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'                                                                                               | TURNER'S MOCK ORANGE         | 5 GAL     | L       |  |
| ROSA CALIFORNICA                                                                                                                         | CALIFORNIA WILD ROSE         | 1 GAL     | L       |  |
| SALVIA LEUCANTHA                                                                                                                         | MEXICAN BUSH SAGE            | 1 GAL     | L       |  |
| SALVIA GREGGII                                                                                                                           | AUTUMN SAGE                  | 1 GAL     | L       |  |
| WESTRINGIA FRUTICOSA                                                                                                                     | COAST ROSEMARY               | 5 GAL     | L       |  |
| ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE'                                                                                             | CALIFORNIA FUCHSIA           | 1 GAL     | L       |  |
| GROUNDCOVERS                                                                                                                             |                              |           |         |  |
| CEANOTHUS 'CARMEL CREEPER'                                                                                                               | WILD LILAC                   | 1 GAL     | VL      |  |
| COTONEASTER 'LOWFAST'                                                                                                                    | COTONEASTER                  | 1 GAL     | L       |  |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT'                                                                                                     | SUNROSE                      | 1 GAL     | L       |  |
| MYOPORUM PARVIFOLIUM 'PROSTRATUM'                                                                                                        | MYOPORUM                     | 1 GAL     | L       |  |
| SCAEVOLA 'MAUVE CLUSTERS'                                                                                                                | SCAEVOLA                     | 1 GAL     | L       |  |
| SOLLIA HETEROPHYLLA                                                                                                                      | AUSTRALIAN BLUEBELL CREEPER  | 1 GAL     | L       |  |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE'                                                                                                     | PURPLE VERBENA               | 1 GAL     | L       |  |
| * WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. |                              |           |         |  |

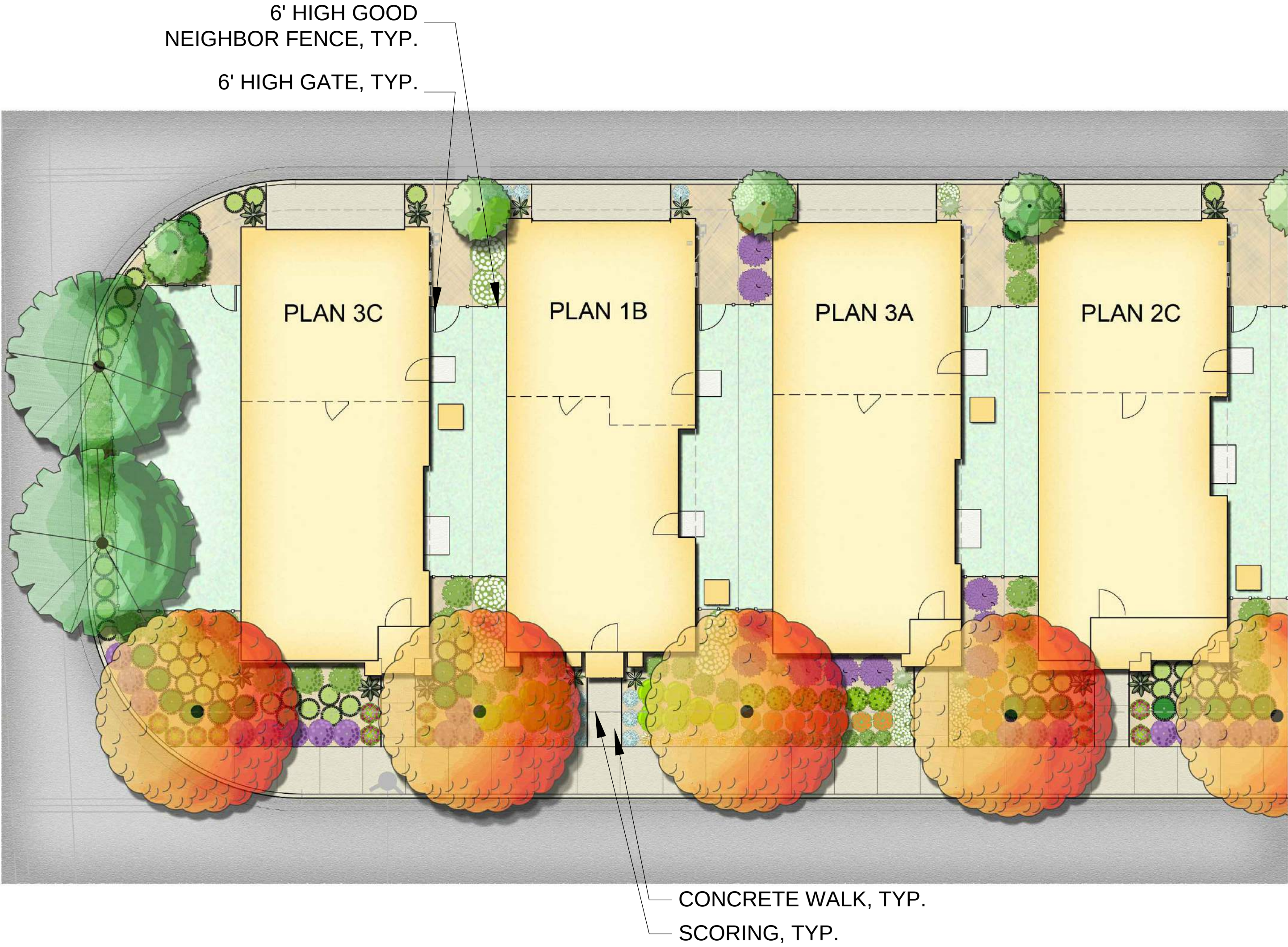
6' HIGH GOOD NEIGHBOR FENCE, TYP.

6' HIGH GATE, TYP.

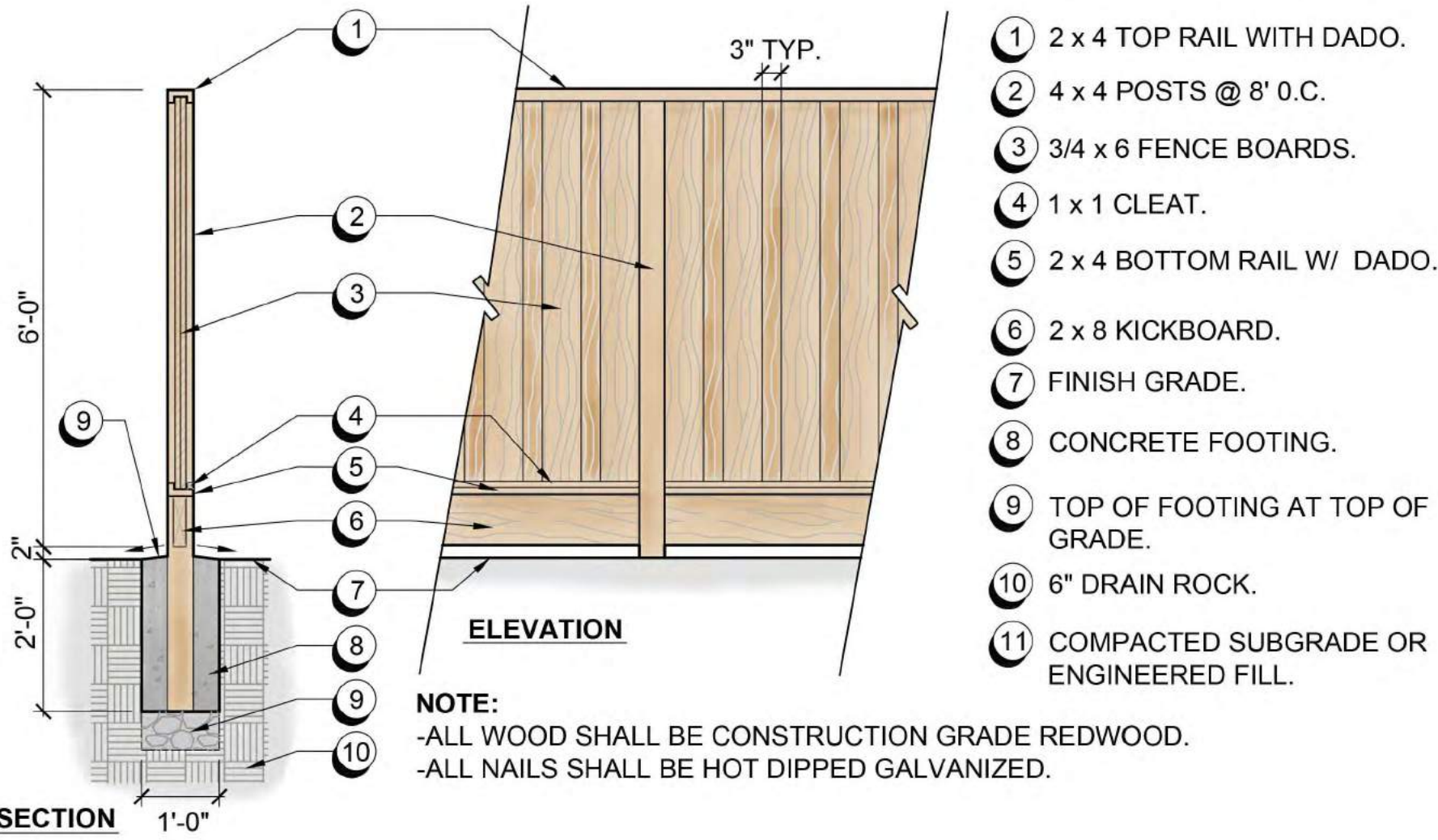
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SCORING, TYP.





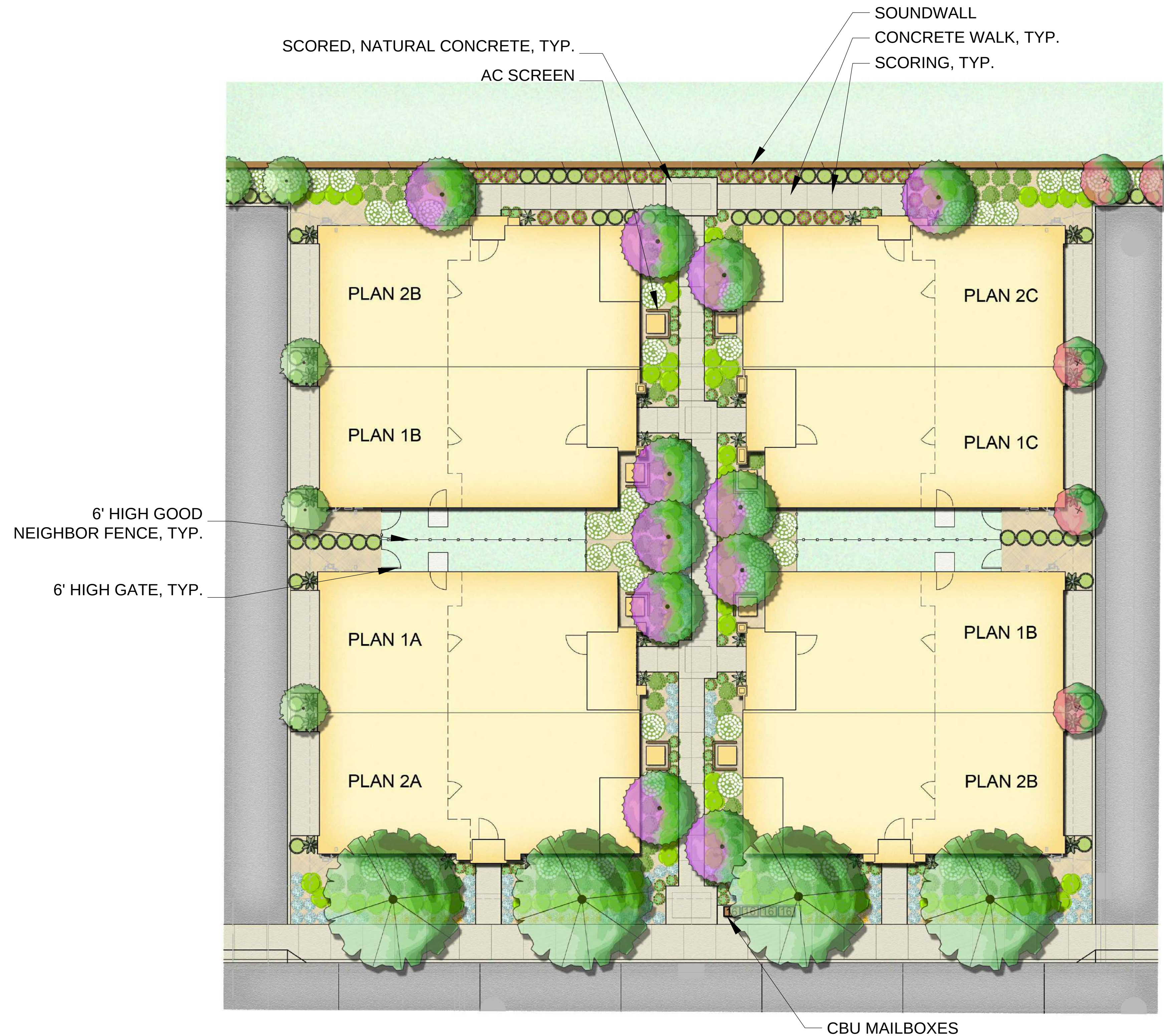


| PROPOSED PLANT PALETTE                                                                                                                   |  |                              |           |         |
|------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------|-----------|---------|
| BOTANICAL NAME                                                                                                                           |  | COMMON NAME                  | MIN. SIZE | WUCOLS* |
| TREES                                                                                                                                    |  |                              |           |         |
| ACER RUBRUM 'RED SUNSET'                                                                                                                 |  | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                                                                                                                         |  | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'                                                                                                              |  | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                                                                                                                     |  | GRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                                                                                                                  |  | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'                                                                                                         |  | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'                                                                                                     |  | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™                                                                                                   |  | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |
| SHRUBS                                                                                                                                   |  |                              |           |         |
| ARCTOSTAPHYLOS D. 'HOWARD MCMINN'                                                                                                        |  | HOWARD MCMINN MANZANITA      | 5 GAL     | L       |
| CALLISTEMON CITRINUS 'LITTLE JOHN'                                                                                                       |  | DWARF BOTTLE BRUSH           | 5 GAL     | L       |
| CEANOTHUS RIGIDUS 'SNOWBALL'                                                                                                             |  | CEANOTHUS SNOWBALL           | 5 GAL     | L       |
| CISTUS 'SUNSET'                                                                                                                          |  | ROCKROSE                     | 5 GAL     | L       |
| CORREA P. 'CARMINE BELLS'                                                                                                                |  | AUSTRALIAN FUCHSIA           | 5 GAL     | L       |
| DIETES SPP.                                                                                                                              |  | FORTNIGHT LILY               | 1 GAL     | L       |
| ERIGERON KARVINSKIANUS                                                                                                                   |  | SANTA BARBARA DAISY          | 1 GAL     | L       |
| GREVILLEA 'NOELLI'                                                                                                                       |  | GREVILLEA                    | 5 GAL     | L       |
| HELICTOTRICHON SEMPERVIRENS                                                                                                              |  | BLUE OAT GRASS               | 1 GAL     | L       |
| KNIPHOFIA UVARIA                                                                                                                         |  | RED-HOT POKER                | 1 GAL     | L       |
| LOROPETELUM C. 'PURPLE DIAMOND'                                                                                                          |  | FRINGE FLOWER                | 5 GAL     | L       |
| MIMULUS AURANTIACUS                                                                                                                      |  | STICKY MONKEY FLOWER         | 1 GAL     | L       |
| PENSTEMON G 'APPLE BLOSSOM'                                                                                                              |  | BORDER PENSTEMON             | 1 GAL     | L       |
| PHORMIUM SPP.                                                                                                                            |  | NEW ZEALAND FLAX             | 5 GAL     | L       |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'                                                                                               |  | TURNER'S MOCK ORANGE         | 5 GAL     | L       |
| ROSA CALIFORNICA                                                                                                                         |  | CALIFORNIA WILD ROSE         | 1 GAL     | L       |
| SALVIA LEUCANTHA                                                                                                                         |  | MEXICAN BUSH SAGE            | 1 GAL     | L       |
| SALVIA GREGGII                                                                                                                           |  | AUTUMN SAGE                  | 1 GAL     | L       |
| WESTRINGIA FRUTICOSA                                                                                                                     |  | COAST ROSEMARY               | 5 GAL     | L       |
| ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'                                                                                            |  | CALIFORNIA FUCHSIA           | 1 GAL     | L       |
| GROUNDCOVERS                                                                                                                             |  |                              |           |         |
| CEANOTHUS 'CARMEL CREEPER'                                                                                                               |  | WILD LILAC                   | 1 GAL     | VL      |
| COTONEASTER 'LOWFAST'                                                                                                                    |  | COTONEASTER                  | 1 GAL     | L       |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT'                                                                                                     |  | SUNROSE                      | 1 GAL     | L       |
| MYOPORUM PARVIFOLIUM 'PROSTRATUM'                                                                                                        |  | MYOPORUM                     | 1 GAL     | L       |
| SCAEVOLA 'MAUVE CLUSTERS'                                                                                                                |  | SCAEVOLA                     | 1 GAL     | L       |
| SOLLYA HETEROPHYLLA                                                                                                                      |  | AUSTRALIAN BLUEBELL CREEPER  | 1 GAL     | L       |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE'                                                                                                     |  | PURPLE VERBENA               | 1 GAL     | L       |
| * WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. |  |                              |           |         |

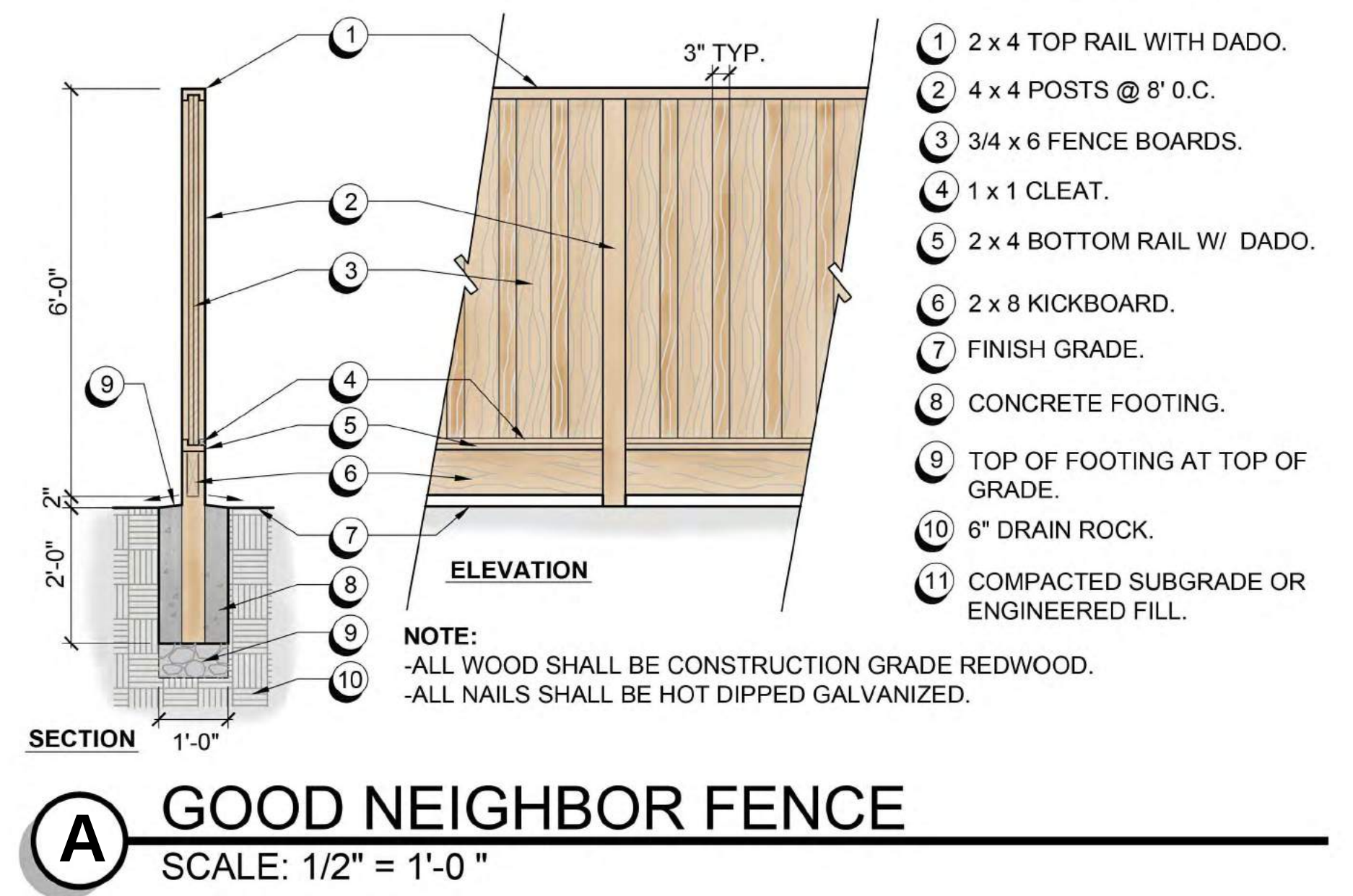


**A GOOD NEIGHBOR FENCE**  
SCALE: 1/2" = 1'-0"

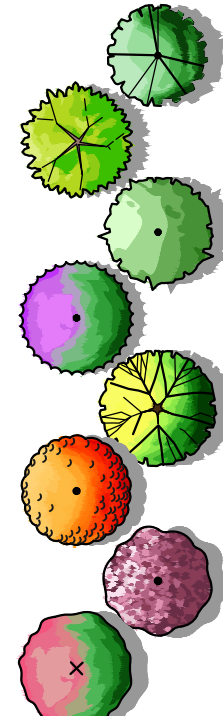




| PROPOSED PLANT PALETTE                                                                                                                   |                              |           |         |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------|---------|
| BOTANICAL NAME                                                                                                                           | COMMON NAME                  | MIN. SIZE | WUCOLS* |
| <b>TREES</b>                                                                                                                             |                              |           |         |
| ACER RUBRUM 'RED SUNSET'                                                                                                                 | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                                                                                                                         | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'                                                                                                              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                                                                                                                     | CRAPE MYRTLE                 | 15 GAL    | L       |
| LIRIODENDRON TULIPIFERA                                                                                                                  | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'                                                                                                         | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'                                                                                                     | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™                                                                                                   | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |
| <b>SHRUBS</b>                                                                                                                            |                              |           |         |
| ARCTOSTAPHYLOS D. 'HOWARD MCMINN'                                                                                                        | HOWARD MCMINN MANZANITA      | 5 GAL     | L       |
| CALLISTEMON CITRINUS 'LITTLE JOHN'                                                                                                       | DWARF BOTTLE BRUSH           | 5 GAL     | L       |
| CEANOTHUS RIGIDUS 'SNOWBALL'                                                                                                             | CEANOTHUS SNOWBALL           | 5 GAL     | L       |
| CISTUS 'SUNSET'                                                                                                                          | ROCKROSE                     | 5 GAL     | L       |
| CORREA P. 'CARMINE BELLS'                                                                                                                | AUSTRALIAN FUCHSIA           | 5 GAL     | L       |
| DIETES SPP.                                                                                                                              | FORTNIGHT LILY               | 1 GAL     | L       |
| ERIGERON KARVINSKIANUS                                                                                                                   | SANTA BARBARA DAISY          | 1 GAL     | L       |
| GREVILLEA 'NOELLII'                                                                                                                      | GREVILLEA                    | 5 GAL     | L       |
| HELIOTRICHON SEMPERVIRENS                                                                                                                | BLUE OAT GRASS               | 1 GAL     | L       |
| KNIPHOFIA UVARIA                                                                                                                         | RED-HOT POKER                | 1 GAL     | L       |
| LOROPETELUM C. 'PURPLE DIAMOND'                                                                                                          | FRINGE FLOWER                | 5 GAL     | L       |
| MIMULUS AURANTIACUS                                                                                                                      | STICKY MONKEY FLOWER         | 1 GAL     | L       |
| PENSTEMON G. 'APPLE BLOSSOM'                                                                                                             | BORDER PENSTEMON             | 1 GAL     | L       |
| PHORMIUM SPP.                                                                                                                            | NEW ZEALAND FLAX             | 5 GAL     | L       |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'                                                                                               | TURNER'S MOCK ORANGE         | 5 GAL     | L       |
| ROSA CALIFORNICA                                                                                                                         | CALIFORNIA WILD ROSE         | 1 GAL     | L       |
| SALVIA LEUCANTHA                                                                                                                         | MEXICAN BUSH SAGE            | 1 GAL     | L       |
| SALVIA GREGGII                                                                                                                           | AUTUMN SAGE                  | 1 GAL     | L       |
| WESTRINGIA FRUTICOSA                                                                                                                     | COAST ROSEMARY               | 5 GAL     | L       |
| ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'                                                                                            | CALIFORNIA FUCHSIA           | 1 GAL     | L       |
| <b>GROUNDCOVERS</b>                                                                                                                      |                              |           |         |
| CEANOTHUS 'CARMEL CREEPER'                                                                                                               | WILD LILAC                   | 1 GAL     | VL      |
| COTONEASTER 'LOWFAST'                                                                                                                    | COTONEASTER                  | 1 GAL     | L       |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT'                                                                                                     | SUNROSE                      | 1 GAL     | L       |
| MYOPORIUM PARVIFOLIUM 'PROSTRATUM'                                                                                                       | MYOPORIUM                    | 1 GAL     | L       |
| SCAEVOLA 'MAUVE CLUSTERS'                                                                                                                | SCAEVOLA                     | 1 GAL     | L       |
| SOLLIA HETEROPHYLLA                                                                                                                      | AUSTRALIAN BLUEBELL CREEPER  | 1 GAL     | L       |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE'                                                                                                     | PURPLE VERBENA               | 1 GAL     | L       |
| * WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. |                              |           |         |

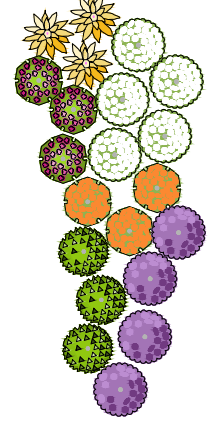






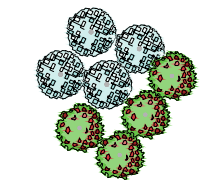
**TREES**

| BOTANICAL NAME                         | COMMON NAME                  | MIN. SIZE | WUCOLS* |
|----------------------------------------|------------------------------|-----------|---------|
| ACER RUBRUM 'RED SUNSET'               | RED SUNSET MAPLE             | 15 GAL    | M       |
| CELTIS AUSTRALIS                       | EUROPEAN HACKBERRY           | 15 GAL    | L       |
| DODONAEA VISCOSA 'PURPUREA'            | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |
| LAGERSTROEMIA INDICA                   | CRAPE MYRTLE                 | 15 GAL    | L       |
| LIRODENDRON TULIPIFERA                 | TULIP TREE                   | 15 GAL    | M       |
| PISTACIA CHINENSIS 'KEITH DAVEY'       | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'   | PURPLE LEAF PLUM             | 15 GAL    | L       |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™ | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |



**SHRUBS**

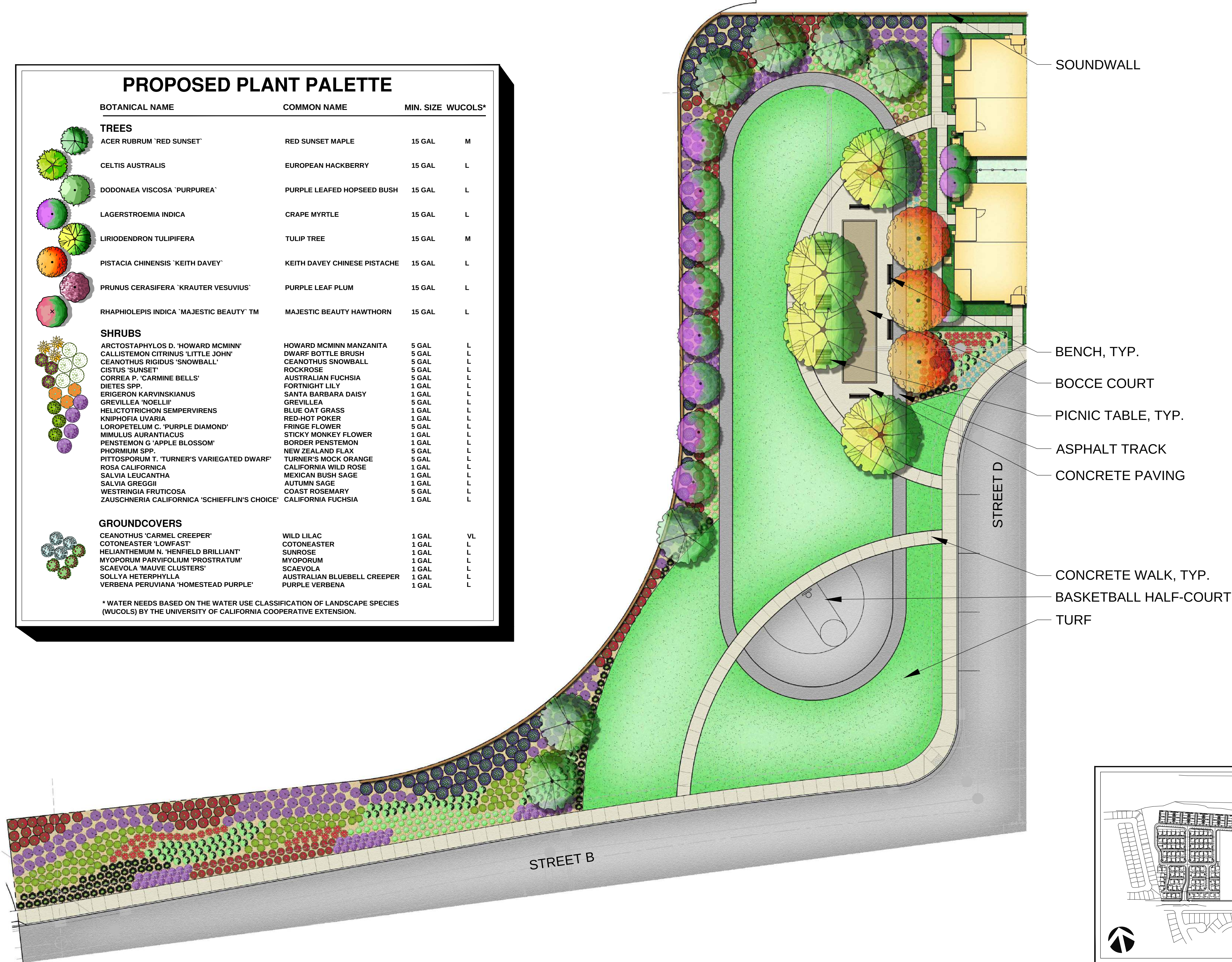
|                                              |                         |       |   |
|----------------------------------------------|-------------------------|-------|---|
| ARCTOSTAPHYLOS D. 'HOWARD MCMINN'            | HOWARD MCMINN MANZANITA | 5 GAL | L |
| CALLISTEMON CITRINUS 'LITTLE JOHN'           | DWARF BOTTLE BRUSH      | 5 GAL | L |
| CEANOTHUS RIGIDUS 'SNOWBALL'                 | CEANOTHUS SNOWBALL      | 5 GAL | L |
| CISTUS 'SUNSET'                              | ROCKROSE                | 5 GAL | L |
| CORREA P. 'CARMINE BELLS'                    | AUSTRALIAN FUCHSIA      | 5 GAL | L |
| DIETES SPP.                                  | FORTNIGHT LILY          | 1 GAL | L |
| ERIGERON KARVINSKIANUS                       | SANTA BARBARA DAISY     | 1 GAL | L |
| GREVILLEA 'NOELLII'                          | GREVILLEA               | 5 GAL | L |
| HELIOTRICHON SEMPERVIRENS                    | BLUE OAT GRASS          | 1 GAL | L |
| KNIPHOFIA UVARIA                             | RED-HOT POKER           | 1 GAL | L |
| LOROPETELUM C. 'PURPLE DIAMOND'              | FRINGE FLOWER           | 5 GAL | L |
| MIMULUS AURANTIACUS                          | STICKY MONKEY FLOWER    | 1 GAL | L |
| PENSTEMON G. 'APPLE BLOSSOM'                 | BORDER PENSTEMON        | 1 GAL | L |
| PHORMIUM SPP.                                | NEW ZEALAND FLAX        | 5 GAL | L |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'   | TURNER'S MOCK ORANGE    | 5 GAL | L |
| ROSA CALIFORNICA                             | CALIFORNIA WILD ROSE    | 1 GAL | L |
| SALVIA LEUCANTHA                             | MEXICAN BUSH SAGE       | 1 GAL | L |
| SALVIA GREGGII                               | AUTUMN SAGE             | 1 GAL | L |
| WESTRINGIA FRUTICOSA                         | COAST ROSEMARY          | 5 GAL | L |
| ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE' | CALIFORNIA FUCHSIA      | 1 GAL | L |



**GROUNDCOVERS**

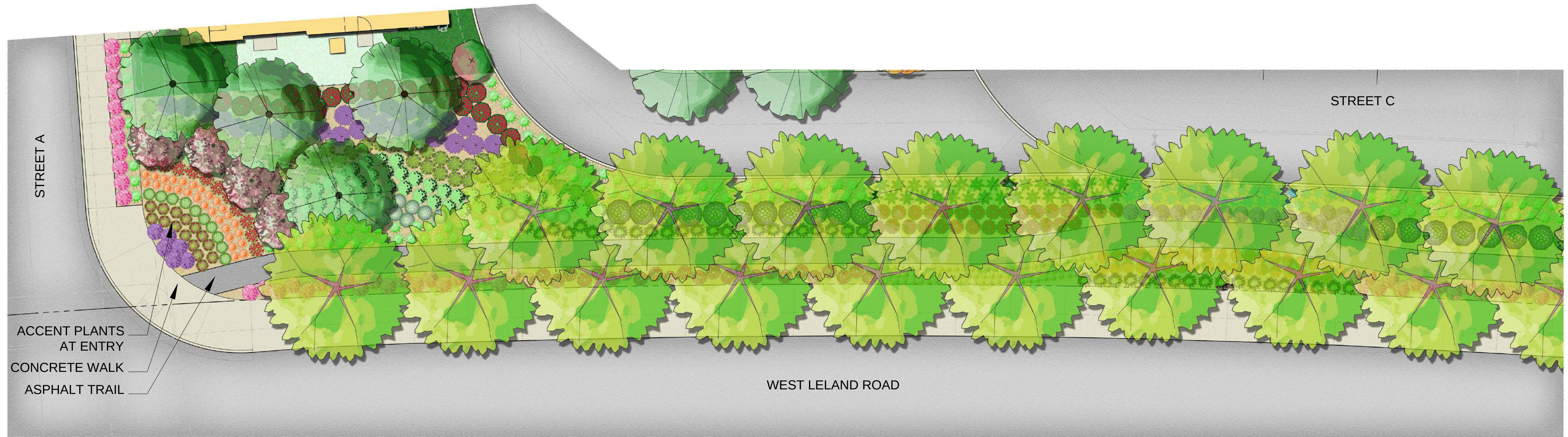
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|--------------------------------------|-----------------------------|-------|----|
| CEANOTHUS 'CARMEL CREEPER'           | WILD LILAC                  | 1 GAL | VL |
| COTONEASTER 'LOWFAST'                | COTONEASTER                 | 1 GAL | L  |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT' | SUNROSE                     | 1 GAL | L  |
| MYOPORUM PARVIFOLIUM 'PROSTRATUM'    | MYOPORUM                    | 1 GAL | L  |
| SCAEVOLA 'MAUVE CLUSTERS'            | SCAEVOLA                    | 1 GAL | L  |
| SOLLIA HETEROPHYLLA                  | AUSTRALIAN BLUEBELL CREEPER | 1 GAL | L  |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE' | PURPLE VERBENA              | 1 GAL | L  |

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



Recreation Area  
**ALVES RANCH**  
PITTSBURG, CA





## PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|----------------|-------------|-----------|---------|
|----------------|-------------|-----------|---------|

### TREES

|                                          |                              |        |   |
|------------------------------------------|------------------------------|--------|---|
| ACER RUBRUM 'RED SUNSET'                 | RED SUNSET MAPLE             | 15 GAL | M |
| CELTIS AUSTRALIS                         | EUROPEAN HACKBERRY           | 15 GAL | L |
| DODONAEA VISCOSA 'PURPUREA'              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL | L |
| LAGERSTROEMIA INDICA                     | CRAPPE MYRTLE                | 15 GAL | L |
| LIRIODENDRON TULIPIFERA                  | TULIP TREE                   | 15 GAL | M |
| PISTACIA CHINENSIS 'KEITH DAVEY'         | KEITH DAVEY CHINESE PISTACHE | 15 GAL | L |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'     | PURPLE LEAF PLUM             | 15 GAL | L |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM | MAJESTIC BEAUTY HAWTHORN     | 15 GAL | L |

### SHRUBS

|                                               |                         |       |   |
|-----------------------------------------------|-------------------------|-------|---|
| ARCTOSTAPHYLOS D. 'HOWARD MCMINN'             | HOWARD MCMINN MANZANITA | 5 GAL | L |
| CALLISTEMON CITRINUS 'LITTLE JOHN'            | DWARF BOTTLE BRUSH      | 5 GAL | L |
| CEANOTHUS RIGIDUS 'SNOWBALL'                  | CEANOTHUS SNOWBALL      | 5 GAL | L |
| CISTUS 'SUNSET'                               | ROCKROSE                | 5 GAL | L |
| CORREA P. 'CARMINE BELLS'                     | AUSTRALIAN FUCHSIA      | 5 GAL | L |
| DIETES SPP.                                   | FORTNIGHT LILY          | 1 GAL | L |
| ERIGERON KARVINSKIANUS                        | SANTA BARBARA DAISY     | 1 GAL | L |
| GREVILLEA 'NOELLI'                            | GREVILLEA               | 5 GAL | L |
| HELICTOTRICHON SEMPERVIRENS                   | BLUE OAT GRASS          | 1 GAL | L |
| KNIPHOFIA UVARIA                              | RED-HOT POKER           | 1 GAL | L |
| LOROPETELUM C. 'PURPLE DIAMOND'               | FRINGE FLOWER           | 5 GAL | L |
| MIMULUS AURANTIACUS                           | STICKY MONKEY FLOWER    | 1 GAL | L |
| PENSTEMON G. 'APPLE BLOSSOM'                  | BORDER PENSTEMON        | 1 GAL | L |
| PHORMIUM SPP.                                 | NEW ZEALAND FLAX        | 5 GAL | L |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'    | TURNER'S MOCK ORANGE    | 5 GAL | L |
| ROSA CALIFORNICA                              | CALIFORNIA WILD ROSE    | 1 GAL | L |
| SALVIA LEUCANTHA                              | MEXICAN BUSH SAGE       | 1 GAL | L |
| SALVIA GREGGII                                | AUTUMN SAGE             | 1 GAL | L |
| WESTRINGIA FRUTICOSA                          | COAST ROSEMARY          | 5 GAL | L |
| ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE' | CALIFORNIA FUCHSIA      | 1 GAL | L |

### GROUNDCOVERS

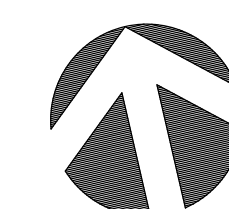
|                                      |                             |       |    |
|--------------------------------------|-----------------------------|-------|----|
| CEANOTHUS 'CARMEL CREEPER'           | WILD LILAC                  | 1 GAL | VL |
| COTONEASTER 'LOWFAST'                | COTONEASTER                 | 1 GAL | L  |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT' | SUNROSE                     | 1 GAL | L  |
| MYOPORUM PARVIFOLIUM 'PROSTRATUM'    | MYOPORUM                    | 1 GAL | L  |
| SCAEVOLA 'MAUIVE CLUSTERS'           | SCAEVOLA                    | 1 GAL | L  |
| SOLLYA HETEROPHYLLA                  | AUSTRALIAN BLUEBELL CREEPER | 1 GAL | L  |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE' | PURPLE VERBENA              | 1 GAL | L  |

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

Typical Streetscape Along West Leland Road

ALVES RANCH

PITTSBURG, CA



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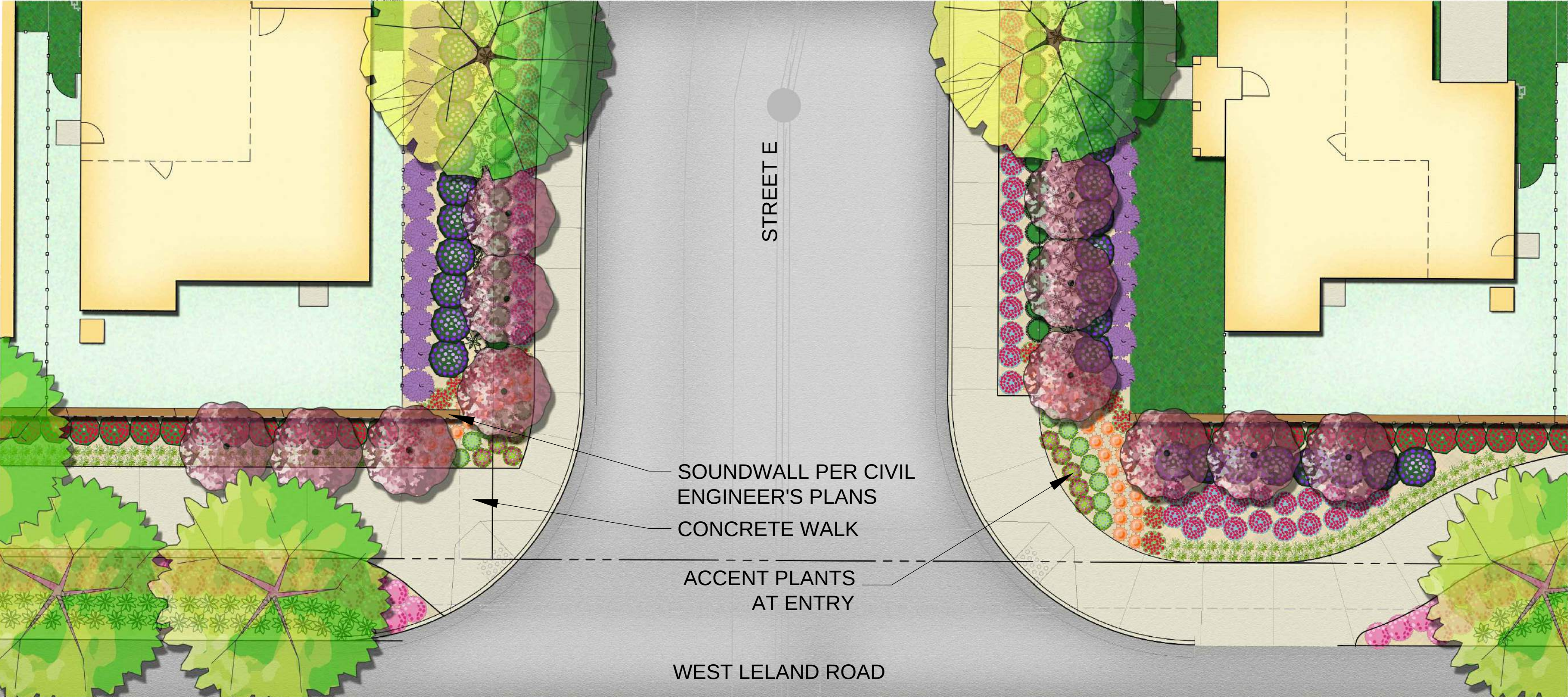
DESIGN REVIEW SUBMITTAL

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| 06518 | 06-15-18



| PROPOSED PLANT PALETTE                                                                                                                   |                              |           |         |  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------|---------|--|
| BOTANICAL NAME                                                                                                                           | COMMON NAME                  | MIN. SIZE | WUCOLS* |  |
| TREES                                                                                                                                    |                              |           |         |  |
| ACER RUBRUM 'RED SUNSET'                                                                                                                 | RED SUNSET MAPLE             | 15 GAL    | M       |  |
| CELTIS AUSTRALIS                                                                                                                         | EUROPEAN HACKBERRY           | 15 GAL    | L       |  |
| DODONAEA VISCOSA 'PURPUREA'                                                                                                              | PURPLE LEAFED HOPSEED BUSH   | 15 GAL    | L       |  |
| LAGERSTROEMIA INDICA                                                                                                                     | GRAPE MYRTLE                 | 15 GAL    | L       |  |
| LIRIODENDRON TULIPIFERA                                                                                                                  | TULIP TREE                   | 15 GAL    | M       |  |
| PISTACIA CHINENSIS 'KEITH DAVEY'                                                                                                         | KEITH DAVEY CHINESE PISTACHE | 15 GAL    | L       |  |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS'                                                                                                     | PURPLE LEAF PLUM             | 15 GAL    | L       |  |
| RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™                                                                                                   | MAJESTIC BEAUTY HAWTHORN     | 15 GAL    | L       |  |
| SHRUBS                                                                                                                                   |                              |           |         |  |
| ARCTOSTAPHYLOS D. 'HOWARD MCMINN'                                                                                                        | HOWARD MCMINN MANZANITA      | 5 GAL     | L       |  |
| CALLISTEMON CITRINUS 'LITTLE JOHN'                                                                                                       | DWARF BOTTLE BRUSH           | 5 GAL     | L       |  |
| CEANOTHUS RIGIDUS 'SNOWBALL'                                                                                                             | CEANOTHUS SNOWBALL           | 5 GAL     | L       |  |
| CISTUS 'SUNSET'                                                                                                                          | ROCKROSE                     | 5 GAL     | L       |  |
| CORREA P. 'CARMINE BELLS'                                                                                                                | AUSTRALIAN FUCHSIA           | 5 GAL     | L       |  |
| DIETES SPP.                                                                                                                              | FORTNIGHT LILY               | 1 GAL     | L       |  |
| ERIGERON KARVINSKIANUS                                                                                                                   | SANTA BARBARA DAISY          | 1 GAL     | L       |  |
| GREVILLEA 'NOELLI'                                                                                                                       | GREVILLEA                    | 5 GAL     | L       |  |
| HELICTOTRICHON SEMPERVIRENS                                                                                                              | BLUE OAT GRASS               | 1 GAL     | L       |  |
| KNIPHOFIA UVARIA                                                                                                                         | RED-HOT POKER                | 1 GAL     | L       |  |
| LOROPETELUM C. 'PURPLE DIAMOND'                                                                                                          | FRINGE FLOWER                | 5 GAL     | L       |  |
| MIMULUS AURANTIACUS                                                                                                                      | STICKY MONKEY FLOWER         | 1 GAL     | L       |  |
| PENSTEMON G. 'APPLE BLOSSOM'                                                                                                             | BORDER PENSTEMON             | 1 GAL     | L       |  |
| PHORMIUM SPP.                                                                                                                            | NEW ZEALAND FLAX             | 5 GAL     | L       |  |
| PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'                                                                                               | TURNER'S MOCK ORANGE         | 5 GAL     | L       |  |
| ROSA CALIFORNICA                                                                                                                         | CALIFORNIA WILD ROSE         | 1 GAL     | L       |  |
| SALVIA LEUCANTHA                                                                                                                         | MEXICAN BUSH SAGE            | 1 GAL     | L       |  |
| SALVIA GREGGII                                                                                                                           | AUTUMN SAGE                  | 1 GAL     | L       |  |
| WESTRINGIA FRUTICOSA                                                                                                                     | COAST ROSEMARY               | 5 GAL     | L       |  |
| ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'                                                                                            | CALIFORNIA FUCHSIA           | 1 GAL     | L       |  |
| GROUNDCOVERS                                                                                                                             |                              |           |         |  |
| CEANOTHUS 'CARMEL CREEPER'                                                                                                               | WILD LILAC                   | 1 GAL     | VL      |  |
| COTONEASTER 'LOWFAST'                                                                                                                    | COTONEASTER                  | 1 GAL     | L       |  |
| HELIANTHEMUM N. 'HENFIELD BRILLIANT'                                                                                                     | SUNROSE                      | 1 GAL     | L       |  |
| MYOPORUM PARVIFOLIUM 'PROSTRATUM'                                                                                                        | MYOPORUM                     | 1 GAL     | L       |  |
| SCAEVOLA 'MAUVE CLUSTERS'                                                                                                                | SCAEVOLA                     | 1 GAL     | L       |  |
| SOLLIA HETEROPHYLLA                                                                                                                      | AUSTRALIAN BLUEBELL CREEPER  | 1 GAL     | L       |  |
| VERBENA PERUVIANA 'HOMESTEAD PURPLE'                                                                                                     | PURPLE VERBENA               | 1 GAL     | L       |  |
| * WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. |                              |           |         |  |







## FINAL MEMORANDUM

Date: August 14, 2018  
To: Mary Bean, First Carbon Solutions  
From: Kathrin Tellez and Mark Howard  
**Subject: Alves Ranch – Site Access and Circulation Assessment**

*WC18-3500.02*

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Fehr & Peers prepared a trip generation assessment for the Alves Ranch project on West Leland Road at Alves Ranch Road in Pittsburg dated July 17, 2018 (attached to this memorandum as **Attachment A**). The results of the trip generation assessment indicated that although the currently proposed project would generate less peak hour traffic than the approved project, site access and circulation parameters have changed. Therefore, this supplemental site access and circulation assessment was prepared to determine if site access intersections would operate acceptably as proposed, to evaluate overall site access and circulation for all travel modes, and to identify potential project-specific transportation impacts at site access intersections that were not identified in the 2004 Environment Impact Report prepared for the project.

The following presents our project background and understanding, analysis parameters, existing conditions, project conditions, analysis results, and site plan review.

### PROJECT BACKGROUND AND UNDERSTANDING

The project site is located on West Leland Road at Alves Ranch Road in Pittsburg, as shown on **Figure 1**. The site is bound by State Route 4 to the north, a residential development to the west, West Leland Road to the south, and an undeveloped parcel to the east. Surrounding land uses are primarily residential, with the Pittsburg/Bay Point BART station in close proximity to the site (approximately 1,500 feet from the easternmost project boundary). A shopping center is located at the corner of West Leland Road at Bailey Road, less than one-mile from the site.





A certified Environment Impact Report was prepared in 2004 (2004 EIR), which documented the transportation impacts of the then proposed project, which included 563 apartment units, 206,000 square-feet of office, and 51,500 square-feet of retail. In 2008, a revised project was contemplated which included a mixture of housing types with up to 170 single-family homes, 308 apartment units, 170,000 square feet of office, and 51,500 square feet of retail uses; a trip generation assessment prepared for the 2008 project concluded that the trip generation was lower than the entitled project and that the severity of the transportation impacts identified as part of the 2004 EIR would not change.

As currently contemplated, the approximately 38-acre site is proposed to be developed with up to 346 dwelling units, including 136-attached single-family homes and 210 detached single-family homes on 26 acres. The remaining 12-acres would be developed with general retail uses, with a maximum development size of approximately 140,000 square feet, including up to a 40,000 square foot grocery store.

Access to the site is proposed from three locations on West Leland Road, including an extension of Alves Ranch Road north into the site, forming the fourth leg of an existing signalized intersection with West Leland Road. As part of the project, this intersection would be modified to provide two left-turn lanes and a through-right shared lane on both the northbound and southbound approaches. As part of this modification, a new crosswalk would be provided across the east leg of the intersection, and the traffic signal would be modified to accommodate a new pedestrian phase and the changed lane geometries on the north and south legs of the intersection.

A full access unsignalized intersection is proposed on West Leland Road, west of Alves Ranch Road. This intersection would be off-set with Tomales Bay Drive on the south side of West Leland Road, which would remain a right-in/right-out side-street stop controlled intersection. A secondary right-in/right-out access to the commercial site would also be provided from West Leland Road between Alves Ranch Road and the new roadway off-set with Tomales Bay Drive. In addition to the vehicular access locations, an emergency vehicle access location would be provided on the eastern portion of the site, approximately 500 feet east of Alves Ranch Road.

As part of the project, a 12-foot wide sidewalk would be constructed on the north side of West Leland Road along the residential project frontage, connecting to an existing sidewalk in the west; a temporary pedestrian connection would be constructed along the future commercial frontage with full improvements constructed once the commercial site is developed. A new crosswalk across the east leg of Leland Road would be constructed as part of the site access improvements, and the



signal modified to accommodate the additional pedestrian phase. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the project.

## ANALYSIS PARAMETERS

### Study Area and Analysis Scenarios

This site access assessment evaluates weekday morning (7:00 to 9:00 AM) and weekday evening (4:00 to 6:00 PM) peak periods to coincide with the time-periods when adjacent street traffic demands are greatest. The study addresses conditions without and with the project at the following intersections:

1. West Leland Road at Tomales Bay Drive/Project Access
2. West Leland Road at Alves Ranch Road

Intersection operations are evaluated for the following scenarios:

- **Existing** – Existing (2018) conditions based on recent traffic counts.
- **Existing with Project** – Existing (2018) conditions with project-related traffic.
- **Near-Term without Project** – Existing (2018) conditions with approved projects within the study area that could be constructed over the next five to ten years.
- **Near-Term with Project** – Near-Term conditions with project-related traffic.
- **Cumulative without Project** – Forecasts for the cumulative scenario based on traffic growth trends as described in both the Pittsburg General Plan EIR, and supplemented by a check of traffic forecasts for the study area in the most recent Contra Costa Transportation Authority Countywide travel demand model. The scenario reflects conditions over the next 20 to 25 years.
- **Cumulative with Project** – Future forecast conditions with project-related traffic.

In addition to an assessment of vehicle travel through the area, bicycle, pedestrian and transit circulation was evaluated.

## EXISTING CONDITIONS

This section describes transportation facilities in the project study area, including the surrounding roadway network, and transit, pedestrian, and bicycle facilities in the project site vicinity.



## Roadway System

**West Leland Road** is a four-lane east-west arterial street that forms the southern boundary of the project site and extends through the City of Pittsburg. At Century Boulevard it continues into the City of Antioch as Delta Fair Boulevard. In the west, it currently terminates west of San Marco Boulevard, but is proposed to connect with Avila Road, connecting to Willow Pass Road in Concord.

In the project vicinity, Class II bicycle lanes are provided on West Leland Road, and sidewalks are provided adjacent to developed parcels as well as along a portion of the project site. A landscaped median is also provided. No on-street parking is permitted. The posted speed limit is 45 miles per hour.

**Alves Ranch Road** is a generally a two-lane north-south collector roadway that intersects with West Leland Road and would be extended into the project site to provide primary access to the eastern residential neighborhood and the commercial center. South of West Leland Road, Class II bicycle facilities are provided. On-street parking is prohibited on portions of Alves Ranch Road where housing does not front the roadway. Where direct residential access is provided, on-street parking is permitted.

## Existing Pedestrian and Bicycle Facilities

**Pedestrian facilities** include sidewalks, crosswalks, and pedestrian signals. Pedestrian facilities are provided on public roadways adjacent to the site where development has occurred as well as for a segment along the project frontage. In the immediate project vicinity, marked crosswalks, push buttons and signals are provided on three legs (north, south and west) of the signalized intersection of West Leland Road at Alves Ranch Road. No pedestrian crossing of West Leland Road is provided at Tomales Bay Drive. The next closest pedestrian crossing of West Leland Road is at the BART station exit driveway.

**Bicycle facilities** in Pittsburg include the following:

- *Bike paths (Class I)* – Paved trails that are separated from roadways. These facilities are typically shared with pedestrians, although bicycles must yield to pedestrians.
- *Bike lanes (Class II)* – Lanes on roadways designated for use by bicycles through striping, pavement legends, and signs. There may or may not be parking allowed on the roadway.
- *Bike routes (Class III)* – Designated roadways for bicycle use by signs only; may or may not include additional pavement width for cyclists.



Class II bicycle facilities are provided on West Leland Road through the study area, as well as on Alves Ranch Road and Tomales Bay Drive, south of West Leland Road.

### Existing Transit Service

The center of the project site is approximately 1/2-mile from the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station that connects the area to the greater region via transit. The BART station also serves as a hub for TriDelta Transit, the local transit provider, as well as other transit services.

The BART system provides regional rail transit service connecting San Francisco, Alameda County, Contra Costa County, and parts of San Mateo County. From the Pittsburg/Bay Point station, direct connections to San Francisco and Antioch are provided, with transfers available to access the entire BART system. During peak periods, trains operate on less than 15 minute headways to/from San Francisco. Trains run to/from San Francisco with 15 to 20 minute headways during off-peak periods.

Nine of the thirteen TriDelta Transit Routes serve the Pittsburg/Bay Point BART station (Routes 200, 201, 380, 387, 388, 389, 392, 394 and 396). Route 200 travels along the project frontage on West Leland Road, and connects the site to the BART station as well as to Martinez. Bus stops are provided on West Leland Road at Alves Ranch Road.

### Existing Roadway Operations

Weekday morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) peak period intersection vehicle turning movement counts, including a separate count of vehicles, trucks, bicycles and pedestrians, were conducted in May 2018 at the study intersections. For the study intersections, the single hour with the highest traffic volumes during the count periods was identified. These time periods also coincide when the project is expected to generate the most vehicle traffic. The morning peak hour was identified as 7:00 to 8:00 AM while the evening peak hour was identified as 5:00 to 6:00 PM. The existing peak hour vehicle volumes for weekday morning and evening are presented on **Figure 3** along with the existing lane configuration and traffic control. The traffic count data is attached (**Attachment B**).

Operations of roadway facilities for vehicles are typically described with the term level of service (LOS). LOS is a qualitative description of traffic flow based on such factors as speed, travel time, delay, and freedom to maneuver. Six levels are defined from LOS A, with the best operating conditions, to LOS F, with the worst operating conditions. LOS E represents "at-capacity" operations. Operations are designated as LOS F when volumes exceed capacity, resulting in stop-





and-go conditions. The level of service standard for the study locations is LOS D. **Attachment C** describes the LOS analysis methods for vehicles. Results of the existing conditions analysis are presented in **Table 1** which shows that the study intersections operate within the City's level of service standard. Level of service worksheets are provided as **Attachment D**.

**TABLE 1**  
**EXISTING CONDITIONS PEAK HOUR INTERSECTION LOS SUMMARY**

|   | Intersection                                         | Control <sup>1</sup> | Peak Hour | Delay <sup>2, 3</sup> | LOS   |
|---|------------------------------------------------------|----------------------|-----------|-----------------------|-------|
| 1 | West Leland Road at Tomales Bay Drive/Project Access | SSSC                 | AM        | 0 (11)                | A (B) |
|   |                                                      |                      | PM        | 0 (11)                | A (B) |
| 2 | West Leland Road at Alves Ranch Road                 | Signal               | AM        | 11                    | B     |
|   |                                                      |                      | PM        | 14                    | B     |

Notes: **Bold** text indicates potentially unacceptable intersection operations.

1. Signal = Signalized intersection; SSSC = Side-street stop-controlled intersections; traffic on the main street does not stop while traffic on the side-street is controlled by a stop sign.

2. Average intersection delay is calculated for all signalized intersections using the 2010 HCM method for vehicles.

3. For SSSC intersections, average delay or LOS is listed first followed by the delay or LOS for the worst approach in parentheses.

Source: Fehr & Peers, 2018.

## PROJECT TRAVEL CHARACTERISTICS

To estimate conditions with the project, vehicle trips expected to be added to the roadway system from the project were combined with existing (and projected future) traffic volumes through the following process:

1. **Trip Generation** – The *amount* of vehicle traffic entering and exiting the project site was estimated.
2. **Trip Distribution** – The *direction* trips use to approach and depart the site was projected.
3. **Trip Assignment** – Trips were then *assigned* to specific roadway segments and intersection turning movements.

### Trip Generation

Trip generation refers to the process of estimating the amount of vehicular traffic a project would add to the surrounding roadway system. Estimates are created for the daily condition and for the peak one-hour period during the morning and evening commute when traffic volumes on the



adjacent streets are typically the highest. Project trip generation was estimated using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition).

Similar to the trip generation estimates prepared for the 2004 EIR, the trip generation estimates considered a 6 percent transit reduction for the proposed residential uses to account for the close proximity to the BART station, and a 20 percent internalization factor between the retail and residential portions of the site, reflecting that many future retail patrons would already be within the general project vicinity and would not need to travel on the local or regional roadway system to access the site.

At retail establishments, such as the one that could be developed as part of the commercial parcel, driveway traffic comprises: (1) new traffic generated by the project, (2) traffic that would otherwise already be on the adjacent roadways but the driver decides to stop at the site (e.g., to purchase an item on their way home from work), and (3) traffic on other nearby roadways, but the driver decides to take a short detour to stop at the site. The trips in Item 2 are referred to as “pass-by” trips and the trips in Item 3 are referred to as “diverted-link” trips.

Information contained in the ITE *Trip Generation Handbook* and surveys of similar uses was used to estimate pass-by and diverted-link trips. For grocery stores, the average pass-by rate is 36 percent, and the average diverted linked trip rate is 32 percent during PM peak hour (limited data is available for the AM peak hour). In other words, at a grocery store, approximately, 68 percent of the traffic entering and exiting the site is already on the surrounding roadway system – not a new vehicle trip to the area. For shopping centers, the average pass-by rate is 32 percent and the average diverted linked trip rate is 16 percent, or approximately 50 percent of the vehicle traffic is already on the roadway system.

For this assessment, a pass-by/diverted trip reduction was applied to the grocery store component of the project only as this is a specific proposed use and the trip making characteristics are well documented. For the proposed general retail, no pass-by or diverted trip reduction was taken, similar to the 2004 EIR, as there is no information about the those proposed commercial uses. As the project components are better defined, the application of appropriate pass-by/diverted trip rates is recommended.

The resulting project trip generation estimates are presented in **Table 2**, which shows that the current project proposal is expected to generate approximately 7,810 weekday daily trips, including 436 morning peak hour and 774 evening peak hour trips when considering the same transit and



internal trip reductions as the 2004 EIR, as well as application of a pass-by/diverted-trip reduction for the grocery store component.

**TABLE 2**  
**PROJECT WEEKDAY TRIP GENERATION**

| Use                                                       | Size                | Daily  | Morning |     |       | Evening |     |       |
|-----------------------------------------------------------|---------------------|--------|---------|-----|-------|---------|-----|-------|
|                                                           |                     |        | In      | Out | Total | In      | Out | Total |
| Single Family Homes <sup>1</sup>                          | 346 units           | 3,080  | 60      | 180 | 240   | 203     | 119 | 322   |
| Grocery Store <sup>2</sup>                                | 40,000 square feet  | 4,270  | 92      | 61  | 153   | 188     | 181 | 369   |
| Shopping Center <sup>3</sup>                              | 100,000 square feet | 3,780  | 58      | 36  | 94    | 183     | 198 | 381   |
| Less Pass-by/ Diverted Supermarket Only <sup>4</sup>      |                     | -1,710 | --      | --  | --    | -75     | -72 | -147  |
| Less Internal trips between all project uses <sup>5</sup> |                     | -1,610 | -13     | -38 | -51   | -95     | -56 | -151  |
| Total Vehicle Trips                                       |                     | 7,810  | 197     | 239 | 436   | 404     | 370 | 774   |

- ITE land use category 210 – Single-Family Homes (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 9.44 (X)  
AM Peak Hour: T = 0.74(X); Enter = 25%; Exit = 75%  
PM Peak Hour: T = 0.99 (X); Enter = 63%; Exit = 37%  
Trip generation results reflect 6 percent reduction to account for transit use.
  - ITE land use category 850 – Grocery Store (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 106.78(X)  
AM Peak Hour: T = 3.82 (X); Enter = 60%; Exit = 40%  
PM Peak Hour: T = 9.24 (X); Enter = 51%; Exit = 49%
  - ITE land use category 820 – Shopping Center (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 37.75(X)  
AM Peak Hour: T = 0.94(X); Enter = 62%; Exit = 38%  
PM Peak Hour: T = 3.81 (X); Enter = 48%; Exit = 52%
  - Reflects a 40 percent pass-by/diverted trip reduction for grocery store only trips.
  - Reflects a 20 percent reduction of retail trips to account for internal interactions between the grocery store, retail and residential portions of the project.
- Source: *Trip Generation Manual* (10<sup>th</sup> Edition), ITE, 2017; Fehr & Peers, 2018.



As detailed in the July 17, 2018 Trip Generation Assessment, the currently proposed project would generate less peak hour vehicle traffic than the project evaluated in the 2004 EIR; as such, the projects off site impacts have already been identified and mitigation measures developed. Therefore, this assessment focuses on the site access intersections where conditions have changed. It should be noted that the proposed grocery store and supporting retail are intended to be locally serving, meaning that the vast majority of patrons come from within a 2 to 3-mile radius, with most patrons from within a 1-mile radius. As such, the vehicle trips lengths tend to be shorter than for other types of commercial uses, such as an office, and tend not to use the regional transportation system, such as State Route 4, unless they are part of an already planned trip, such as a stop at the grocery store on the way home from work. Additionally, the addition of retail to the area is expected to replace some retail trips that are already be occurring in the area by providing additional retail options closer to existing and planned residential neighborhoods where local retail is not present.

As future commercial development plans are future defined, use of the general shopping center rate, as presented in this assessment, may be appropriate if the proposed restaurant square-footage does not exceed 20 percent of the non-grocery store square-footage and other uses that are not yet defined. However, it is recommended that a detailed trip generation assessment be prepared once a development plan has been proposed, and the appropriate trip generation rates, internal trip reduction factors, and pass-by/diverted trip factors applied.

#### *Project Trip Distribution and Assignment*

Project trip distribution refers to the directions of approach and departure that vehicles would take to access and leave the site. Estimates of regional project trip distribution were developed based on the trip distribution patterns used in the 2004 EIR, existing travel patterns in the area, and the location of complementary land uses. The resulting trip distribution percentages are shown on **Figure 4**, along with the project trip assignment.

#### *Traffic Forecasts and Roadway Network*

The near-term scenario reflects existing traffic counts plus traffic from approved and pending developments that are expected to be completed and occupied in the next 5 to 10 years. The cumulative scenario considers development within the City of Pittsburg as described in the Pittsburg General plan EIR and supplemented by a check of traffic forecasts for the study area in the 2040 Contra Costa Countywide travel demand model.





To assess future growth with planned development in Eastern Contra Costa County, several sources of data were reviewed, including the Contra Costa County Travel Demand Model (CCTA Model), future traffic projections as documented in the recent planning efforts in the area, including the administrative draft Antioch Transportation Impact Fee, projections developed as part of the BART extension transportation impact studies, and projections developed as part of the Pittsburg/Bay Point Station Area Plan. Traffic forecasts within the immediate study area were reviewed to ensure that known developments were adequately reflected in the forecasts, such as the San Marco subdivision, and the planned connection of West Leland Road to Avila Road. The resulting forecasts are presented on **Figure 5** for the near-term and cumulative conditions. Project traffic volumes were then added to the without project volumes for all analysis scenarios, as shown on **Figure 6**.

No improvements are planned or assumed at the study intersections, except for the improvements proposed as part of the project.

## ANALYSIS RESULTS

### *Intersection Operations*

Signalized and unsignalized intersections were evaluated using Synchro software for the weekday AM and PM peak hours for analysis scenarios listed previously, based on the HCM 2010 analysis method described previously. **Table 3** presents level of service (LOS) operations at study intersections for the AM and PM peak hours for the existing, near-term and cumulative analysis scenarios.

Under all analysis scenarios, site access intersections would operate at overall acceptable service levels during both the morning and evening peak hours with the intersection configurations proposed as part of the project considering the addition of project traffic, with the West Leland Road at Alves Ranch Road intersection operating at an overall LOS D or better for all analysis scenarios, and the unsignalized access intersection on West Leland Road operating at an overall LOS A for all analysis scenarios.

At the unsignalized full-access location on West Leland Road, off-set from Tomales Bay Drive, the intersection would operate at an overall LOS A in the existing, near-term and cumulative conditions. However, operations for the southbound movement would degrade to LOS E in the near-term condition and LOS F in the cumulative condition during the morning peak hour. Delay is primarily experienced by vehicles waiting to turn left onto West Leland Road; through traffic on West Leland



Road would not experience any significant delay. Traffic signal warrants would not be satisfied, and vehicles exiting the site with an easterly destination could use the traffic signal at the West Leland Road at Alves Ranch Road intersection. It is expected that as traffic volumes increase on West Leland Road, some vehicles may choose to travel out of the site at the signalized intersection, especially during peak hours.

As the unsignalized site access intersection is projected to operate at an overall acceptable service level, peak hour signal warrants would not be met, and a signalized access is provided from the neighborhood at Alves Ranch Road, no modifications or signalization is recommended.

### *Signal Warrants*

Traffic signal warrants were reviewed for the unsignalized study intersection for all analysis scenarios. Signal warrants would not be satisfied at the West Leland Road at Tomales Bay Drive/Site Access intersection in any of the analysis scenarios.

## **SITE ACCESS, CIRCULATION AND PARKING**

This section evaluates the circulation of vehicles, bicycles and pedestrians around the project site and on the roadways adjacent to the project site based on the site plan presented on **Figure 2**. A parking assessment was also conducted.

### **Vehicle Access**

Access to the site is proposed from three locations on West Leland Road, including an extension of Alves Ranch Road north into the site that forms the fourth leg of an existing signalized intersection with West Leland Road. As part of the project, this intersection would be modified to provide two left-turn lanes and a through-right shared lane on both the northbound and southbound approaches and a new crosswalk would be provided across the east leg of the intersection. The traffic signal would be modified to accommodate a new pedestrian phase and the changed lane geometries on the north and south legs of the intersection. As detailed in the prior sections, this intersection would operate at acceptable service levels as proposed to be modified as part of the project.

A full access unsignalized intersection is proposed on West Leland Road, west of Alves Ranch Road. This intersection would be off-set with Tomales Bay Drive on the south side of West Leland Road, which would remain a right-in/right-out side-street stop controlled intersection. As detailed in the



previous sections, this access roadway would operate at an overall acceptable LOS A through the cumulative with project condition. However, poor operations may be experienced during the morning peak hour for vehicles turning left from the project site to eastbound West Leland Road in the near-term and cumulative condition. Neither turn restrictions or signalization is recommended as the intersection is projected to operate at an overall acceptable service level and vehicles have an alternative signalized access point to enter/exit the project site.

A secondary right-in/right-out access to the commercial site would also be provided from West Leland Road between Alves Ranch Road and roadway off-set with Tomales Bay Drive. The exact location of this driveway would be identified as the commercial parcel site plans are developed.

In addition to the vehicular access locations, an emergency vehicle access location would be provided on the eastern portion of the site, approximately 500 feet east of Alves Ranch Road.

### **Vehicle Circulation**

Daily traffic volumes were forecast for numerous locations throughout the site. The northerly extension of Alves Ranch Road (Street A) into the project site is expected to carry over 3,000 vehicles per day between Leland Road and the commercial entrance. Remaining streets are projected to accommodate lower traffic volumes, with Street B on the eastern portion of the site experiencing less than 1,700 vehicles per day, Street B connecting to the western portion of the site experiencing less than 1,000 vehicles per day, and Street E connecting the western neighborhood to West Leland Road experiencing less than 1,200 vehicles per day.

**Recommendation 1:** Design the Alves Ranch Road extension into the project site to Collector Street standards; design all other streets to Local Street standards.

Internal traffic controls are not shown on the conceptual site plan. It is expected that as the plan is further refined, all-way and side-street stop-controlled intersections would be incorporated into the overall site plan, including the Street A/Commercial Center driveway, Street E/Street F intersections, and other intersections along primary routes of travel through the site.

As part of the project, a 12-foot wide sidewalk would be constructed on the north side of West Leland Road along the residential project frontage, connecting to an existing sidewalk in the west; a temporary pedestrian connection would be constructed along the future commercial frontage with full improvements constructed once the commercial site is developed. A new crosswalk across the east leg of Leland Road would be constructed as part of the site access improvements, and the



signal modified to accommodate the additional pedestrian phase. Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the project.

### **Loading Zone Requirements**

The City of Pittsburg Code also outlines off-street loading zone requirements for a variety of uses, as detailed in Section 18.78. For single-family homes, no off-street loading facilities are required. For commercial uses over 100,000, three loading spaces are required.

**Recommendation 2:** As the commercial plan is developed, accommodate at least three loading areas for large trucks.

Refuse collection would be provided by Mount Diablo Resource Recovery, with each home provided a garbage cart, recycling cart and green waste cart for weekly pick-up. For some homes, along A Street for example, it is not clear where refuse containers would be staged as an alley is located on one side of the home, and a collector street on the other. For other homes, refuse container staging may need to occur where on-street parking is provided and there could be conflicts on trash collection days between parked vehicles and refuse carts.

**Recommendation 3:** Consult with Mount Diablo Resource Recovery to ensure that each home has a clear refuse collection staging area that considers the need for some on-street parking to be provided on refuse collection days.

### **Pedestrian Access and Circulation**

Pedestrian access to the project would be from West Leland Road. A 12-foot wide sidewalk would be constructed along the West Leland Road residential project frontage as part of the project, with pedestrian connections provided at numerous locations, including a paseo between lots 169 and 170, as well as sidewalks connecting from the neighborhoods to West Leland Road via Street A and Street E. A temporary pedestrian connection would be constructed along the future commercial frontage with full improvements constructed once the commercial site is developed. A new crosswalk would be constructed as part of the project on the east leg of the West Leland Road at Alves Ranch Road intersection to provide a more direct connection to the transit stops on the south side of West Leland Road. This new crosswalk would also connect pedestrians to the sidewalk on the south side of West Leland Road connecting to the east.





The project would also provide a pedestrian and bicycle only connection to the parcel on the east side of the site such that when the parcel to the east of the site is developed, a more direct pedestrian and bicycle connection would be provided to the BART station.

As the commercial site plan is developed, it would include pedestrian connections from West Leland Road, Street A, and at least one connection from Street B and Street F.

Sidewalks are proposed on both sides of Street A and Street E throughout the site. For other streets, sidewalks are proposed on at least one side of the street. Given the low volume of vehicle traffic, on the local neighborhood streets, vehicle and pedestrian conflicts are expected to be minimal. The plan also shows curb extensions (bulbouts) and directional curb ramps at several locations in the project site; the final site plan will include some additional designated pedestrian crossing locations, and where crosswalks only cross one leg of an intersection, directional curb ramps (as opposed to diagonal) will be provided.

With the construction of a new access roadway on the western edge of the project, off-set from Tomales Bay Drive, a new legal pedestrian crossing of West Leland Road would be created.

***Recommendation 4:*** Either install signage and barricades prohibiting pedestrian crossing movements of West Leland Road at the new project roadway/Tomales Bay Drive on both the east and west legs of the intersection, or install a high visibility crosswalk with a pedestrian actuated flashing beacons or pedestrian hybrid signal across the west leg of the intersection and prohibit pedestrian crossings of the east leg through signage and barricades.

### **Bicycle Access and Circulation**

Bicycle access to the site would be provided from existing Class II bicycle facilities on West Leland Road. No designated bicycle facilities are proposed on any of the roadways internal to the site.

Short term and long term bicycle parking is required for the commercial portion of the project, and is based on the required amount of automobile parking, pursuant to Section 18.78.045 of the Pittsburg Municipal Code.

***Recommendation 5:*** As the commercial site plan is developed, provide a mixture of short-term (racks) and long-term (lockers or secure room) bicycle parking based on the requirements outlined in Section 18.78.045 of the Pittsburg Municipal Code.



Approximately 20 percent of the required bicycle parking shall be long-term parking for employee use.

### **Transit Access and Circulation**

The center of the project site is located approximately 1/2-mile from a BART station and is adjacent to a TriDelta Transit stop. It is expected that given the project's proximity to transit, some future site residents and employees would use transit on a regular basis. Pedestrian connections are provided from the project site to both the TriDelta Transit stops as well as the BART station.

**Recommendation 6:** Provide transit information to prospective and new residents to encourage transit use to/from the site.

### **Vehicle Parking**

City of Pittsburgh Code specifies off-street parking requirements for a variety of uses, including residential and commercial. For the residential portion of the project, two off-street spaces per unit are required, which is being accommodated by the proposed project. Additionally, on-street parking is provided to accommodate guest and additional resident parking. Overall, two off-street spaces would be provided per unit (692 spaces) and a total of 170 on-street parking spaces would be provided, for an overall parking ratio of 2.49 spaces per unit, or 2 off-street spaces and 0.49 on-street spaces per residential unit.

Given the site's close proximity to the Pittsburgh/Bay Point BART station, there is the potential for overflow vehicle parking demand within the project site.

**Recommendation 7:** To manage the on-site residential parking supplies, the following should be considered for implementation with the project:

- Require that for residents that own vehicles, garages must be used for vehicle storage

As the commercial site plan is developed, it is expected that parking would be provided based on the existing City code requirements outlined in Section 18.78.040 of the Pittsburgh Municipal Code.

**Recommendation 8:** As the commercial site plan is developed, evaluate the potential to reduce the overall parking requirement by up to 10 percent to account for walk/bike/transit trips to the commercial portion of the site. Consider allowing on-street parking along the



commercial parcel boundaries to count towards the off-street parking requirement provided the site plan provides direct pedestrian connections from those parking spaces to the commercial center. Provisions for ADA parking should also be incorporated into the commercial site plan.

### **Emergency Vehicle Access**

The proposed project is not expected to result in inadequate emergency access as access to the site would be provided from multiple access locations and if one location were to be blocked other means of access are provided. Additionally, the Fire Department has reviewed the site plan and has indicated that the proposed internal street cross-sections are sufficient for emergency vehicle circulation.

### **CONCLUSION**

Results of the Alves Ranch site access indicate that the proposed site access intersections would operate at acceptable overall levels of service as proposed. Additionally, site access and internal circulation is provided for all modes of travel, connecting to the regional network. As the currently proposed project would generate less peak hour traffic than evaluated in the 2004 EIR, implementation of the previously identified off-site mitigation measures would continue to mitigate the project's off-site impacts.

This completes our site access assessment for Alves Ranch. Please contact Kathrin or Mark at (925) 930-7100 if you have questions.

#### **Attachments:**

- Figure 1      Site Vicinity Map
- Figure 2      Conceptual Project Site Plan
- Figure 3      Existing Peak Hour Intersection Counts and Traffic Controls
- Figure 4      Project Trip Distribution and Assignment
- Figure 5      Without Project Traffic Volumes
- Figure 6      With Project Traffic Volumes
- Attachment A – Trip Generation Assessment
- Attachment B – Traffic Count Worksheets
- Attachment C – Intersection Level of Service Analysis Methods
- Attachment D – Level of Service Worksheets



**TABLE 3**  
**PEAK HOUR INTERSECTION LEVELS OF SERVICE**

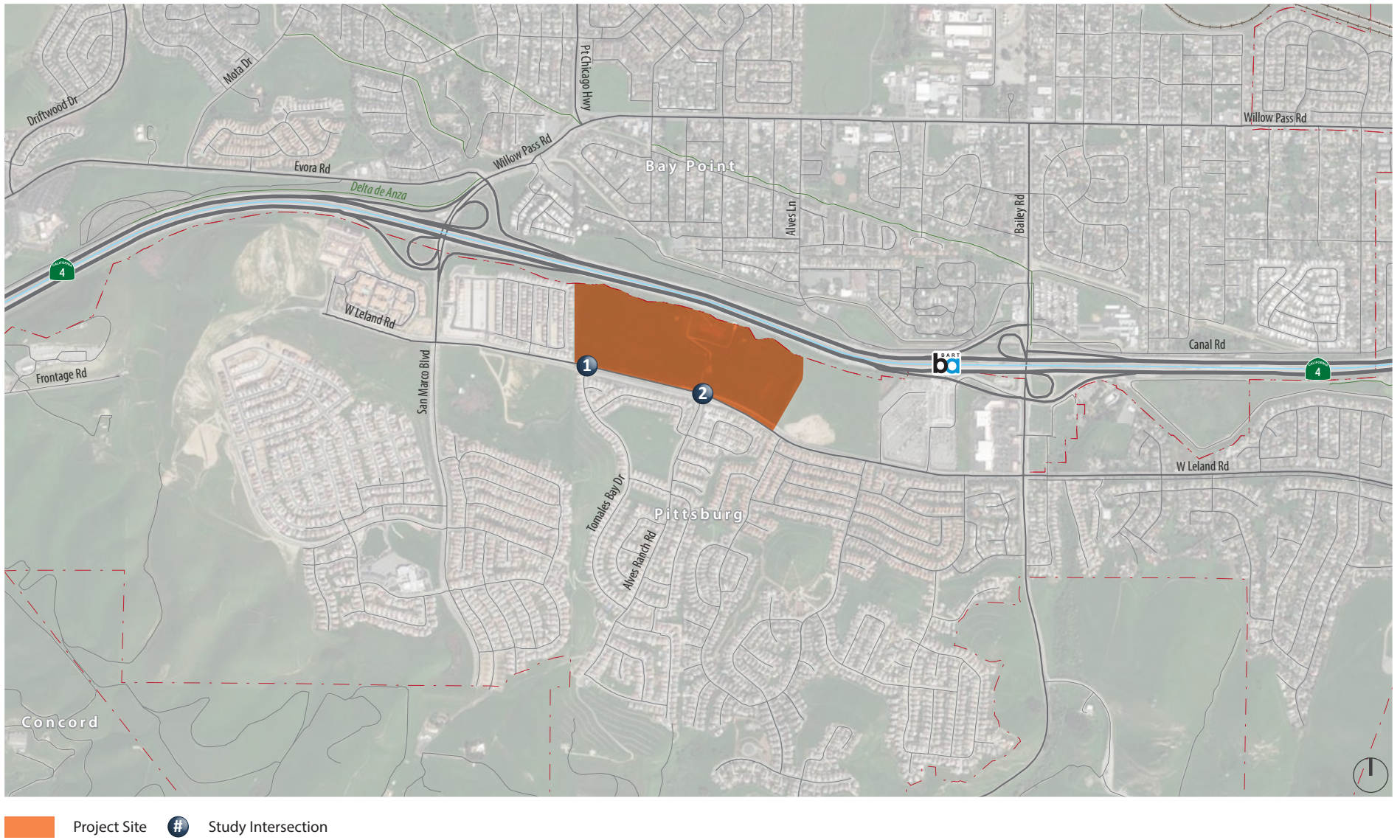
| Intersection                                             | Control <sup>1</sup> | Peak Hour | Existing           |                  | Existing With Project |                  | Near-Term Without Project |                  | Near-Term With Project |                  | Cumulative Without Project |                  | Cumulative With Project |                  |
|----------------------------------------------------------|----------------------|-----------|--------------------|------------------|-----------------------|------------------|---------------------------|------------------|------------------------|------------------|----------------------------|------------------|-------------------------|------------------|
|                                                          |                      |           | Delay <sup>2</sup> | LOS <sup>3</sup> | Delay <sup>2</sup>    | LOS <sup>3</sup> | Delay <sup>2</sup>        | LOS <sup>3</sup> | Delay <sup>2</sup>     | LOS <sup>3</sup> | Delay <sup>2</sup>         | LOS <sup>3</sup> | Delay <sup>2</sup>      | LOS <sup>3</sup> |
| 1. West Leland Road at Tomales Bay Drive/ Project Access | SSSC                 | AM<br>PM  | 0 (11)<br>0 (11)   | A (B)<br>A (B)   | 1 (34)<br>1 (14)      | A (D)<br>A (D)   | 0 (11)<br>0 (12)          | A (B)<br>A (B)   | 2 (45)<br>1 (17)       | A (E)<br>A (C)   | 0 (14)<br>0 (19)           | A (B)<br>A (C)   | 1 (68)<br>1 (31)        | A (F)<br>A (D)   |
| 2. West Leland Road at Alves Ranch Road                  | Signal               | AM<br>PM  | 11<br>14           | B<br>B           | 23<br>36              | C<br>D           | 12<br>14                  | B<br>B           | 25<br>33               | C<br>C           | 16<br>14                   | B<br>B           | 29<br>38                | C<br>D           |

Notes: **Bold** text indicates unacceptable operations based on City's level of service policy.

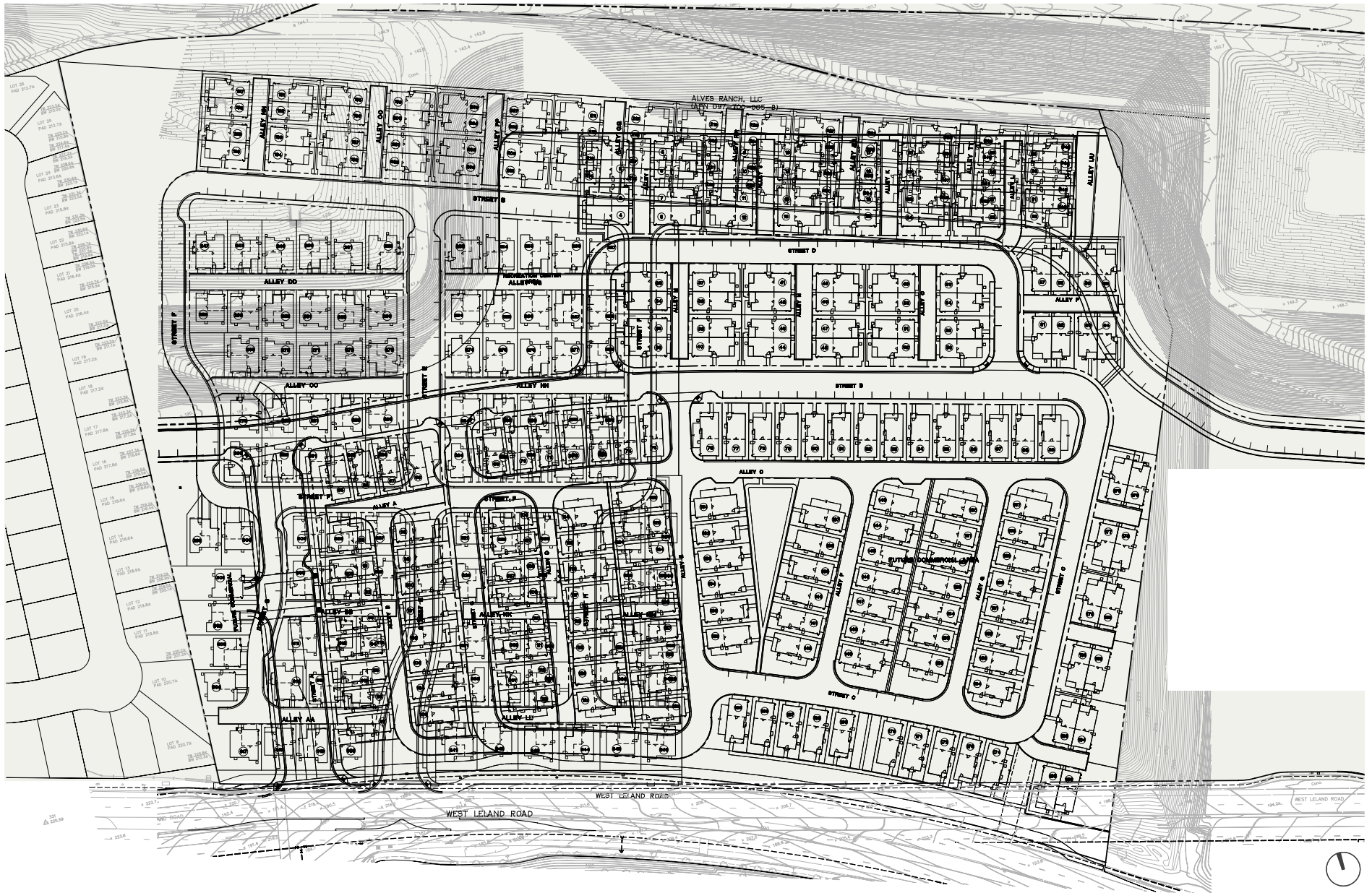
1. Signal = Signalized Intersection; SSSC = Side-street stop-controlled intersections, traffic from the major roadway does not stop
2. Delay presented in seconds per vehicle; for side-street stop-controlled intersections, delay presented as intersection average (worst approach)
3. LOS = Level of Service.

Source: Fehr & Peers, 2018.







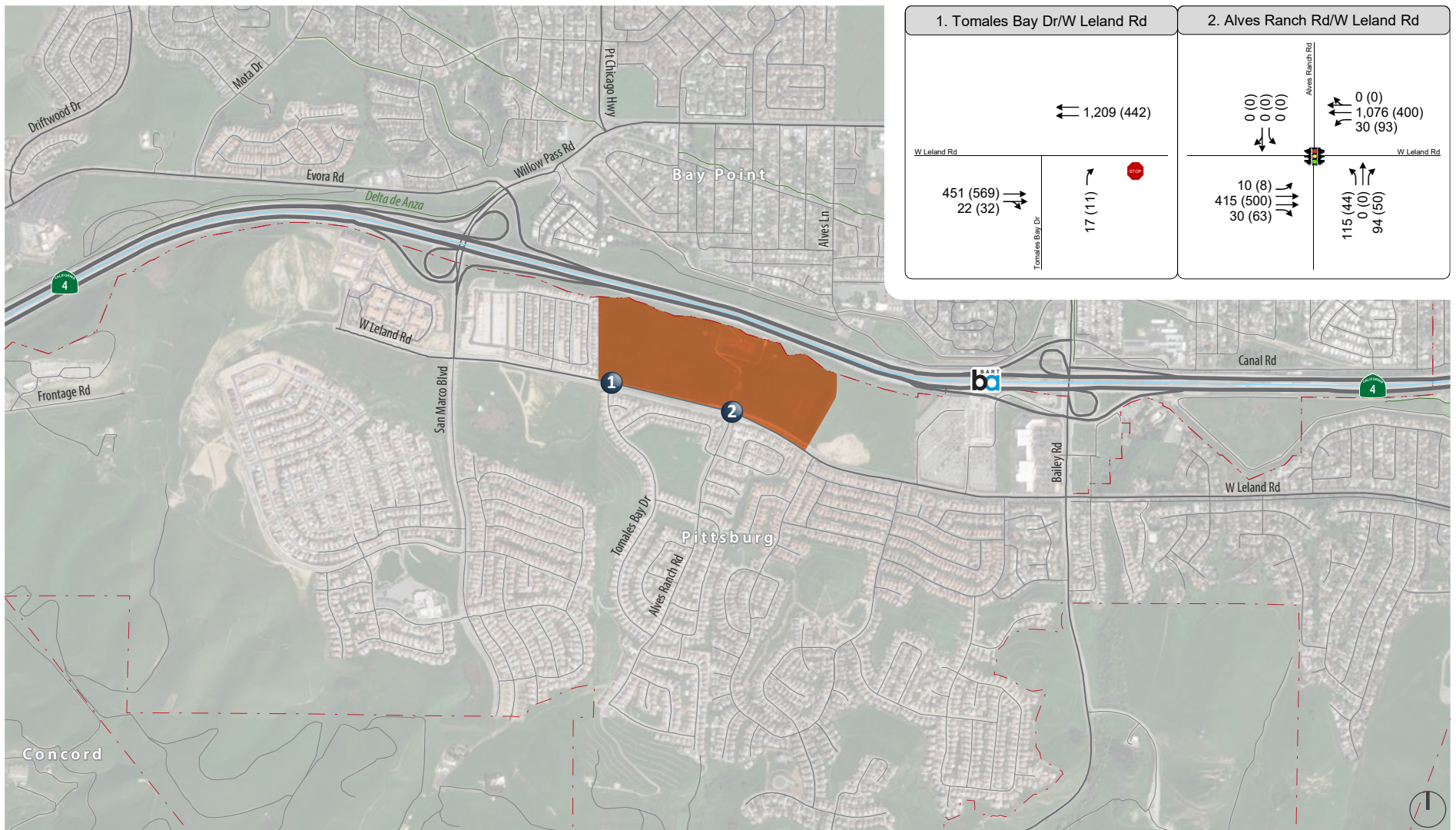


Site Plan Source: Ruggeri-Jensen-Azar, 7/20/18

Figure 2B







| 1. Tomales Bay Dr/W Leland Rd                                                                                   | 2. Alves Ranch Rd/W Leland Rd                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1,209 (442)</p> <p>W Leland Rd</p> <p>451 (569) 22 (32)</p> <p>Tomales Bay Dr</p> <p>17 (11)</p> <p>STOP</p> | <p>Alves Ranch Rd</p> <p>0 (0) 0 (0) 0 (0) 0 (0)</p> <p>1,076 (400) 30 (93)</p> <p>W Leland Rd</p> <p>10 (8) 415 (500) 30 (63)</p> <p>115 (44) 0 (0) 94 (50)</p> |

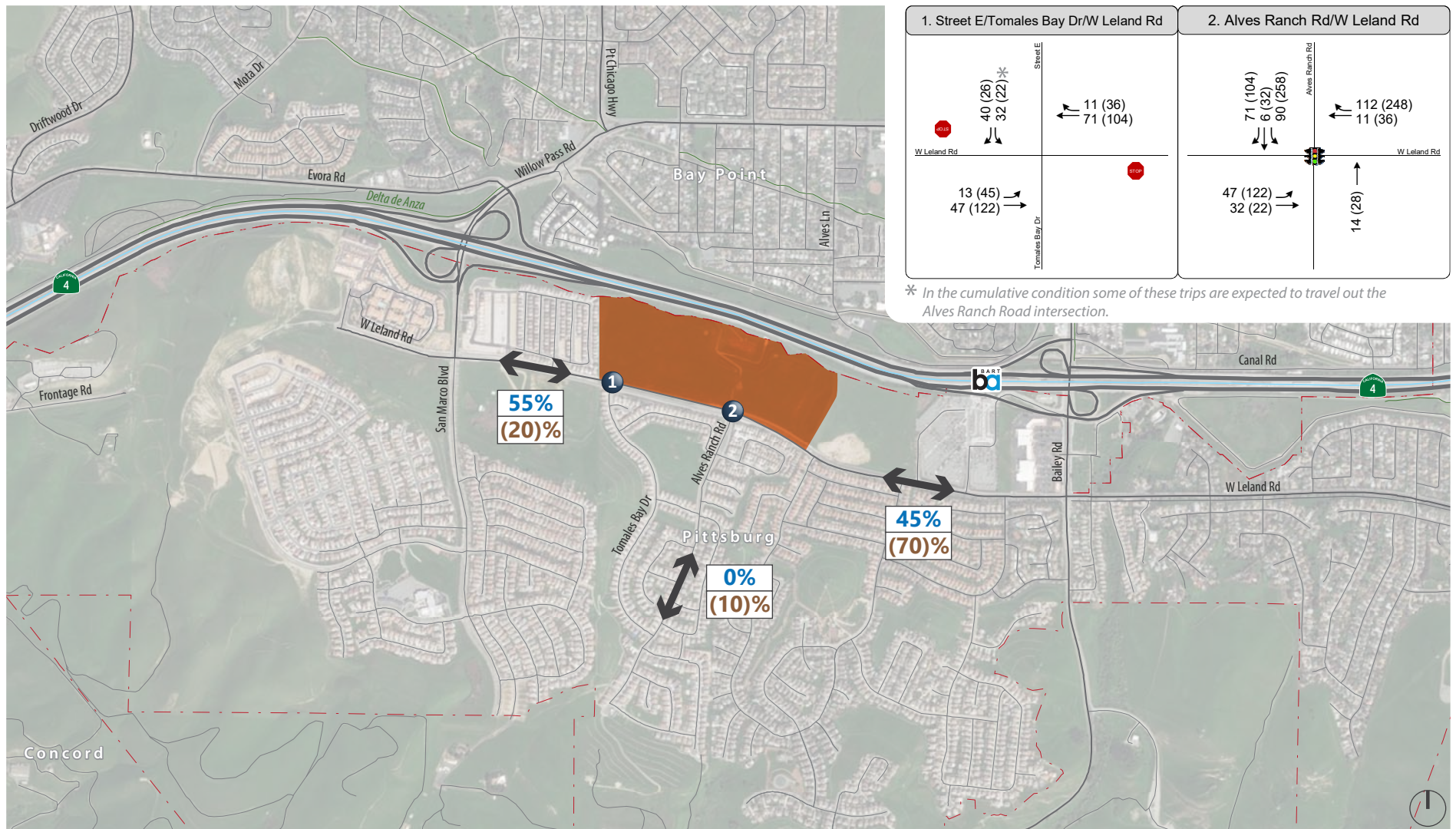
XX (YY) AM (PM) Peak Hour Traffic Volumes    Signalized Intersection    Stop Sign

Project Site    Study Intersection



Figure 3  
Existing Peak Hour  
Intersection Traffic Volumes, Lane Configurations and Traffic Controls





NOTE: Project Trip Assignment does not include pass-by trips.

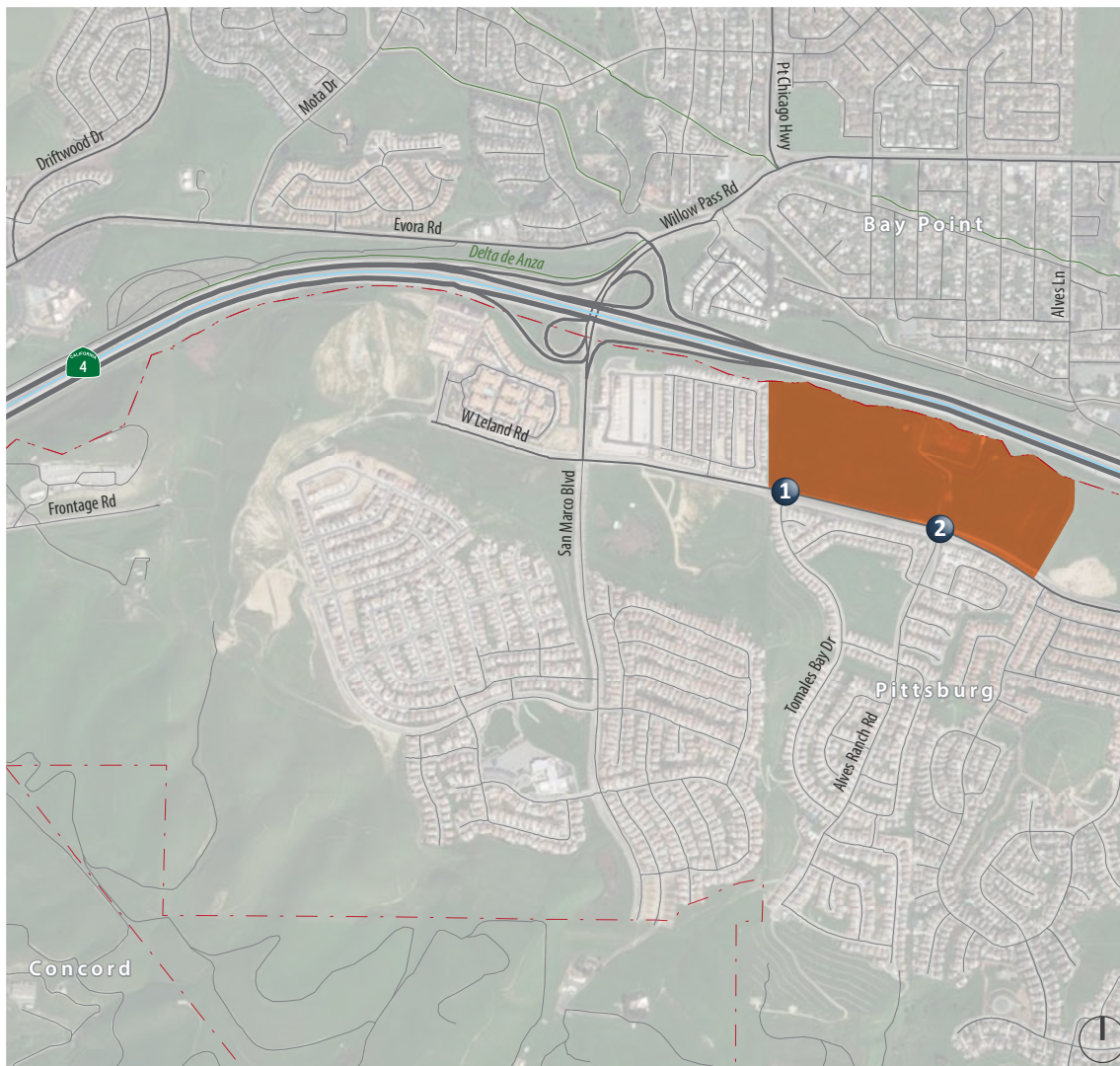
XX (YY) AM (PM) Peak Hour Traffic Volumes    Signalized Intersection    Stop Sign

Project Site    Study Intersection    Residential Trip Distribution  
 Commercial Trip Distribution

Figure 4

## Project Trip Distribution and Assignment

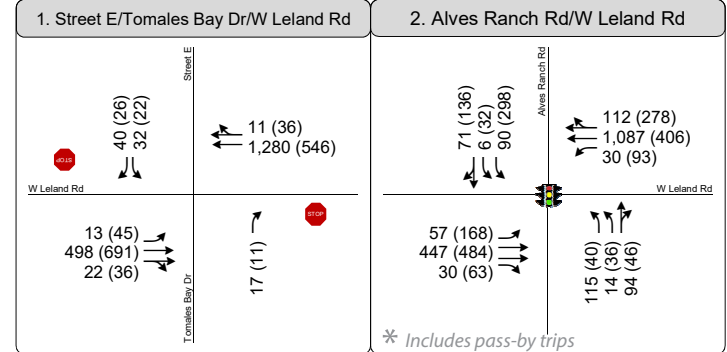




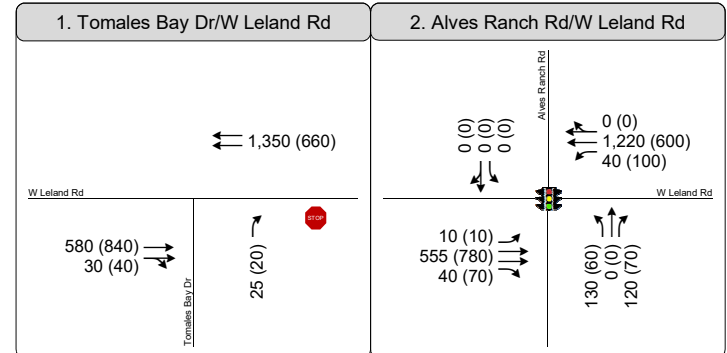
XX (YY) AM (PM) Peak Hour Traffic Volumes    Signalized Intersection    Stop Sign

Project Site    Study Intersection

### Existing with Project



### Near-term without Project



### Near-term with Project

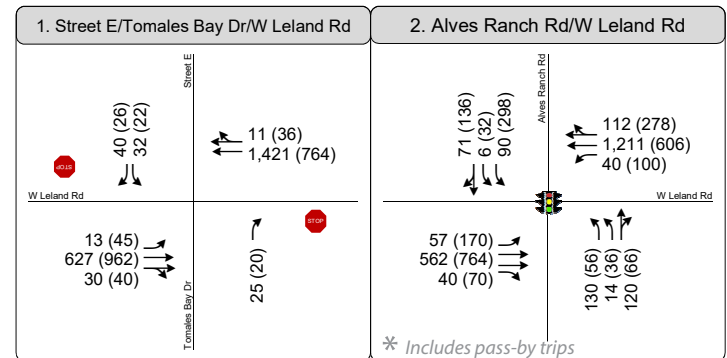
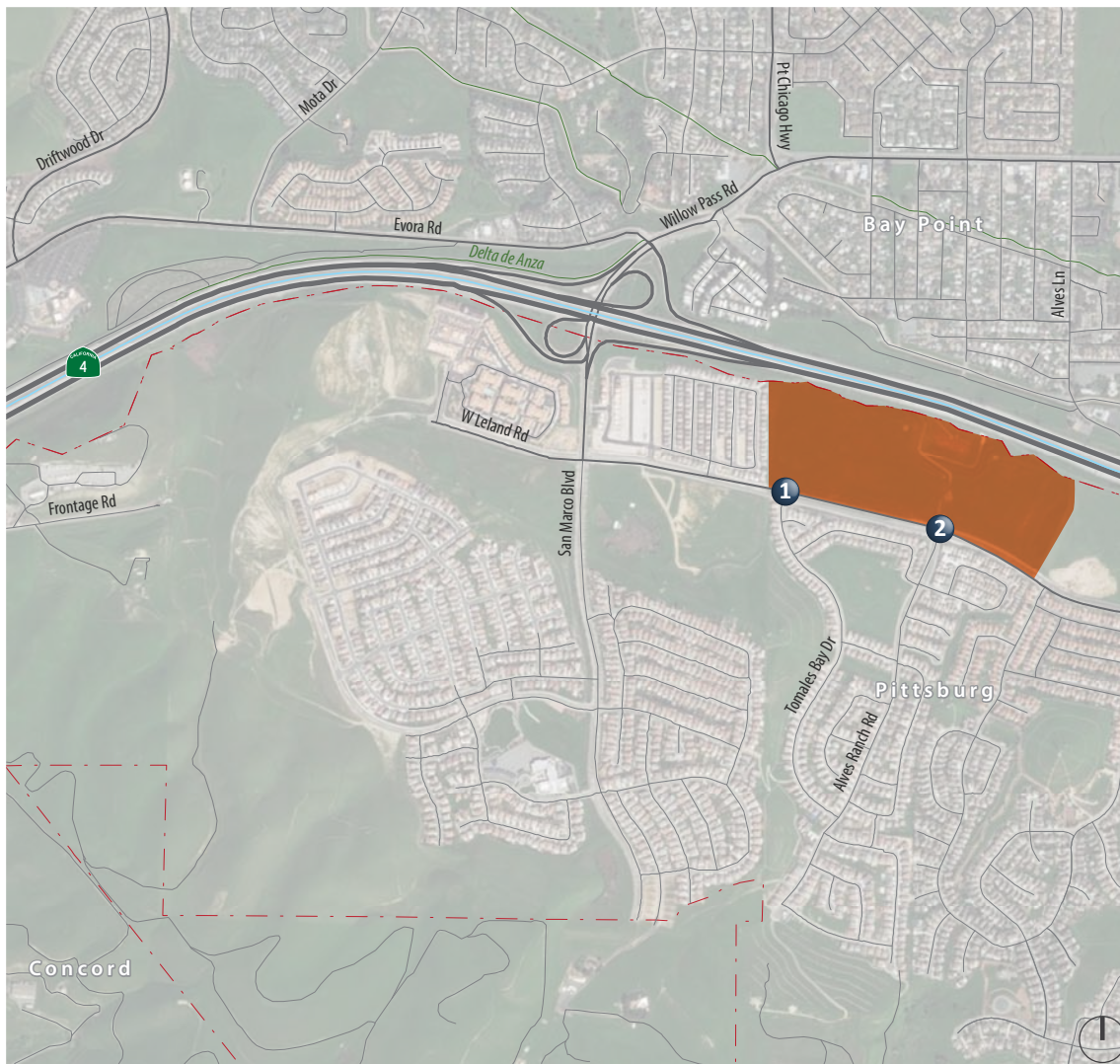


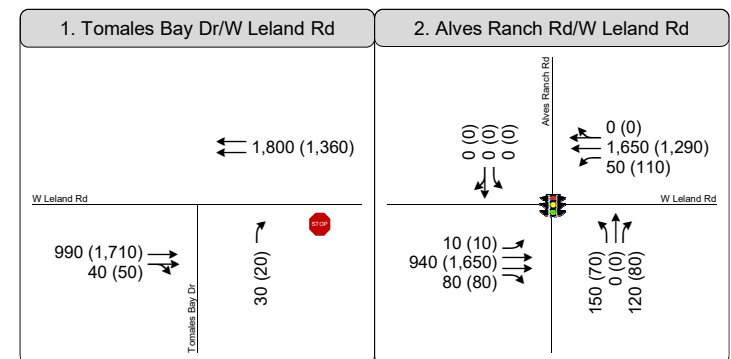
Figure 5

Existing with Project, Near-Term without Project, and Near-Term with Project Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls





### Cumulative without Project



### Cumulative with Project

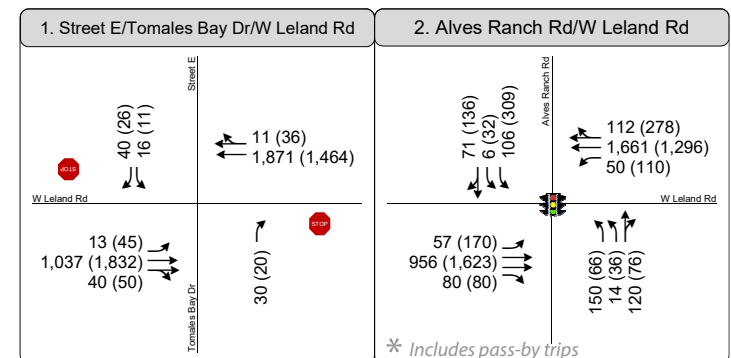


Figure 6

Cumulative without Project and Cumulative with Project Peak Hour Intersection Traffic Volumes, Lane Configurations and Traffic Controls

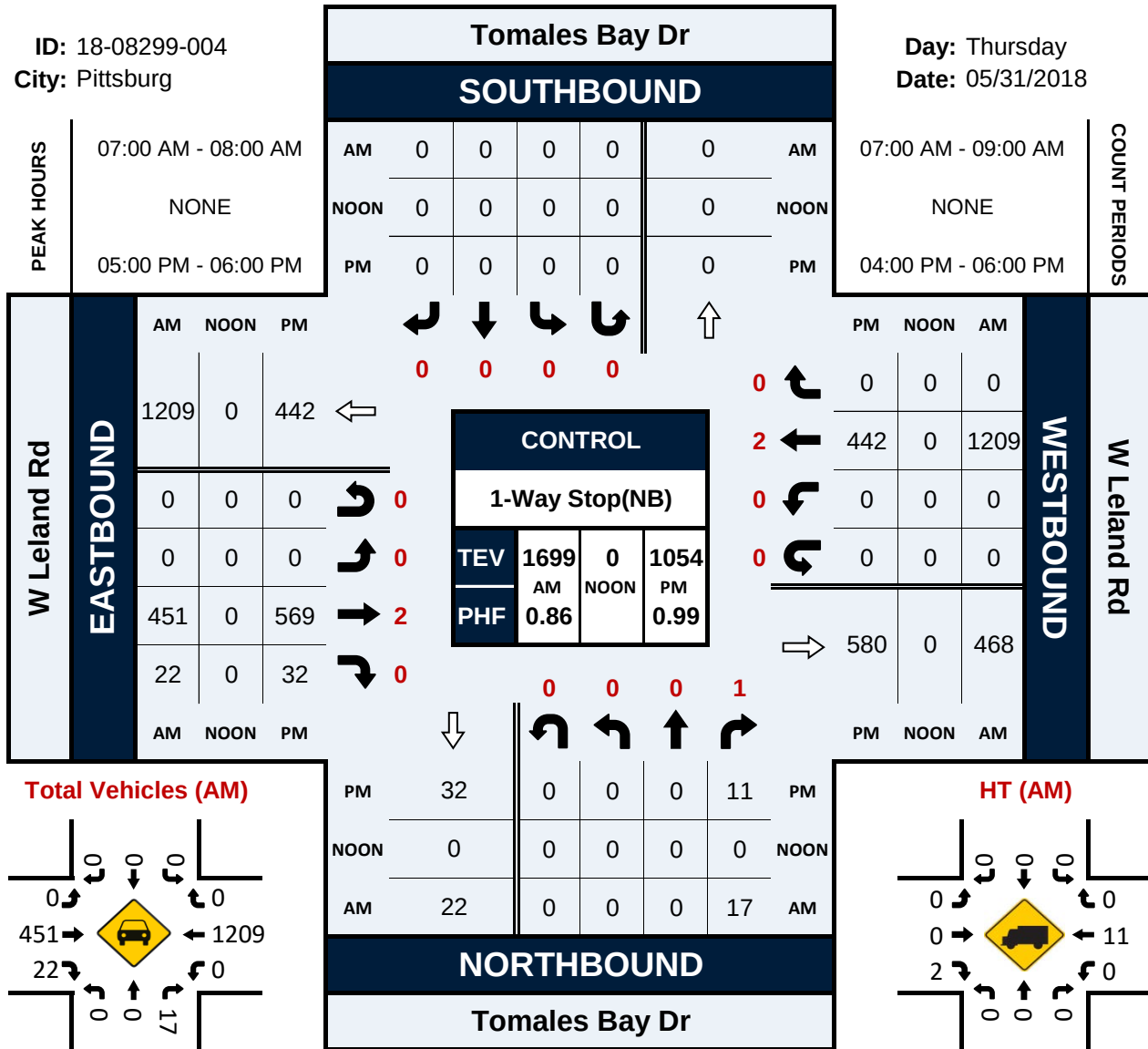


# Tomales Bay Dr & W Leland Rd

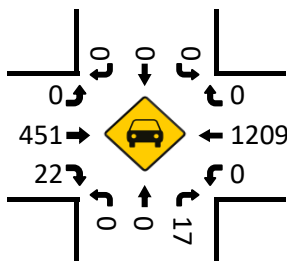
## Peak Hour Turning Movement Count

ID: 18-08299-004  
City: Pittsburg

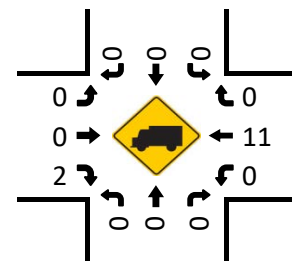
Day: Thursday  
Date: 05/31/2018



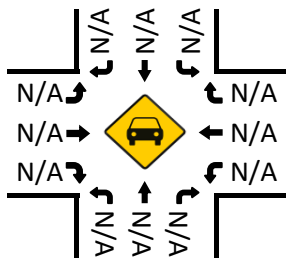
Total Vehicles (AM)



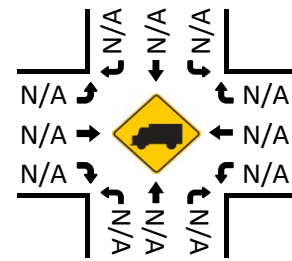
HT (AM)



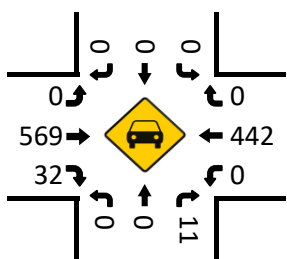
Total Vehicles (Noon)



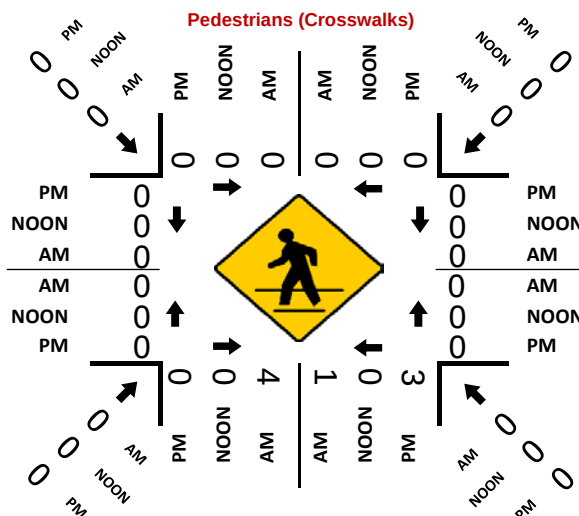
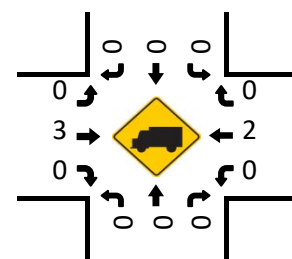
HT (NOON)



Total Vehicles (PM)



HT (PM)



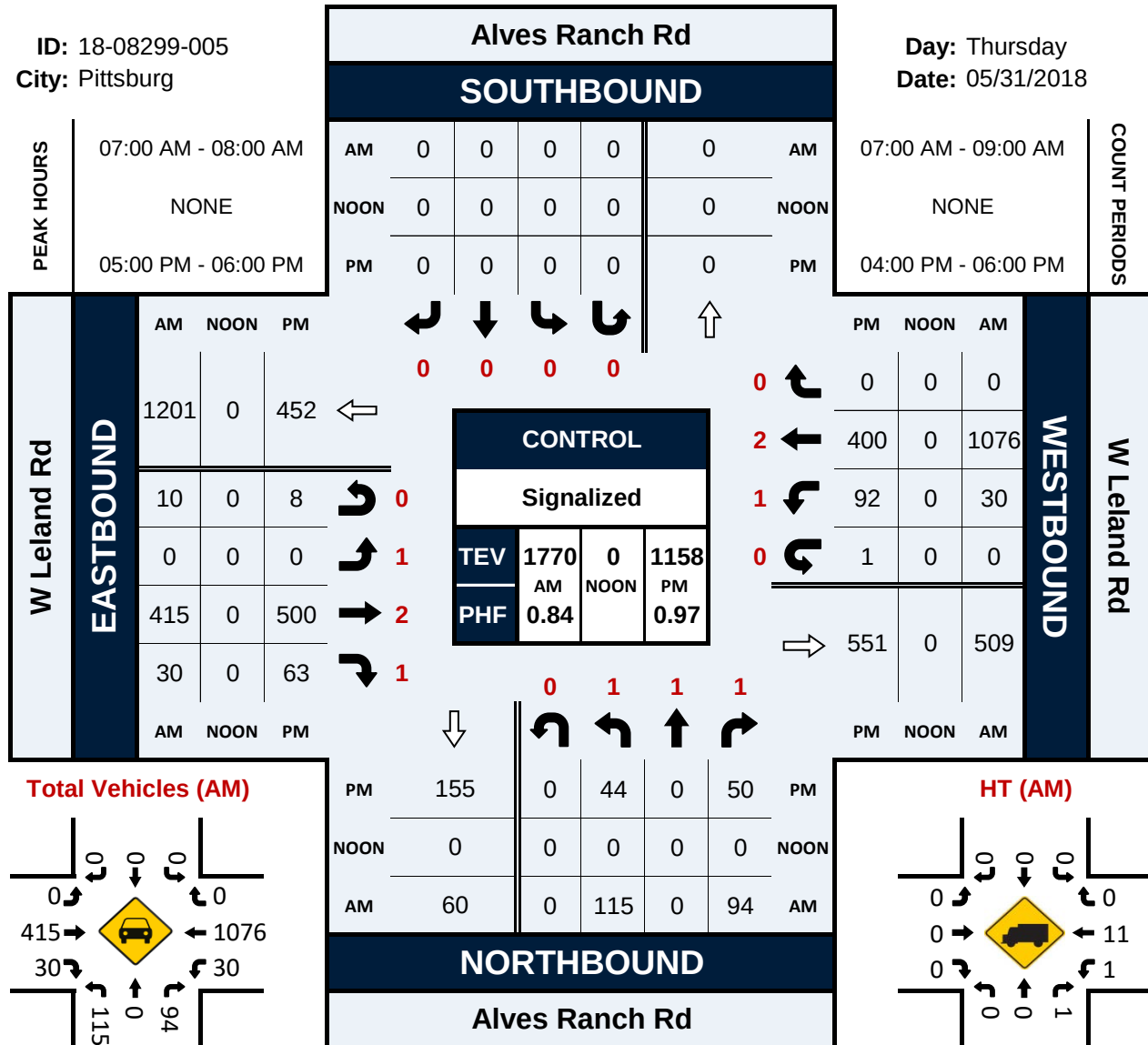


## Alves Ranch Rd &amp; W Leland Rd

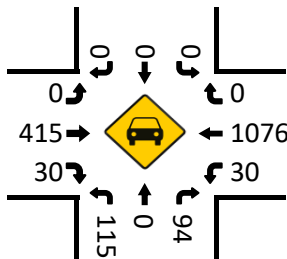
## Peak Hour Turning Movement Count

ID: 18-08299-005  
City: Pittsburg

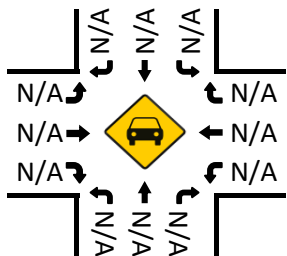
Day: Thursday  
Date: 05/31/2018



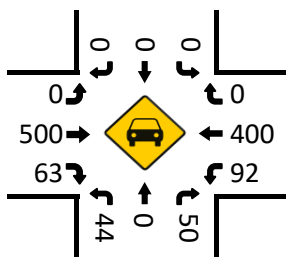
Total Vehicles (AM)



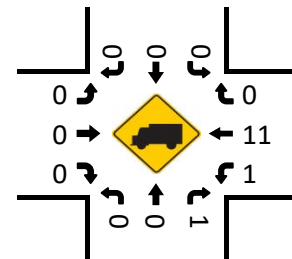
Total Vehicles (Noon)



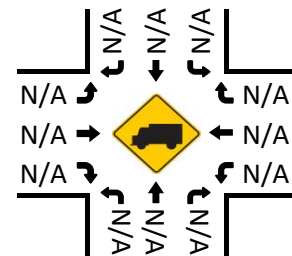
Total Vehicles (PM)



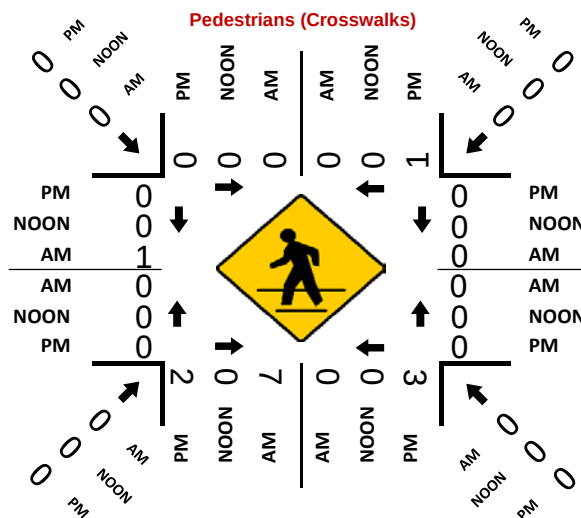
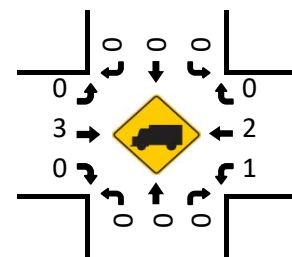
HT (AM)



HT (NOON)



HT (PM)







## FINAL MEMORANDUM

Date: July 17, 2018  
To: Mary Bean, First Carbon Solutions  
From: Kathrin Tellez and Mark Howard  
Subject: **Alves Ranch – Trip Generation Assessment**

*WC18-3500.02*

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Fehr & Peers prepared a trip generation assessment for the Alves Ranch project on West Leland Road at Alves Ranch Road in Pittsburg. The site was originally entitled to develop 560 multi-family dwelling units and 257,000 square-feet of business commercial uses, and is currently proposed to be developed with up to 346 single-family dwelling units and up to approximately 140,000 square-feet of general retail uses, including up to a 40,000 square-foot grocery store. The purpose of this assessment is to determine if the currently proposed project would generate vehicle traffic at levels similar to or less than levels generated by the original entitlements.

Results of the comparison indicate that the current proposal would generate similar levels of vehicle traffic as compared to the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate similar overall levels of vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation was conducted to ensure that intersections that serve the site are adequate to accommodate the expected travel flows; please see Fehr & Peers Technical Memorandum dated July 18, 2018 for a site access and circulation assessment.

The following presents our project understanding, trip generation comparison, and conclusions.

### PROJECT BACKGROUND AND UNDERSTANDING

The project site is located on West Leland Road at Alves Ranch Road in Pittsburg, as shown on **Figure 1**. The site is bound by State Route 4 to the north, a residential development to the west,



West Leland Road to the south, and an undeveloped parcel to the east. Surrounding land uses are primarily residential, with the Pittsburg/Bay Point BART station in close proximity to the site (approximately 1,500 feet to the east). A shopping center is located at the corner of West Leland Road at Bailey Road, less than one-mile from the site.

A certified Environment Impact Report was prepared in 2004 (2004 EIR), which documented the transportation impacts of the then proposed project, which included 563 apartment units, 206,000 square-feet of office, and 51,500 square-feet of retail. In 2008, a revised project was contemplated which included a mixture of housing types with up to 170 single-family homes, 308 apartment units, 170,000 square feet of office, and 51,500 square feet of retail uses; a trip generation assessment prepared for the 2008 project concluded that the trip generation was lower than the entitled project and that the severity of the transportation impacts identified as part of the 2004 EIR would not change.

As currently contemplated, the approximately 38-acre site is proposed to be developed with up to 346 dwelling units, including 136-attached single-family homes and 210 detached single-family homes on 26 acres. The remaining 12-acres would be developed with general retail uses, with a maximum development size of approximately 140,000 square feet, including up to a 40,000 square foot grocery store.

Access to the site is proposed from three locations on West Leland Road, including an extension of Alves Ranch Road north into the site that forms the fourth leg of an existing signalized intersection with West Leland Road. A full access unsignalized intersection is proposed on West Leland Road, west of Alves Ranch Road. This intersection would be off-set with Tomales Bay Drive on the south side of West Leland Road, which would remain a right-in/right-out side-street stop controlled intersection. A secondary right-in/right-out access to the commercial site would also be provided from West Leland Road. In addition to the vehicular access locations, an emergency vehicle access location would be provided on the eastern portion of the site, approximately 500 feet east of Alves Ranch Road.

As part of the project, a 10-foot wide trail would be constructed on the north side of West Leland Road along the project frontage, connecting to an existing sidewalk in the west. As part of the project, the applicant would construct a temporary pedestrian path between the end of the trail along the project frontage and the Woodhill Drive/BART access roadway to close the pedestrian gap between the project site and the BART station prior to the development of the adjacent lot.



Class II bicycle facilities are provided on West Leland Road, which would not be altered as a result of the project.

## TRIP GENERATION

Trip generation is the process of estimating the total amount of trips generated by a site, as well as the expected travel mode. For this project, trip generation rates presented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) were used. For the 2004 and 2008 analyses, the 7th Edition of the Trip Generation publication was used. Since the time those analyses were prepared, ITE released several updates to the *Trip Generation Manual* and the most current manual is the most appropriate source to estimate potential project trips. The 2004 and 2008 trip generation estimates considered a 6 percent transit reduction for the projects residential uses to account for the close proximity to the BART station, and a 20 percent internalization factor between the retail and residential portions of the site, reflecting that many future retail patrons would already be within the general project vicinity and would not need to travel on the local or regional roadway system to access the site.

At retail establishments, such as the one that could be developed as part of the commercial parcel, driveway traffic comprises: (1) new traffic generated by the project, (2) traffic that would otherwise already be on the adjacent roadways but the driver decides to stop at the site (e.g., to purchase an item on their way home from work), and (3) traffic on other nearby roadways, but the driver decides to take a short detour to stop at the site. The trips in Item 2 are referred to as "pass-by" trips and the trips in Item 3 are referred to as "diverted-link" trips.

Information contained in the ITE *Trip Generation Handbook* and surveys of similar uses was used to estimate pass-by and diverted-link trips. For grocery stores, the average pass-by rate is 36 percent, and the average diverted linked trip rate is 32 percent during PM peak hour (limited data is available for the AM peak hour). In other words, at a grocery store, approximately, 68 percent of the traffic entering and exiting the site is already on the surrounding roadway system – not a new vehicle trip to the area. For shopping centers, the average pass-by rate is 32 percent and the average diverted linked trip rate is 16 percent, or approximately 50 percent of the vehicle traffic is already on the roadway system.

For this assessment, a pass-by/diverted trip reduction was applied to the grocery store component of the project only as this is a specific proposed use and the trip making characteristics are well documented. For the proposed general retail, no pass-by or diverted trip reduction was taken,



similar to the 2004 EIR and 2008 Addendum as there is no information about the those proposed commercial uses. As the project components are better defined, the application of appropriate pass-by/diverted trip rates is recommended.

The proposed project trip generation estimates are presented in **Table 1**, which shows that the current project proposal is expected to generate approximately 7,810 weekday daily trips, including 436 morning peak hour and 774 evening peak hour trips when considering the same transit and internal trip reductions as the 2004 EIR and 2008 Addendum analysis, as well as application of a pass-by/diverted-trip reduction for the grocery store component.

The resulting trip generation estimates from Table 1 were then compared to the trip generation estimates for the project evaluated in the 2004 EIR and the 2008 Addendum, as presented in **Table 2**. This comparison shows that compared to the 2004 EIR project, the current proposal would generate slightly more daily vehicle trips (3 percent more) and fewer evening peak hour trips (2 percent less). As compared to the 2008 Addendum project, the current proposal would generate more daily vehicle trips (10 percent) and slightly more evening peak hour trips (3 percent).

During the PM peak hour, the directionality of some vehicle trips could change with the proposed project as compared to the 2004 EIR project, with more inbound trips (approximately 60 more trips) and fewer outbound trips (approximately 75 fewer trips). This is due to the increased level of retail proposed for the site, as compared to business commercial uses. It should be noted that the proposed grocery store and supporting retail are intended to be locally serving, meaning that the vast majority of patrons come from within a 2 to 3 mile radius, with most patrons from within a 1-mile radius. As such, the vehicle trips lengths tend to be shorter than for other types of commercial uses, such as an office, and tend not to use the regional transportation system, such as State Route 4, unless they are part of an already planned trip, such as a stop at the grocery store on the way home from work. Additionally, the addition of retail to the area is expected to replace some retail trips that are already be occurring in the area by providing additional retail options closer to existing and planned residential neighborhoods where local retail is not present.

As future commercial development plans are future defined, use of the general shopping center rate, as presented in this assessment, may be appropriate if the proposed restaurant square-footage does not exceed 20 percent of the non-grocery store square-footage and other uses are not yet well defined. However, it is recommended that a detailed trip generation assessment be prepared once a development plan has been proposed, and the appropriate trip generation rate, internal trip reduction factors, and pass-by/diverted trip factors applied.





**TABLE 1**  
**PROPOSED PROJECT WEEKDAY TRIP GENERATION**

| Use                                                       | Size                | Daily  | Morning |     |       | Evening |     |       |
|-----------------------------------------------------------|---------------------|--------|---------|-----|-------|---------|-----|-------|
|                                                           |                     |        | In      | Out | Total | In      | Out | Total |
| Single Family Homes <sup>1</sup>                          | 346 units           | 3,080  | 60      | 180 | 240   | 203     | 119 | 322   |
| Grocery Store <sup>2</sup>                                | 40,000 square feet  | 4,270  | 92      | 61  | 153   | 188     | 181 | 369   |
| Shopping Center <sup>3</sup>                              | 100,000 square feet | 3,780  | 58      | 36  | 94    | 183     | 198 | 381   |
| Less Pass-by/ Diverted Supermarket Only <sup>4</sup>      |                     | -1,710 | --      | --  | --    | -75     | -72 | -147  |
| Less Internal trips between all project uses <sup>5</sup> |                     | -1,610 | -13     | -38 | -51   | -95     | -56 | -151  |
| Total Vehicle Trips                                       |                     | 7,810  | 197     | 239 | 436   | 404     | 370 | 774   |

- ITE land use category 210 – Single-Family Homes (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 9.44 (X)  
AM Peak Hour: T = 0.74(X); Enter = 25%; Exit = 75%  
PM Peak Hour: T = 0.99 (X); Enter = 63%; Exit = 37%  
Trip generation results reflect 6 percent reduction to account for transit use.
- ITE land use category 850 – Grocery Store (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 106.78(X)  
AM Peak Hour: T = 3.82 (X); Enter = 60%; Exit = 40%  
PM Peak Hour: T = 9.24 (X); Enter = 51%; Exit = 49%
- ITE land use category 820 – Shopping Center (Adj Streets, 7-9A, 4-6P):  
Weekday Daily: (T) = 37.75(X)  
AM Peak Hour: T = 0.94(X); Enter = 62%; Exit = 38%  
PM Peak Hour: T = 3.81 (X); Enter = 48%; Exit = 52%
- Reflects a 40 percent pass-by/diverted trip reduction for grocery store only trips.
- Reflects a 20 percent reduction of retail trips to account for internal interactions between the grocery store, retail and residential portions of the project.

Source: *Trip Generation Manual* (10<sup>th</sup> Edition), ITE, 2017; Fehr & Peers, 2018.



**TABLE 2**  
**TRIP GENERATION COMPARISON**

| Scenario                                              | Daily | Morning |     |       | Evening |     |       |
|-------------------------------------------------------|-------|---------|-----|-------|---------|-----|-------|
|                                                       |       | In      | Out | Total | In      | Out | Total |
| 2004 EIR                                              | 7,550 | 351     | 283 | 634   | 345     | 444 | 789   |
| 2008 Addendum                                         | 7,090 | 313     | 263 | 576   | 340     | 409 | 749   |
| Current Proposal                                      | 7,810 | 197     | 239 | 436   | 404     | 370 | 774   |
| Difference between Current Proposal and 2004 EIR      | 260   | -154    | -44 | -198  | 59      | -74 | -15   |
| Difference between Current Proposal and 2008 Addendum | 720   | -116    | -24 | -140  | 64      | -39 | 25    |

Source: Addendum to the 2004 Environmental Impact Report for the Vista Del Mar Project, August 2008 and Fehr & Peers, 2018.

## CONCLUSION

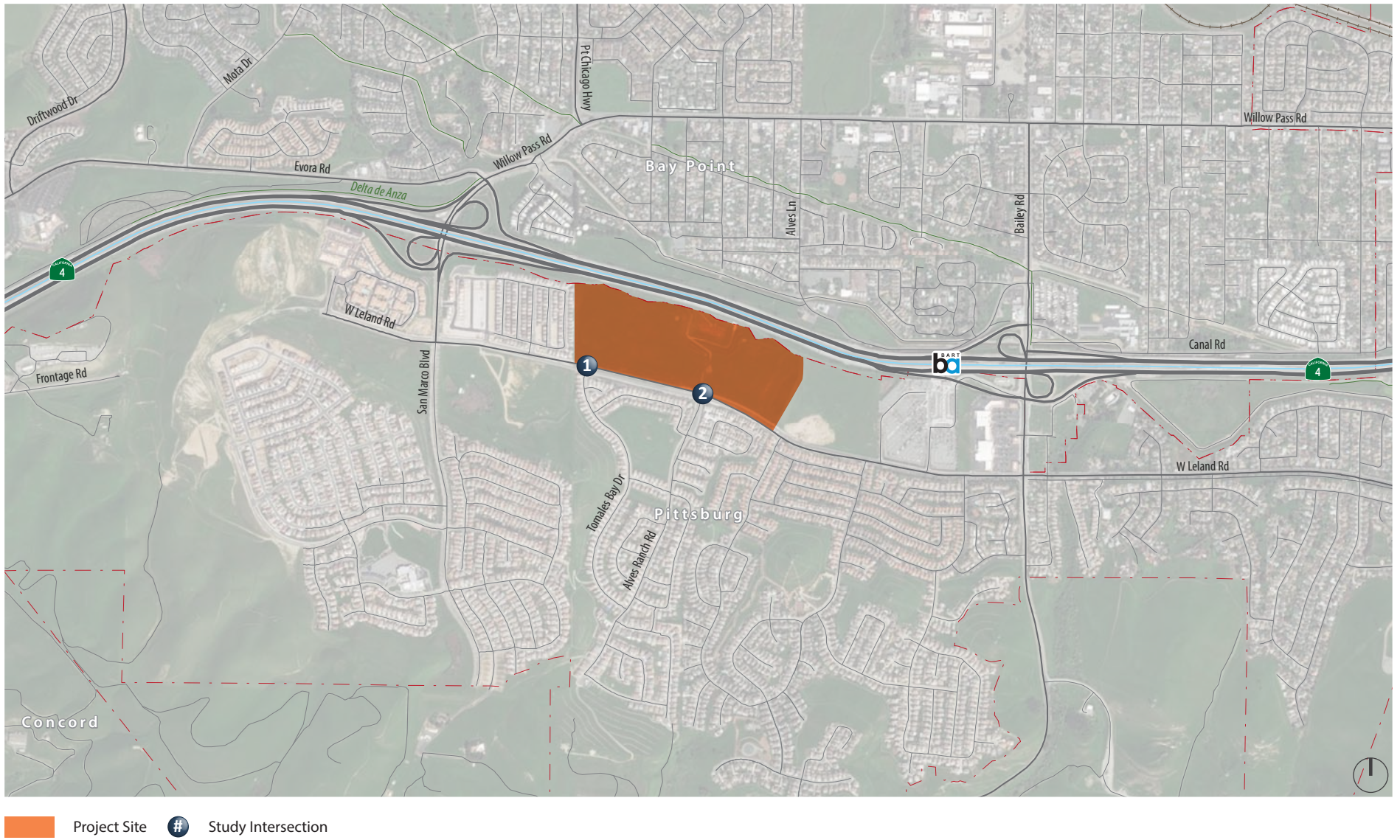
Results of the comparison indicate that the current proposal would generate slightly less vehicle traffic than the project evaluated in the 2004 Environmental Impact Report (2004 EIR) that served as the basis for the initial project approvals and entitlements. Although the currently proposed project is expected to generate less overall vehicle traffic, some site access and circulation parameters have changed and additional assessment of site access and circulation may be necessary to ensure that intersections that serve the site are adequate to accommodate the expected travel flows.

This completes our trip generation assessment for Alves Ranch. Please contact Kathrin or Mark at (925) 930-7100 if you have questions.

Attachments:

Figure 1      Site Vicinity Map

Figure 2      Conceptual Project Site Plan



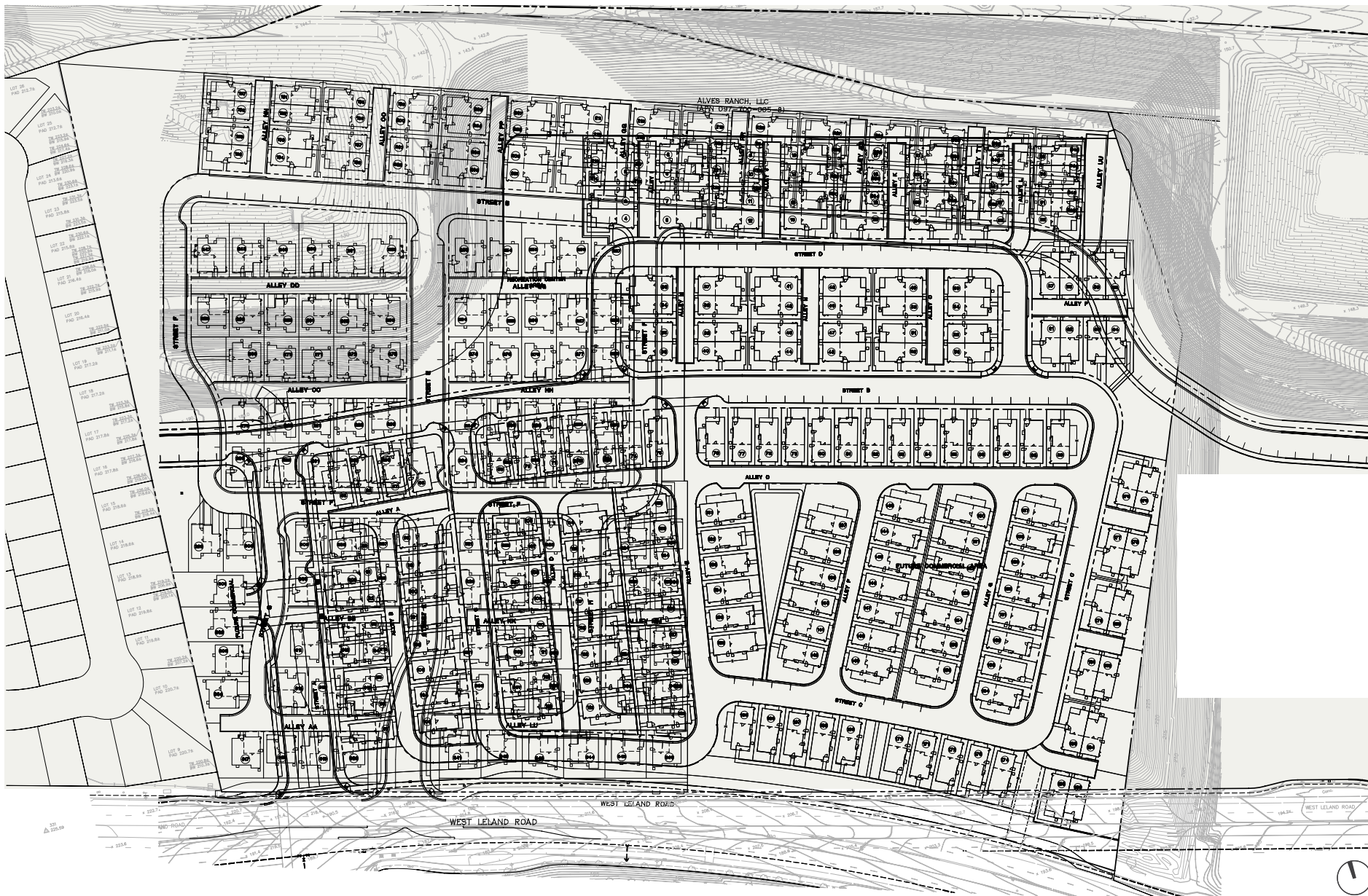
Project Site # Study Intersection



Figure 1

## Project Site Vicinity and Study Intersection Locations



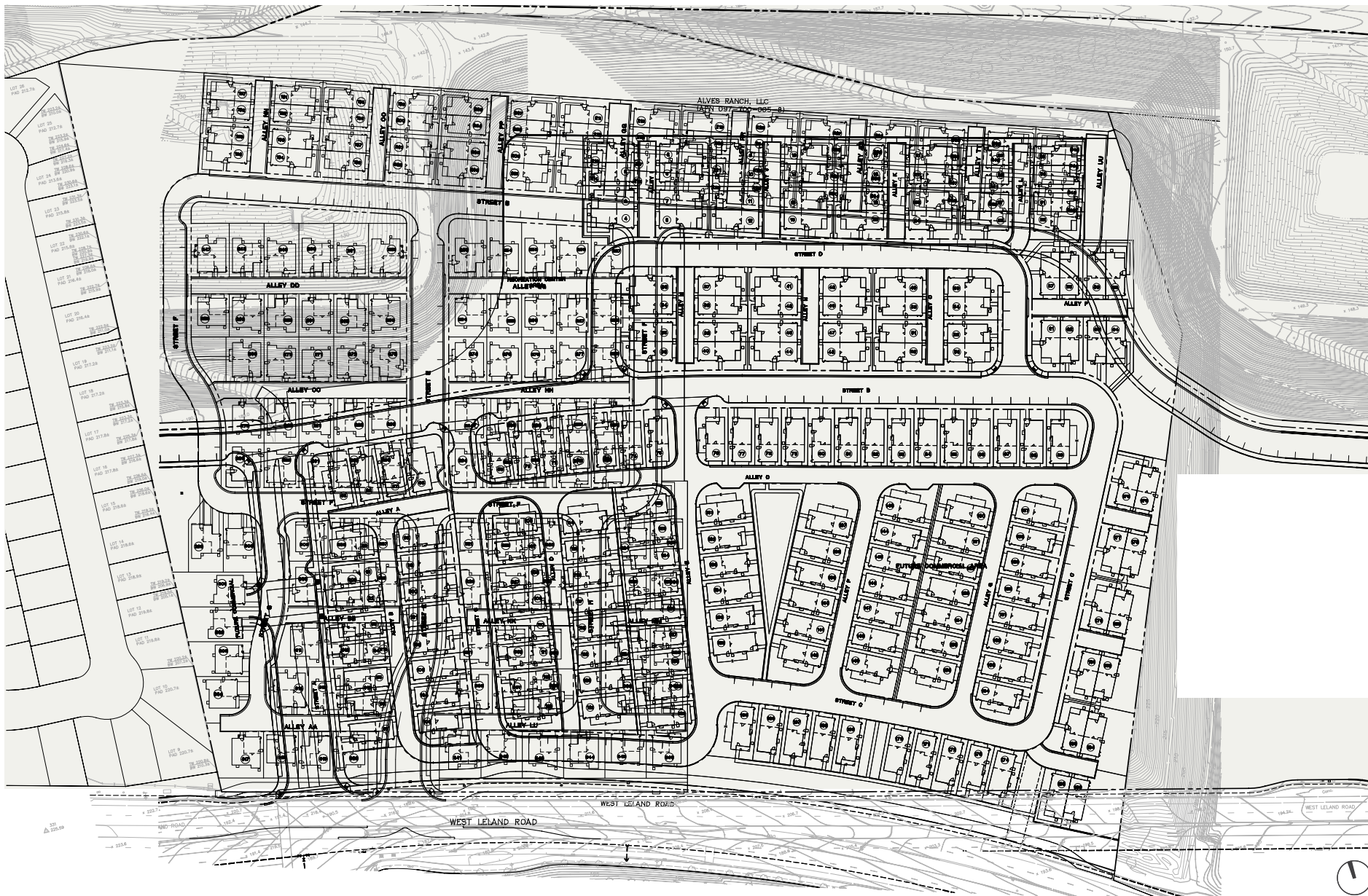


Site Plan Source: Ruggeri-Jensen-Azar, 7/20/18

Figure 2B







Site Plan Source: Ruggeri-Jensen-Azar, 7/20/18

Figure 2B





## ATTACHMENT C – INTERSECTION LEVEL OF SERVICE ANALYSIS METHODS

The operations of roadway facilities are for vehicles described with the term “level of service” (LOS). LOS is a qualitative description of traffic flow based on factors such as speed, travel time, delay, and freedom to maneuver. Six levels of service are defined ranging from LOS A (i.e., best operating conditions) to LOS F (worst operating conditions). LOS E corresponds to operations “at capacity.” When volumes exceed capacity, stop-and-go conditions result and operations are designated as LOS F. The level of service standard for the intersections included in this assessment is LOS D.

### Signalized Intersections

Traffic conditions at signalized intersections were evaluated using the method from the Transportation Research Board’s 2010 *Highway Capacity Manual*. This operations analysis method uses various intersection characteristics (such as traffic volumes, lane geometry, and signal phasing) to estimate the average control delay experienced by motorists traveling through an intersection. Control delay incorporates delay associated with deceleration, acceleration, stopping, and moving up in the queue. **Table C-1** summarizes the relationship between average delay per vehicle and LOS for signalized intersections.

### Unsignalized Intersections

Traffic conditions at unsignalized intersections were evaluated using the method from the 2010 *Highway Capacity Manual*. With this method, operations are defined by the average control delay per vehicle (measured in seconds) for each movement that must yield the right-of-way. At two-way or side street-controlled intersections, the control delay (and LOS) is calculated for each controlled movement, as well as the left-turn movement from the major street, and the entire intersection. For controlled approaches composed of a single lane, the control delay is computed as the average of all movements in that lane. The delays for the entire intersection and for the movement or approach with the highest delay are reported. **Table C-2** summarizes the relationship between delay and LOS for unsignalized intersections.



**TABLE C-1**  
**SIGNALIZED INTERSECTION LOS CRITERIA**

| Level of Service | Description                                                                                                                                                                                                      | Average Control Delay Per Vehicle (Seconds) |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| A                | Operations with very low delay occurring with favorable progression and/or short cycle lengths.                                                                                                                  | $\leq 10.0$                                 |
| B                | Operations with low delay occurring with good progression and/or short cycle lengths.                                                                                                                            | > 10.0 to 20.0                              |
| C                | Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.                                                                           | > 20.0 to 35.0                              |
| D                | Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, and/or high volume-to-capacity (V/C) ratios. Many vehicles stop and individual cycle failures are noticeable. | > 35.0 to 55.0                              |
| E                | Operations with long delays indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.                                                            | > 55.0 to 80.0                              |
| F                | Operations with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.                                                                              | > 80.0                                      |

Source: *Highway Capacity Manual* (Transportation Research Board, 2010).

**TABLE C-2**  
**UNSIGNALIZED INTERSECTION LOS CRITERIA**

| Level of Service | Description                                                | Average Control Delay Per Vehicle (Seconds) |
|------------------|------------------------------------------------------------|---------------------------------------------|
| A                | Little or no delays                                        | $\leq 10.0$                                 |
| B                | Short traffic delays                                       | > 10.0 to 15.0                              |
| C                | Average traffic delays                                     | > 15.0 to 25.0                              |
| D                | Long traffic delays                                        | > 25.0 to 35.0                              |
| E                | Very long traffic delays                                   | > 35.0 to 50.0                              |
| F                | Extreme traffic delays with intersection capacity exceeded | > 50.0                                      |

Source: *Highway Capacity Manual* (Transportation Research Board, 2010)

Intersection

Int Delay, s/veh 0.1

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR  |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations      | ↑↑   |      |      | ↑↑   |      | ↑    |
| Traffic Vol, veh/h       | 451  | 22   | 0    | 1209 | 0    | 17   |
| Future Vol, veh/h        | 451  | 22   | 0    | 1209 | 0    | 17   |
| Conflicting Peds, #/hr   | 0    | 5    | 5    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | -    | 0    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 86   | 86   | 86   | 86   | 86   | 86   |
| Heavy Vehicles, %        | 3    | 9    | 3    | 3    | 3    | 3    |
| Mvmt Flow                | 524  | 26   | 0    | 1406 | 0    | 20   |

| Major/Minor          | Major1 | Major2 | Minor1     |
|----------------------|--------|--------|------------|
| Conflicting Flow All | 0      | 0      | - - - 280  |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |
| Critical Hdwy        | -      | -      | - - - 6.96 |
| Critical Hdwy Stg 1  | -      | -      | - - -      |
| Critical Hdwy Stg 2  | -      | -      | - - -      |
| Follow-up Hdwy       | -      | -      | - - - 3.33 |
| Pot Cap-1 Maneuver   | -      | -      | 0 - 0 714  |
| Stage 1              | -      | -      | 0 - 0 -    |
| Stage 2              | -      | -      | 0 - 0 -    |
| Platoon blocked, %   | -      | -      | -          |
| Mov Cap-1 Maneuver   | -      | -      | - - - 711  |
| Mov Cap-2 Maneuver   | -      | -      | - - -      |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |

| Approach             | EB | WB | NB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 10.2 |
| HCM LOS              |    |    | B    |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBT |
|-----------------------|-------|-----|-----|-----|
| Capacity (veh/h)      | 711   | -   | -   | -   |
| HCM Lane V/C Ratio    | 0.028 | -   | -   | -   |
| HCM Control Delay (s) | 10.2  | -   | -   | -   |
| HCM Lane LOS          | B     | -   | -   | -   |
| HCM 95th %tile Q(veh) | 0.1   | -   | -   | -   |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Existing AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 10                                                                                | 415                                                                               | 30                                                                                | 30                                                                                | 1076                                                                              | 0                                                                                 | 115                                                                                | 0                                                                                   | 94                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 10                                                                                | 415                                                                               | 30                                                                                | 30                                                                                | 1076                                                                              | 0                                                                                 | 115                                                                                | 0                                                                                   | 94                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 12                                                                                | 494                                                                               | 21                                                                                | 36                                                                                | 1281                                                                              | 0                                                                                 | 137                                                                                | 0                                                                                   | 25                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 36                                                                                | 2239                                                                              | 974                                                                               | 85                                                                                | 2337                                                                              | 0                                                                                 | 177                                                                                | 172                                                                                 | 145                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.02                                                                              | 0.64                                                                              | 0.64                                                                              | 0.05                                                                              | 0.67                                                                              | 0.00                                                                              | 0.10                                                                               | 0.00                                                                                | 0.09                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1525                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1563                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 12                                                                                | 494                                                                               | 21                                                                                | 36                                                                                | 1281                                                                              | 0                                                                                 | 137                                                                                | 0                                                                                   | 25                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1525                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1563                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.5                                                                               | 4.7                                                                               | 0.4                                                                               | 1.6                                                                               | 15.1                                                                              | 0.0                                                                               | 6.0                                                                                | 0.0                                                                                 | 1.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.5                                                                               | 4.7                                                                               | 0.4                                                                               | 1.6                                                                               | 15.1                                                                              | 0.0                                                                               | 6.0                                                                                | 0.0                                                                                 | 1.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 36                                                                                | 2239                                                                              | 974                                                                               | 85                                                                                | 2337                                                                              | 0                                                                                 | 177                                                                                | 172                                                                                 | 145                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.33                                                                              | 0.22                                                                              | 0.02                                                                              | 0.42                                                                              | 0.55                                                                              | 0.00                                                                              | 0.77                                                                               | 0.00                                                                                | 0.17                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 569                                                                               | 2239                                                                              | 974                                                                               | 569                                                                               | 2337                                                                              | 0                                                                                 | 681                                                                                | 963                                                                                 | 816                                                                                 | 803                                                                                 | 1197                                                                                | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 38.0                                                                              | 6.0                                                                               | 5.2                                                                               | 36.4                                                                              | 6.9                                                                               | 0.0                                                                               | 34.5                                                                               | 0.0                                                                                 | 32.9                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 5.3                                                                               | 0.2                                                                               | 0.0                                                                               | 3.3                                                                               | 0.9                                                                               | 0.0                                                                               | 7.1                                                                                | 0.0                                                                                 | 0.6                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.3                                                                               | 2.3                                                                               | 0.2                                                                               | 0.8                                                                               | 7.4                                                                               | 0.0                                                                               | 3.2                                                                                | 0.0                                                                                 | 0.5                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 43.3                                                                              | 6.2                                                                               | 5.2                                                                               | 39.7                                                                              | 7.8                                                                               | 0.0                                                                               | 41.6                                                                               | 0.0                                                                                 | 33.5                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | D                                                                                 | A                                                                                 | A                                                                                 | D                                                                                 | A                                                                                 |                                                                                   | D                                                                                  |                                                                                     | C                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 527                                                                               |                                                                                   |                                                                                   | 1317                                                                              |                                                                                   |                                                                                    | 162                                                                                 |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 7.0                                                                               |                                                                                   |                                                                                   | 8.7                                                                               |                                                                                   |                                                                                    | 40.4                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | A                                                                                 |                                                                                   |                                                                                   | A                                                                                 |                                                                                   |                                                                                    | D                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 6.6                                                                               | 59.2                                                                              | 0.0                                                                               | 12.9                                                                              | 8.8                                                                               | 57.0                                                                              | 12.9                                                                               | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 25.5                                                                              | 40.3                                                                              | 36.0                                                                              | 41.1                                                                              | 25.5                                                                              | 50.3                                                                              | 30.5                                                                               | 51.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.5                                                                               | 17.1                                                                              | 0.0                                                                               | 3.2                                                                               | 3.6                                                                               | 6.7                                                                               | 8.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 13.0                                                                              | 0.0                                                                               | 0.1                                                                               | 0.1                                                                               | 17.6                                                                              | 0.4                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 10.8                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

**Intersection**

Int Delay, s/veh 0.1

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR  |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations      | ↑↑   |      |      | ↑↑   |      | ↑    |
| Traffic Vol, veh/h       | 569  | 32   | 0    | 442  | 0    | 11   |
| Future Vol, veh/h        | 569  | 32   | 0    | 442  | 0    | 11   |
| Conflicting Peds, #/hr   | 0    | 3    | 3    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | -    | 0    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 99   | 99   | 99   | 99   | 99   | 99   |
| Heavy Vehicles, %        | 3    | 3    | 3    | 3    | 3    | 3    |
| Mvmt Flow                | 575  | 32   | 0    | 446  | 0    | 11   |

| Major/Minor          | Major1 | Major2 | Minor1     |
|----------------------|--------|--------|------------|
| Conflicting Flow All | 0      | 0      | - - - 307  |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |
| Critical Hdwy        | -      | -      | - - - 6.96 |
| Critical Hdwy Stg 1  | -      | -      | - - -      |
| Critical Hdwy Stg 2  | -      | -      | - - -      |
| Follow-up Hdwy       | -      | -      | - - - 3.33 |
| Pot Cap-1 Maneuver   | -      | -      | 0 - 0 686  |
| Stage 1              | -      | -      | 0 - 0      |
| Stage 2              | -      | -      | 0 - 0      |
| Platoon blocked, %   | -      | -      | -          |
| Mov Cap-1 Maneuver   | -      | -      | - - - 684  |
| Mov Cap-2 Maneuver   | -      | -      | - - -      |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |

| Approach             | EB | WB | NB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 10.4 |
| HCM LOS              |    |    | B    |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBT |
|-----------------------|-------|-----|-----|-----|
| Capacity (veh/h)      | 684   | -   | -   | -   |
| HCM Lane V/C Ratio    | 0.016 | -   | -   | -   |
| HCM Control Delay (s) | 10.4  | -   | -   | -   |
| HCM Lane LOS          | B     | -   | -   | -   |
| HCM 95th %tile Q(veh) | 0.1   | -   | -   | -   |

# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Existing PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |   |    |   |  |  |  |
| Traffic Volume (veh/h)       | 8                                                                                 | 500                                                                               | 63                                                                                | 93                                                                                | 400                                                                               | 0                                                                                 | 44                                                                                 | 0                                                                                   | 50                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 8                                                                                 | 500                                                                               | 63                                                                                | 93                                                                                | 400                                                                               | 0                                                                                 | 44                                                                                 | 0                                                                                   | 50                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 8                                                                                 | 515                                                                               | 49                                                                                | 96                                                                                | 412                                                                               | 0                                                                                 | 45                                                                                 | 0                                                                                   | 3                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 24                                                                                | 2624                                                                              | 1144                                                                              | 118                                                                               | 2813                                                                              | 0                                                                                 | 78                                                                                 | 84                                                                                  | 71                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.01                                                                              | 0.75                                                                              | 0.75                                                                              | 0.07                                                                              | 0.80                                                                              | 0.00                                                                              | 0.04                                                                               | 0.00                                                                                | 0.05                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1528                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 8                                                                                 | 515                                                                               | 49                                                                                | 96                                                                                | 412                                                                               | 0                                                                                 | 45                                                                                 | 0                                                                                   | 3                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1528                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.6                                                                               | 5.4                                                                               | 1.0                                                                               | 6.7                                                                               | 3.3                                                                               | 0.0                                                                               | 3.1                                                                                | 0.0                                                                                 | 0.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.6                                                                               | 5.4                                                                               | 1.0                                                                               | 6.7                                                                               | 3.3                                                                               | 0.0                                                                               | 3.1                                                                                | 0.0                                                                                 | 0.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 24                                                                                | 2624                                                                              | 1144                                                                              | 118                                                                               | 2813                                                                              | 0                                                                                 | 78                                                                                 | 84                                                                                  | 71                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.34                                                                              | 0.20                                                                              | 0.04                                                                              | 0.81                                                                              | 0.15                                                                              | 0.00                                                                              | 0.58                                                                               | 0.00                                                                                | 0.04                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 126                                                                               | 2624                                                                              | 1144                                                                              | 126                                                                               | 2813                                                                              | 0                                                                                 | 126                                                                                | 596                                                                                 | 507                                                                                 | 126                                                                                 | 596                                                                                 | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 61.1                                                                              | 4.6                                                                               | 4.1                                                                               | 57.5                                                                              | 2.8                                                                               | 0.0                                                                               | 58.6                                                                               | 0.0                                                                                 | 57.1                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 8.0                                                                               | 0.2                                                                               | 0.1                                                                               | 29.9                                                                              | 0.1                                                                               | 0.0                                                                               | 6.6                                                                                | 0.0                                                                                 | 0.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.3                                                                               | 2.6                                                                               | 0.5                                                                               | 4.3                                                                               | 1.6                                                                               | 0.0                                                                               | 1.7                                                                                | 0.0                                                                                 | 0.1                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 69.1                                                                              | 4.8                                                                               | 4.1                                                                               | 87.4                                                                              | 2.9                                                                               | 0.0                                                                               | 65.2                                                                               | 0.0                                                                                 | 57.3                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | A                                                                                 | A                                                                                 | F                                                                                 | A                                                                                 |                                                                                   | E                                                                                  |                                                                                     | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 572                                                                               |                                                                                   |                                                                                   | 508                                                                               |                                                                                   |                                                                                    | 48                                                                                  |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 5.6                                                                               |                                                                                   |                                                                                   | 18.8                                                                              |                                                                                   |                                                                                    | 64.7                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 6.7                                                                               | 107.0                                                                             | 0.0                                                                               | 11.3                                                                              | 13.4                                                                              | 100.3                                                                             | 10.5                                                                               | 0.7                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 9.0                                                                               | 44.3                                                                              | 9.0                                                                               | 40.4                                                                              | 9.0                                                                               | 44.3                                                                              | 9.0                                                                                | 40.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.6                                                                               | 5.3                                                                               | 0.0                                                                               | 2.2                                                                               | 8.7                                                                               | 7.4                                                                               | 5.1                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 6.8                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 6.7                                                                               | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 14.1                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection             |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|--------|-----------------------------------------------------------------------------------|------|--------|-------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 1.4                                                                               |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBL    | WBT                                                                               | WBR  | NBL    | NBT   | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations      |  |  |      |        |  |      |        |       |  |  |      |  |
| Traffic Vol, veh/h       | 13                                                                                | 498                                                                               | 22   | 0      | 1280                                                                              | 11   | 0      | 0     | 17                                                                                | 32                                                                                  | 0    | 40                                                                                  |
| Future Vol, veh/h        | 13                                                                                | 498                                                                               | 22   | 0      | 1280                                                                              | 11   | 0      | 0     | 17                                                                                | 32                                                                                  | 0    | 40                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 5    | 5      | 0                                                                                 | 0    | 0      | 0     | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free   | Free                                                                              | Free | Stop   | Stop  | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -      | -                                                                                 | None | -      | -     | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length           | 100                                                                               | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -    | -      | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -    | -      | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 92                                                                                | 86                                                                                | 86   | 86     | 86                                                                                | 92   | 86     | 92    | 86                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 3                                                                                 | 9    | 3      | 3                                                                                 | 2    | 3      | 2     | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 14                                                                                | 579                                                                               | 26   | 0      | 1488                                                                              | 12   | 0      | 0     | 20                                                                                | 35                                                                                  | 0    | 43                                                                                  |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Major/Minor              | Major1                                                                            |                                                                                   |      | Major2 |                                                                                   |      | Minor1 |       |                                                                                   | Minor2                                                                              |      |                                                                                     |
| Conflicting Flow All     | 1500                                                                              | 0                                                                                 | 0    | -      | -                                                                                 | 0    | -      | -     | 307                                                                               | 1812                                                                                | -    | 750                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 1494                                                                                | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 318                                                                                 | -    | -                                                                                   |
| Critical Hdwy            | 4.14                                                                              | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 6.96                                                                              | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1      | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2      | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy           | 2.22                                                                              | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 3.33                                                                              | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver       | 443                                                                               | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | 686                                                                               | 49                                                                                  | 0    | 354                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | -                                                                                 | 129                                                                                 | 0    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | -                                                                                 | 668                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %       |                                                                                   | -                                                                                 | -    |        | -                                                                                 | -    |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver       | 443                                                                               | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 683                                                                               | 46                                                                                  | -    | 354                                                                                 |
| Mov Cap-2 Maneuver       | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 105                                                                                 | -    | -                                                                                   |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 125                                                                                 | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 628                                                                                 | -    | -                                                                                   |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Approach                 | EB                                                                                |                                                                                   |      | WB     |                                                                                   |      | NB     |       |                                                                                   | SB                                                                                  |      |                                                                                     |
| HCM Control Delay, s     | 0.3                                                                               |                                                                                   |      | 0      |                                                                                   |      | 10.4   |       |                                                                                   | 33.8                                                                                |      |                                                                                     |
| HCM LOS                  |                                                                                   |                                                                                   |      |        |                                                                                   |      | B      |       |                                                                                   | D                                                                                   |      |                                                                                     |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBL                                                                               | EBT  | EBR    | WBT                                                                               | WBR  | SBLn1  | SBLn2 |                                                                                   |                                                                                     |      |                                                                                     |
| Capacity (veh/h)         | 683                                                                               | 443                                                                               | -    | -      | -                                                                                 | -    | 105    | 354   |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio       | 0.029                                                                             | 0.032                                                                             | -    | -      | -                                                                                 | -    | 0.331  | 0.123 |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)    | 10.4                                                                              | 13.4                                                                              | -    | -      | -                                                                                 | -    | 55.4   | 16.6  |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane LOS             | B                                                                                 | B                                                                                 | -    | -      | -                                                                                 | -    | F      | C     |                                                                                   |                                                                                     |      |                                                                                     |
| HCM 95th %tile Q(veh)    | 0.1                                                                               | 0.1                                                                               | -    | -      | -                                                                                 | -    | 1.3    | 0.4   |                                                                                   |                                                                                     |      |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Existing Plus Project AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 57                                                                                | 447                                                                               | 30                                                                                | 30                                                                                | 1087                                                                              | 112                                                                               | 115                                                                                | 14                                                                                  | 94                                                                                  | 90                                                                                  | 6                                                                                   | 71                                                                                  |
| Future Volume (veh/h)        | 57                                                                                | 447                                                                               | 30                                                                                | 30                                                                                | 1087                                                                              | 112                                                                               | 115                                                                                | 14                                                                                  | 94                                                                                  | 90                                                                                  | 6                                                                                   | 71                                                                                  |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 0.99                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 68                                                                                | 532                                                                               | 19                                                                                | 36                                                                                | 1294                                                                              | 129                                                                               | 137                                                                                | 17                                                                                  | 13                                                                                  | 107                                                                                 | 7                                                                                   | 10                                                                                  |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 110                                                                               | 1924                                                                              | 836                                                                               | 81                                                                                | 1712                                                                              | 170                                                                               | 252                                                                                | 81                                                                                  | 62                                                                                  | 243                                                                                 | 60                                                                                  | 86                                                                                  |
| Arrive On Green              | 0.06                                                                              | 0.55                                                                              | 0.55                                                                              | 0.05                                                                              | 0.53                                                                              | 0.53                                                                              | 0.07                                                                               | 0.08                                                                                | 0.08                                                                                | 0.07                                                                                | 0.09                                                                                | 0.09                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1523                                                                              | 1757                                                                              | 3219                                                                              | 320                                                                               | 3408                                                                               | 969                                                                                 | 741                                                                                 | 3408                                                                                | 687                                                                                 | 981                                                                                 |
| Grp Volume(v), veh/h         | 68                                                                                | 532                                                                               | 19                                                                                | 36                                                                                | 702                                                                               | 721                                                                               | 137                                                                                | 0                                                                                   | 30                                                                                  | 107                                                                                 | 0                                                                                   | 17                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1523                                                                              | 1757                                                                              | 1752                                                                              | 1786                                                                              | 1704                                                                               | 0                                                                                   | 1711                                                                                | 1704                                                                                | 0                                                                                   | 1668                                                                                |
| Q Serve(g_s), s              | 3.5                                                                               | 7.4                                                                               | 0.5                                                                               | 1.8                                                                               | 28.7                                                                              | 29.0                                                                              | 3.6                                                                                | 0.0                                                                                 | 1.5                                                                                 | 2.8                                                                                 | 0.0                                                                                 | 0.9                                                                                 |
| Cycle Q Clear(g_c), s        | 3.5                                                                               | 7.4                                                                               | 0.5                                                                               | 1.8                                                                               | 28.7                                                                              | 29.0                                                                              | 3.6                                                                                | 0.0                                                                                 | 1.5                                                                                 | 2.8                                                                                 | 0.0                                                                                 | 0.9                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.18                                                                              | 1.00                                                                               |                                                                                     | 0.43                                                                                | 1.00                                                                                |                                                                                     | 0.59                                                                                |
| Lane Grp Cap(c), veh/h       | 110                                                                               | 1924                                                                              | 836                                                                               | 81                                                                                | 932                                                                               | 950                                                                               | 252                                                                                | 0                                                                                   | 143                                                                                 | 243                                                                                 | 0                                                                                   | 146                                                                                 |
| V/C Ratio(X)                 | 0.62                                                                              | 0.28                                                                              | 0.02                                                                              | 0.45                                                                              | 0.75                                                                              | 0.76                                                                              | 0.54                                                                               | 0.00                                                                                | 0.21                                                                                | 0.44                                                                                | 0.00                                                                                | 0.12                                                                                |
| Avail Cap(c_a), veh/h        | 489                                                                               | 1924                                                                              | 836                                                                               | 489                                                                               | 932                                                                               | 950                                                                               | 1135                                                                               | 0                                                                                   | 767                                                                                 | 1339                                                                                | 0                                                                                   | 930                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 41.9                                                                              | 11.0                                                                              | 9.4                                                                               | 42.6                                                                              | 16.7                                                                              | 16.8                                                                              | 40.9                                                                               | 0.0                                                                                 | 39.1                                                                                | 40.8                                                                                | 0.0                                                                                 | 38.5                                                                                |
| Incr Delay (d2), s/veh       | 5.5                                                                               | 0.4                                                                               | 0.1                                                                               | 3.8                                                                               | 5.6                                                                               | 5.7                                                                               | 1.8                                                                                | 0.0                                                                                 | 0.7                                                                                 | 1.2                                                                                 | 0.0                                                                                 | 0.3                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 1.8                                                                               | 3.6                                                                               | 0.2                                                                               | 1.0                                                                               | 15.1                                                                              | 15.7                                                                              | 1.7                                                                                | 0.0                                                                                 | 0.7                                                                                 | 1.3                                                                                 | 0.0                                                                                 | 0.4                                                                                 |
| LnGrp Delay(d),s/veh         | 47.3                                                                              | 11.3                                                                              | 9.5                                                                               | 46.4                                                                              | 22.4                                                                              | 22.5                                                                              | 42.7                                                                               | 0.0                                                                                 | 39.9                                                                                | 42.0                                                                                | 0.0                                                                                 | 38.9                                                                                |
| LnGrp LOS                    | D                                                                                 | B                                                                                 | A                                                                                 | D                                                                                 | C                                                                                 | C                                                                                 | D                                                                                  |                                                                                     | D                                                                                   | D                                                                                   |                                                                                     | D                                                                                   |
| Approach Vol, veh/h          |                                                                                   | 619                                                                               |                                                                                   |                                                                                   | 1459                                                                              |                                                                                   |                                                                                    | 167                                                                                 |                                                                                     |                                                                                     | 124                                                                                 |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 15.2                                                                              |                                                                                   |                                                                                   | 23.0                                                                              |                                                                                   |                                                                                    | 42.2                                                                                |                                                                                     |                                                                                     | 41.6                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | B                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | D                                                                                   |                                                                                     |                                                                                     | D                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 10.8                                                                              | 55.4                                                                              | 12.1                                                                              | 13.3                                                                              | 9.2                                                                               | 57.0                                                                              | 11.8                                                                               | 13.6                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 25.5                                                                              | 40.3                                                                              | 36.0                                                                              | * 41                                                                              | 25.5                                                                              | 50.3                                                                              | 30.5                                                                               | 51.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 5.5                                                                               | 31.0                                                                              | 4.8                                                                               | 3.5                                                                               | 3.8                                                                               | 9.4                                                                               | 5.6                                                                                | 2.9                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 7.1                                                                               | 0.5                                                                               | 0.1                                                                               | 0.1                                                                               | 18.7                                                                              | 0.4                                                                                | 0.5                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 23.3                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Notes</b>                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection             |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|--------|-----------------------------------------------------------------------------------|------|--------|-------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 0.9                                                                               |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBL    | WBT                                                                               | WBR  | NBL    | NBT   | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations      |  |  |      |        |  |      |        |       |  |  |      |  |
| Traffic Vol, veh/h       | 45                                                                                | 691                                                                               | 36   | 0      | 546                                                                               | 36   | 0      | 0     | 11                                                                                | 22                                                                                  | 0    | 26                                                                                  |
| Future Vol, veh/h        | 45                                                                                | 691                                                                               | 36   | 0      | 546                                                                               | 36   | 0      | 0     | 11                                                                                | 22                                                                                  | 0    | 26                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 3    | 3      | 0                                                                                 | 0    | 0      | 0     | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free   | Free                                                                              | Free | Stop   | Stop  | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -      | -                                                                                 | None | -      | -     | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length           | 200                                                                               | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -    | -      | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -    | -      | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 92                                                                                | 99                                                                                | 99   | 99     | 99                                                                                | 92   | 99     | 92    | 99                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 3                                                                                 | 3    | 3      | 3                                                                                 | 2    | 3      | 2     | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 49                                                                                | 698                                                                               | 36   | 0      | 552                                                                               | 39   | 0      | 0     | 11                                                                                | 24                                                                                  | 0    | 28                                                                                  |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Major/Minor              | Major1                                                                            |                                                                                   |      | Major2 |                                                                                   |      | Minor1 |       |                                                                                   | Minor2                                                                              |      |                                                                                     |
| Conflicting Flow All     | 591                                                                               | 0                                                                                 | 0    | -      | -                                                                                 | 0    | -      | -     | 370                                                                               | 1018                                                                                | -    | 295                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 571                                                                                 | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 447                                                                                 | -    | -                                                                                   |
| Critical Hdwy            | 4.14                                                                              | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 6.96                                                                              | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1      | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2      | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy           | 2.22                                                                              | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 3.33                                                                              | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver       | 981                                                                               | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | 624                                                                               | 191                                                                                 | 0    | 701                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | -                                                                                 | 473                                                                                 | 0    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | 0      | -                                                                                 | -    | 0      | 0     | -                                                                                 | 560                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %       |                                                                                   | -                                                                                 | -    |        | -                                                                                 | -    |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver       | 981                                                                               | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | 622                                                                               | 180                                                                                 | -    | 701                                                                                 |
| Mov Cap-2 Maneuver       | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 302                                                                                 | -    | -                                                                                   |
| Stage 1                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 449                                                                                 | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -    | -      | -                                                                                 | -    | -      | -     | -                                                                                 | 523                                                                                 | -    | -                                                                                   |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Approach                 | EB                                                                                |                                                                                   |      | WB     |                                                                                   |      | NB     |       |                                                                                   | SB                                                                                  |      |                                                                                     |
| HCM Control Delay, s     | 0.6                                                                               |                                                                                   |      | 0      |                                                                                   |      | 10.9   |       |                                                                                   | 13.8                                                                                |      |                                                                                     |
| HCM LOS                  |                                                                                   |                                                                                   |      |        |                                                                                   |      | B      |       |                                                                                   | B                                                                                   |      |                                                                                     |
|                          |                                                                                   |                                                                                   |      |        |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBL                                                                               | EBT  | EBR    | WBT                                                                               | WBR  | SBLn1  | SBLn2 |                                                                                   |                                                                                     |      |                                                                                     |
| Capacity (veh/h)         | 622                                                                               | 981                                                                               | -    | -      | -                                                                                 | -    | 302    | 701   |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio       | 0.018                                                                             | 0.05                                                                              | -    | -      | -                                                                                 | -    | 0.079  | 0.04  |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)    | 10.9                                                                              | 8.9                                                                               | -    | -      | -                                                                                 | -    | 17.9   | 10.4  |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane LOS             | B                                                                                 | A                                                                                 | -    | -      | -                                                                                 | -    | C      | B     |                                                                                   |                                                                                     |      |                                                                                     |
| HCM 95th %tile Q(veh)    | 0.1                                                                               | 0.2                                                                               | -    | -      | -                                                                                 | -    | 0.3    | 0.1   |                                                                                   |                                                                                     |      |                                                                                     |

# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Existing Plus Project PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |   |    |                                                                                     |   |  |  |
| Traffic Volume (veh/h)       | 168                                                                               | 484                                                                               | 63                                                                                | 93                                                                                | 406                                                                               | 278                                                                               | 40                                                                                 | 36                                                                                  | 46                                                                                  | 298                                                                                 | 32                                                                                  | 136                                                                                 |
| Future Volume (veh/h)        | 168                                                                               | 484                                                                               | 63                                                                                | 93                                                                                | 406                                                                               | 278                                                                               | 40                                                                                 | 36                                                                                  | 46                                                                                  | 298                                                                                 | 32                                                                                  | 136                                                                                 |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 173                                                                               | 499                                                                               | 32                                                                                | 96                                                                                | 419                                                                               | 215                                                                               | 41                                                                                 | 37                                                                                  | 5                                                                                   | 307                                                                                 | 33                                                                                  | 27                                                                                  |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 200                                                                               | 2052                                                                              | 893                                                                               | 119                                                                               | 1213                                                                              | 616                                                                               | 145                                                                                | 89                                                                                  | 12                                                                                  | 368                                                                                 | 118                                                                                 | 97                                                                                  |
| Arrive On Green              | 0.11                                                                              | 0.59                                                                              | 0.59                                                                              | 0.07                                                                              | 0.54                                                                              | 0.54                                                                              | 0.04                                                                               | 0.06                                                                                | 0.06                                                                                | 0.11                                                                                | 0.13                                                                                | 0.13                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1526                                                                              | 1757                                                                              | 2248                                                                              | 1141                                                                              | 3408                                                                               | 1592                                                                                | 215                                                                                 | 3408                                                                                | 940                                                                                 | 769                                                                                 |
| Grp Volume(v), veh/h         | 173                                                                               | 499                                                                               | 32                                                                                | 96                                                                                | 326                                                                               | 308                                                                               | 41                                                                                 | 0                                                                                   | 42                                                                                  | 307                                                                                 | 0                                                                                   | 60                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1526                                                                              | 1757                                                                              | 1752                                                                              | 1637                                                                              | 1704                                                                               | 0                                                                                   | 1807                                                                                | 1704                                                                                | 0                                                                                   | 1709                                                                                |
| Q Serve(g_s), s              | 12.1                                                                              | 8.6                                                                               | 1.1                                                                               | 6.7                                                                               | 13.1                                                                              | 13.4                                                                              | 1.5                                                                                | 0.0                                                                                 | 2.8                                                                                 | 11.0                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Cycle Q Clear(g_c), s        | 12.1                                                                              | 8.6                                                                               | 1.1                                                                               | 6.7                                                                               | 13.1                                                                              | 13.4                                                                              | 1.5                                                                                | 0.0                                                                                 | 2.8                                                                                 | 11.0                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.70                                                                              | 1.00                                                                               |                                                                                     | 0.12                                                                                | 1.00                                                                                |                                                                                     | 0.45                                                                                |
| Lane Grp Cap(c), veh/h       | 200                                                                               | 2052                                                                              | 893                                                                               | 119                                                                               | 946                                                                               | 883                                                                               | 145                                                                                | 0                                                                                   | 100                                                                                 | 368                                                                                 | 0                                                                                   | 215                                                                                 |
| V/C Ratio(X)                 | 0.87                                                                              | 0.24                                                                              | 0.04                                                                              | 0.80                                                                              | 0.34                                                                              | 0.35                                                                              | 0.28                                                                               | 0.00                                                                                | 0.42                                                                                | 0.83                                                                                | 0.00                                                                                | 0.28                                                                                |
| Avail Cap(c_a), veh/h        | 253                                                                               | 2052                                                                              | 893                                                                               | 183                                                                               | 946                                                                               | 883                                                                               | 191                                                                                | 0                                                                                   | 520                                                                                 | 436                                                                                 | 0                                                                                   | 615                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 54.5                                                                              | 12.5                                                                              | 11.0                                                                              | 57.4                                                                              | 16.3                                                                              | 16.3                                                                              | 58.0                                                                               | 0.0                                                                                 | 57.1                                                                                | 54.7                                                                                | 0.0                                                                                 | 49.5                                                                                |
| Incr Delay (d2), s/veh       | 21.6                                                                              | 0.3                                                                               | 0.1                                                                               | 13.8                                                                              | 1.0                                                                               | 1.1                                                                               | 1.1                                                                                | 0.0                                                                                 | 2.8                                                                                 | 11.5                                                                                | 0.0                                                                                 | 0.7                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 7.1                                                                               | 4.2                                                                               | 0.5                                                                               | 3.7                                                                               | 6.6                                                                               | 6.3                                                                               | 0.7                                                                                | 0.0                                                                                 | 1.5                                                                                 | 5.8                                                                                 | 0.0                                                                                 | 1.9                                                                                 |
| LnGrp Delay(d),s/veh         | 76.1                                                                              | 12.8                                                                              | 11.0                                                                              | 71.2                                                                              | 17.3                                                                              | 17.4                                                                              | 59.1                                                                               | 0.0                                                                                 | 59.8                                                                                | 66.1                                                                                | 0.0                                                                                 | 50.2                                                                                |
| LnGrp LOS                    | E                                                                                 | B                                                                                 | B                                                                                 | E                                                                                 | B                                                                                 | B                                                                                 | E                                                                                  |                                                                                     | E                                                                                   | E                                                                                   |                                                                                     | D                                                                                   |
| Approach Vol, veh/h          |                                                                                   | 704                                                                               |                                                                                   |                                                                                   | 730                                                                               |                                                                                   |                                                                                    | 83                                                                                  |                                                                                     |                                                                                     | 367                                                                                 |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 28.3                                                                              |                                                                                   |                                                                                   | 24.4                                                                              |                                                                                   |                                                                                    | 59.4                                                                                |                                                                                     |                                                                                     | 63.5                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | C                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     | E                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 19.2                                                                              | 74.1                                                                              | 19.1                                                                              | 12.6                                                                              | 13.5                                                                              | 79.9                                                                              | 10.3                                                                               | 21.3                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 18.0                                                                              | 32.7                                                                              | 16.0                                                                              | * 36                                                                              | 13.0                                                                              | 37.7                                                                              | 7.0                                                                                | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 14.1                                                                              | 15.4                                                                              | 13.0                                                                              | 4.8                                                                               | 8.7                                                                               | 10.6                                                                              | 3.5                                                                                | 6.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 6.4                                                                               | 0.4                                                                               | 0.2                                                                               | 0.1                                                                               | 7.6                                                                               | 0.0                                                                                | 1.5                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 35.0                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | D                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Notes                        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

**Intersection**

Int Delay, s/veh 0.1

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR  |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations      | ↑↑   |      |      | ↑↑   |      | ↑    |
| Traffic Vol, veh/h       | 580  | 30   | 0    | 1350 | 0    | 25   |
| Future Vol, veh/h        | 580  | 30   | 0    | 1350 | 0    | 25   |
| Conflicting Peds, #/hr   | 0    | 5    | 5    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | -    | 0    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 86   | 86   | 86   | 86   | 86   | 86   |
| Heavy Vehicles, %        | 3    | 9    | 3    | 3    | 3    | 3    |
| Mvmt Flow                | 674  | 35   | 0    | 1570 | 0    | 29   |

| Major/Minor          | Major1 | Major2 | Minor1     |
|----------------------|--------|--------|------------|
| Conflicting Flow All | 0      | 0      | - - - 360  |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |
| Critical Hdwy        | -      | -      | - - - 6.96 |
| Critical Hdwy Stg 1  | -      | -      | - - -      |
| Critical Hdwy Stg 2  | -      | -      | - - -      |
| Follow-up Hdwy       | -      | -      | - - - 3.33 |
| Pot Cap-1 Maneuver   | -      | -      | 0 - 0 634  |
| Stage 1              | -      | -      | 0 - 0 -    |
| Stage 2              | -      | -      | 0 - 0 -    |
| Platoon blocked, %   | -      | -      | -          |
| Mov Cap-1 Maneuver   | -      | -      | - - - 631  |
| Mov Cap-2 Maneuver   | -      | -      | - - -      |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |

| Approach             | EB | WB | NB |
|----------------------|----|----|----|
| HCM Control Delay, s | 0  | 0  | 11 |
| HCM LOS              |    |    | B  |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBT |
|-----------------------|-------|-----|-----|-----|
| Capacity (veh/h)      | 631   | -   | -   | -   |
| HCM Lane V/C Ratio    | 0.046 | -   | -   | -   |
| HCM Control Delay (s) | 11    | -   | -   | -   |
| HCM Lane LOS          | B     | -   | -   | -   |
| HCM 95th %tile Q(veh) | 0.1   | -   | -   | -   |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Near Term AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 10                                                                                | 555                                                                               | 40                                                                                | 40                                                                                | 1220                                                                              | 0                                                                                 | 130                                                                                | 0                                                                                   | 120                                                                                 | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 10                                                                                | 555                                                                               | 40                                                                                | 40                                                                                | 1220                                                                              | 0                                                                                 | 130                                                                                | 0                                                                                   | 120                                                                                 | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 12                                                                                | 661                                                                               | 27                                                                                | 48                                                                                | 1452                                                                              | 0                                                                                 | 155                                                                                | 0                                                                                   | 33                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 36                                                                                | 2186                                                                              | 951                                                                               | 100                                                                               | 2314                                                                              | 0                                                                                 | 197                                                                                | 193                                                                                 | 164                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.02                                                                              | 0.62                                                                              | 0.62                                                                              | 0.06                                                                              | 0.66                                                                              | 0.00                                                                              | 0.11                                                                               | 0.00                                                                                | 0.10                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1524                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1563                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 12                                                                                | 661                                                                               | 27                                                                                | 48                                                                                | 1452                                                                              | 0                                                                                 | 155                                                                                | 0                                                                                   | 33                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1524                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1563                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.5                                                                               | 7.1                                                                               | 0.5                                                                               | 2.1                                                                               | 19.4                                                                              | 0.0                                                                               | 6.9                                                                                | 0.0                                                                                 | 1.6                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.5                                                                               | 7.1                                                                               | 0.5                                                                               | 2.1                                                                               | 19.4                                                                              | 0.0                                                                               | 6.9                                                                                | 0.0                                                                                 | 1.6                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 36                                                                                | 2186                                                                              | 951                                                                               | 100                                                                               | 2314                                                                              | 0                                                                                 | 197                                                                                | 193                                                                                 | 164                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.33                                                                              | 0.30                                                                              | 0.03                                                                              | 0.48                                                                              | 0.63                                                                              | 0.00                                                                              | 0.79                                                                               | 0.00                                                                                | 0.20                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 555                                                                               | 2186                                                                              | 951                                                                               | 555                                                                               | 2314                                                                              | 0                                                                                 | 664                                                                                | 940                                                                                 | 797                                                                                 | 784                                                                                 | 1169                                                                                | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 39.0                                                                              | 7.0                                                                               | 5.8                                                                               | 36.9                                                                              | 7.9                                                                               | 0.0                                                                               | 34.9                                                                               | 0.0                                                                                 | 33.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 5.3                                                                               | 0.4                                                                               | 0.1                                                                               | 3.5                                                                               | 1.3                                                                               | 0.0                                                                               | 6.8                                                                                | 0.0                                                                                 | 0.6                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.3                                                                               | 3.5                                                                               | 0.2                                                                               | 1.1                                                                               | 9.7                                                                               | 0.0                                                                               | 3.7                                                                                | 0.0                                                                                 | 0.7                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 44.3                                                                              | 7.4                                                                               | 5.9                                                                               | 40.3                                                                              | 9.2                                                                               | 0.0                                                                               | 41.7                                                                               | 0.0                                                                                 | 33.6                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | D                                                                                 | A                                                                                 | A                                                                                 | D                                                                                 | A                                                                                 |                                                                                   | D                                                                                  |                                                                                     | C                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 700                                                                               |                                                                                   |                                                                                   | 1500                                                                              |                                                                                   |                                                                                    | 188                                                                                 |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 8.0                                                                               |                                                                                   |                                                                                   | 10.2                                                                              |                                                                                   |                                                                                    | 40.3                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                    | D                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 6.7                                                                               | 60.0                                                                              | 0.0                                                                               | 14.0                                                                              | 9.6                                                                               | 57.0                                                                              | 14.0                                                                               | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 25.5                                                                              | 40.3                                                                              | 36.0                                                                              | 41.1                                                                              | 25.5                                                                              | 50.3                                                                              | 30.5                                                                               | 51.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.5                                                                               | 21.4                                                                              | 0.0                                                                               | 3.6                                                                               | 4.1                                                                               | 9.1                                                                               | 8.9                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 13.5                                                                              | 0.0                                                                               | 0.1                                                                               | 0.1                                                                               | 22.2                                                                              | 0.4                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 11.9                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection             |        |      |        |      |        |      |
|--------------------------|--------|------|--------|------|--------|------|
| Int Delay, s/veh         | 0.2    |      |        |      |        |      |
| Movement                 | EBT    | EBR  | WBL    | WBT  | NBL    | NBR  |
| Lane Configurations      | ↑↑↱    |      |        | ↑↑   |        | ↱    |
| Traffic Vol, veh/h       | 840    | 40   | 0      | 660  | 0      | 20   |
| Future Vol, veh/h        | 840    | 40   | 0      | 660  | 0      | 20   |
| Conflicting Peds, #/hr   | 0      | 3    | 3      | 0    | 0      | 0    |
| Sign Control             | Free   | Free | Free   | Free | Stop   | Stop |
| RT Channelized           | -      | None | -      | None | -      | None |
| Storage Length           | -      | -    | -      | -    | -      | 0    |
| Veh in Median Storage, # | 0      | -    | -      | 0    | 0      | -    |
| Grade, %                 | 0      | -    | -      | 0    | 0      | -    |
| Peak Hour Factor         | 99     | 99   | 99     | 99   | 99     | 99   |
| Heavy Vehicles, %        | 3      | 3    | 3      | 3    | 3      | 3    |
| Mvmt Flow                | 848    | 40   | 0      | 667  | 0      | 20   |
|                          |        |      |        |      |        |      |
| Major/Minor              | Major1 |      | Major2 |      | Minor1 |      |
| Conflicting Flow All     | 0      | 0    | -      | -    | -      | 447  |
| Stage 1                  | -      | -    | -      | -    | -      | -    |
| Stage 2                  | -      | -    | -      | -    | -      | -    |
| Critical Hdwy            | -      | -    | -      | -    | -      | 6.96 |
| Critical Hdwy Stg 1      | -      | -    | -      | -    | -      | -    |
| Critical Hdwy Stg 2      | -      | -    | -      | -    | -      | -    |
| Follow-up Hdwy           | -      | -    | -      | -    | -      | 3.33 |
| Pot Cap-1 Maneuver       | -      | -    | 0      | -    | 0      | 556  |
| Stage 1                  | -      | -    | 0      | -    | 0      | -    |
| Stage 2                  | -      | -    | 0      | -    | 0      | -    |
| Platoon blocked, %       | -      | -    |        | -    |        |      |
| Mov Cap-1 Maneuver       | -      | -    | -      | -    | -      | 554  |
| Mov Cap-2 Maneuver       | -      | -    | -      | -    | -      | -    |
| Stage 1                  | -      | -    | -      | -    | -      | -    |
| Stage 2                  | -      | -    | -      | -    | -      | -    |
|                          |        |      |        |      |        |      |
|                          |        |      |        |      |        |      |
| Approach                 | EB     |      | WB     |      | NB     |      |
| HCM Control Delay, s     | 0      |      | 0      |      | 11.7   |      |
| HCM LOS                  |        |      |        |      | B      |      |
|                          |        |      |        |      |        |      |
|                          |        |      |        |      |        |      |
| Minor Lane/Major Mvmt    | NBLn1  | EBT  | EBR    | WBT  |        |      |
| Capacity (veh/h)         | 554    | -    | -      | -    |        |      |
| HCM Lane V/C Ratio       | 0.036  | -    | -      | -    |        |      |
| HCM Control Delay (s)    | 11.7   | -    | -      | -    |        |      |
| HCM Lane LOS             | B      | -    | -      | -    |        |      |
| HCM 95th %tile Q(veh)    | 0.1    | -    | -      | -    |        |      |

# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Near Term PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |   |    |   |  |  |  |
| Traffic Volume (veh/h)       | 10                                                                                | 780                                                                               | 70                                                                                | 100                                                                               | 600                                                                               | 0                                                                                 | 60                                                                                 | 0                                                                                   | 70                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 10                                                                                | 780                                                                               | 70                                                                                | 100                                                                               | 600                                                                               | 0                                                                                 | 60                                                                                 | 0                                                                                   | 70                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 10                                                                                | 804                                                                               | 53                                                                                | 103                                                                               | 619                                                                               | 0                                                                                 | 62                                                                                 | 0                                                                                   | 4                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 29                                                                                | 2592                                                                              | 1130                                                                              | 126                                                                               | 2786                                                                              | 0                                                                                 | 87                                                                                 | 93                                                                                  | 79                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.02                                                                              | 0.74                                                                              | 0.74                                                                              | 0.07                                                                              | 0.79                                                                              | 0.00                                                                              | 0.05                                                                               | 0.00                                                                                | 0.05                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1528                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 10                                                                                | 804                                                                               | 53                                                                                | 103                                                                               | 619                                                                               | 0                                                                                 | 62                                                                                 | 0                                                                                   | 4                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1528                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.7                                                                               | 9.7                                                                               | 1.2                                                                               | 7.2                                                                               | 5.5                                                                               | 0.0                                                                               | 4.3                                                                                | 0.0                                                                                 | 0.3                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.7                                                                               | 9.7                                                                               | 1.2                                                                               | 7.2                                                                               | 5.5                                                                               | 0.0                                                                               | 4.3                                                                                | 0.0                                                                                 | 0.3                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 29                                                                                | 2592                                                                              | 1130                                                                              | 126                                                                               | 2786                                                                              | 0                                                                                 | 87                                                                                 | 93                                                                                  | 79                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.35                                                                              | 0.31                                                                              | 0.05                                                                              | 0.82                                                                              | 0.22                                                                              | 0.00                                                                              | 0.71                                                                               | 0.00                                                                                | 0.05                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 126                                                                               | 2592                                                                              | 1130                                                                              | 126                                                                               | 2786                                                                              | 0                                                                                 | 126                                                                                | 596                                                                                 | 507                                                                                 | 126                                                                                 | 596                                                                                 | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 60.8                                                                              | 5.5                                                                               | 4.4                                                                               | 57.2                                                                              | 3.2                                                                               | 0.0                                                                               | 58.5                                                                               | 0.0                                                                                 | 56.5                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 7.0                                                                               | 0.3                                                                               | 0.1                                                                               | 32.4                                                                              | 0.2                                                                               | 0.0                                                                               | 10.3                                                                               | 0.0                                                                                 | 0.3                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.4                                                                               | 4.8                                                                               | 0.5                                                                               | 4.7                                                                               | 2.7                                                                               | 0.0                                                                               | 2.4                                                                                | 0.0                                                                                 | 0.1                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 67.8                                                                              | 5.8                                                                               | 4.5                                                                               | 89.7                                                                              | 3.4                                                                               | 0.0                                                                               | 68.8                                                                               | 0.0                                                                                 | 56.8                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | A                                                                                 | A                                                                                 | F                                                                                 | A                                                                                 |                                                                                   | E                                                                                  |                                                                                     | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 867                                                                               |                                                                                   |                                                                                   | 722                                                                               |                                                                                   |                                                                                    | 66                                                                                  |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 6.4                                                                               |                                                                                   |                                                                                   | 15.7                                                                              |                                                                                   |                                                                                    | 68.1                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 7.1                                                                               | 106.1                                                                             | 0.0                                                                               | 11.9                                                                              | 14.0                                                                              | 99.1                                                                              | 11.2                                                                               | 0.7                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 9.0                                                                               | 44.3                                                                              | 9.0                                                                               | 40.4                                                                              | 9.0                                                                               | 44.3                                                                              | 9.0                                                                                | 40.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.7                                                                               | 7.5                                                                               | 0.0                                                                               | 2.3                                                                               | 9.2                                                                               | 11.7                                                                              | 6.3                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 11.9                                                                              | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 11.4                                                                              | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 12.9                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection               |                                                                                   |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|------|-----------------------------------------------------------------------------------|------|--------|-------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh           | 1.6                                                                               |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                   | EBL                                                                               | EBT                                                                               | EBR    | WBL  | WBT                                                                               | WBR  | NBL    | NBT   | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations        |  |  |        |      |  |      |        |       |  |  |      |  |
| Traffic Vol, veh/h         | 13                                                                                | 627                                                                               | 30     | 0    | 1421                                                                              | 11   | 0      | 0     | 25                                                                                | 32                                                                                  | 0    | 40                                                                                  |
| Future Vol, veh/h          | 13                                                                                | 627                                                                               | 30     | 0    | 1421                                                                              | 11   | 0      | 0     | 25                                                                                | 32                                                                                  | 0    | 40                                                                                  |
| Conflicting Peds, #/hr     | 0                                                                                 | 0                                                                                 | 5      | 5    | 0                                                                                 | 0    | 0      | 0     | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control               | Free                                                                              | Free                                                                              | Free   | Free | Free                                                                              | Free | Stop   | Stop  | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized             | -                                                                                 | -                                                                                 | None   | -    | -                                                                                 | None | -      | -     | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length             | 100                                                                               | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, #   | -                                                                                 | 0                                                                                 | -      | -    | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                   | -                                                                                 | 0                                                                                 | -      | -    | 0                                                                                 | -    | -      | 0     | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor           | 92                                                                                | 86                                                                                | 86     | 86   | 86                                                                                | 92   | 86     | 92    | 86                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %          | 2                                                                                 | 3                                                                                 | 9      | 3    | 3                                                                                 | 2    | 3      | 2     | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                  | 14                                                                                | 729                                                                               | 35     | 0    | 1652                                                                              | 12   | 0      | 0     | 29                                                                                | 35                                                                                  | 0    | 43                                                                                  |
|                            |                                                                                   |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Major/Minor                | Major1                                                                            |                                                                                   | Major2 |      | Minor1                                                                            |      | Minor2 |       |                                                                                   |                                                                                     |      |                                                                                     |
| Conflicting Flow All       | 1664                                                                              | 0                                                                                 | 0      | -    | -                                                                                 | 0    | -      | -     | 387                                                                               | 2051                                                                                | -    | 832                                                                                 |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 1658                                                                                | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 393                                                                                 | -    | -                                                                                   |
| Critical Hdwy              | 4.14                                                                              | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | 6.96                                                                              | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1        | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2        | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy             | 2.22                                                                              | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | 3.33                                                                              | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver         | 383                                                                               | -                                                                                 | -      | 0    | -                                                                                 | -    | 0      | 0     | 609                                                                               | ~ 32                                                                                | 0    | 312                                                                                 |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | 0    | -                                                                                 | -    | 0      | 0     | -                                                                                 | 102                                                                                 | 0    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | 0    | -                                                                                 | -    | 0      | 0     | -                                                                                 | 603                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %         |                                                                                   | -                                                                                 | -      |      | -                                                                                 | -    |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver         | 383                                                                               | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | 606                                                                               | ~ 30                                                                                | -    | 312                                                                                 |
| Mov Cap-2 Maneuver         | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 82                                                                                  | -    | -                                                                                   |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 98                                                                                  | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -    | -      | -     | -                                                                                 | 553                                                                                 | -    | -                                                                                   |
|                            |                                                                                   |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Approach                   | EB                                                                                |                                                                                   | WB     |      | NB                                                                                |      | SB     |       |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay, s       | 0.3                                                                               |                                                                                   | 0      |      | 11.2                                                                              |      | 44.9   |       |                                                                                   |                                                                                     |      |                                                                                     |
| HCM LOS                    |                                                                                   |                                                                                   |        |      | B                                                                                 |      | E      |       |                                                                                   |                                                                                     |      |                                                                                     |
|                            |                                                                                   |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt      | NBLn1                                                                             | EBL                                                                               | EBT    | EBR  | WBT                                                                               | WBR  | SBLn1  | SBLn2 |                                                                                   |                                                                                     |      |                                                                                     |
| Capacity (veh/h)           | 606                                                                               | 383                                                                               | -      | -    | -                                                                                 | -    | 82     | 312   |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio         | 0.048                                                                             | 0.037                                                                             | -      | -    | -                                                                                 | -    | 0.424  | 0.139 |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)      | 11.2                                                                              | 14.8                                                                              | -      | -    | -                                                                                 | -    | 78     | 18.4  |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane LOS               | B                                                                                 | B                                                                                 | -      | -    | -                                                                                 | -    | F      | C     |                                                                                   |                                                                                     |      |                                                                                     |
| HCM 95th %tile Q(veh)      | 0.2                                                                               | 0.1                                                                               | -      | -    | -                                                                                 | -    | 1.7    | 0.5   |                                                                                   |                                                                                     |      |                                                                                     |
| Notes                      |                                                                                   |                                                                                   |        |      |                                                                                   |      |        |       |                                                                                   |                                                                                     |      |                                                                                     |
| ~: Volume exceeds capacity |                                                                                   | \$: Delay exceeds 300s                                                            |        |      | +: Computation Not Defined                                                        |      |        |       | *: All major volume in platoon                                                    |                                                                                     |      |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Near Term Plus Project AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 57                                                                                | 562                                                                               | 40                                                                                | 40                                                                                | 1211                                                                              | 112                                                                               | 130                                                                                | 14                                                                                  | 120                                                                                 | 90                                                                                  | 6                                                                                   | 71                                                                                  |
| Future Volume (veh/h)        | 57                                                                                | 562                                                                               | 40                                                                                | 40                                                                                | 1211                                                                              | 112                                                                               | 130                                                                                | 14                                                                                  | 120                                                                                 | 90                                                                                  | 6                                                                                   | 71                                                                                  |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 0.99                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 68                                                                                | 669                                                                               | 24                                                                                | 48                                                                                | 1442                                                                              | 129                                                                               | 155                                                                                | 17                                                                                  | 16                                                                                  | 107                                                                                 | 7                                                                                   | 10                                                                                  |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 110                                                                               | 1907                                                                              | 829                                                                               | 94                                                                                | 1742                                                                              | 155                                                                               | 253                                                                                | 73                                                                                  | 69                                                                                  | 242                                                                                 | 59                                                                                  | 85                                                                                  |
| Arrive On Green              | 0.06                                                                              | 0.54                                                                              | 0.54                                                                              | 0.05                                                                              | 0.54                                                                              | 0.54                                                                              | 0.07                                                                               | 0.08                                                                                | 0.08                                                                                | 0.07                                                                                | 0.09                                                                                | 0.09                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1522                                                                              | 1757                                                                              | 3254                                                                              | 289                                                                               | 3408                                                                               | 874                                                                                 | 822                                                                                 | 3408                                                                                | 687                                                                                 | 981                                                                                 |
| Grp Volume(v), veh/h         | 68                                                                                | 669                                                                               | 24                                                                                | 48                                                                                | 773                                                                               | 798                                                                               | 155                                                                                | 0                                                                                   | 33                                                                                  | 107                                                                                 | 0                                                                                   | 17                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1522                                                                              | 1757                                                                              | 1752                                                                              | 1791                                                                              | 1704                                                                               | 0                                                                                   | 1696                                                                                | 1704                                                                                | 0                                                                                   | 1668                                                                                |
| Q Serve(g_s), s              | 3.5                                                                               | 9.9                                                                               | 0.7                                                                               | 2.5                                                                               | 33.9                                                                              | 34.5                                                                              | 4.1                                                                                | 0.0                                                                                 | 1.7                                                                                 | 2.8                                                                                 | 0.0                                                                                 | 0.9                                                                                 |
| Cycle Q Clear(g_c), s        | 3.5                                                                               | 9.9                                                                               | 0.7                                                                               | 2.5                                                                               | 33.9                                                                              | 34.5                                                                              | 4.1                                                                                | 0.0                                                                                 | 1.7                                                                                 | 2.8                                                                                 | 0.0                                                                                 | 0.9                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.16                                                                              | 1.00                                                                               |                                                                                     | 0.48                                                                                | 1.00                                                                                |                                                                                     | 0.59                                                                                |
| Lane Grp Cap(c), veh/h       | 110                                                                               | 1907                                                                              | 829                                                                               | 94                                                                                | 938                                                                               | 959                                                                               | 253                                                                                | 0                                                                                   | 142                                                                                 | 242                                                                                 | 0                                                                                   | 144                                                                                 |
| V/C Ratio(X)                 | 0.62                                                                              | 0.35                                                                              | 0.03                                                                              | 0.51                                                                              | 0.82                                                                              | 0.83                                                                              | 0.61                                                                               | 0.00                                                                                | 0.23                                                                                | 0.44                                                                                | 0.00                                                                                | 0.12                                                                                |
| Avail Cap(c_a), veh/h        | 485                                                                               | 1907                                                                              | 829                                                                               | 485                                                                               | 938                                                                               | 959                                                                               | 1125                                                                               | 0                                                                                   | 754                                                                                 | 1328                                                                                | 0                                                                                   | 922                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 42.2                                                                              | 11.9                                                                              | 9.8                                                                               | 42.5                                                                              | 17.8                                                                              | 18.0                                                                              | 41.5                                                                               | 0.0                                                                                 | 39.6                                                                                | 41.2                                                                                | 0.0                                                                                 | 39.0                                                                                |
| Incr Delay (d2), s/veh       | 5.6                                                                               | 0.5                                                                               | 0.1                                                                               | 4.2                                                                               | 8.1                                                                               | 8.4                                                                               | 2.4                                                                                | 0.0                                                                                 | 0.8                                                                                 | 1.3                                                                                 | 0.0                                                                                 | 0.4                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 1.9                                                                               | 4.9                                                                               | 0.3                                                                               | 1.3                                                                               | 18.4                                                                              | 19.1                                                                              | 2.0                                                                                | 0.0                                                                                 | 0.8                                                                                 | 1.4                                                                                 | 0.0                                                                                 | 0.4                                                                                 |
| LnGrp Delay(d),s/veh         | 47.8                                                                              | 12.4                                                                              | 9.8                                                                               | 46.8                                                                              | 26.0                                                                              | 26.4                                                                              | 43.9                                                                               | 0.0                                                                                 | 40.4                                                                                | 42.5                                                                                | 0.0                                                                                 | 39.3                                                                                |
| LnGrp LOS                    | D                                                                                 | B                                                                                 | A                                                                                 | D                                                                                 | C                                                                                 | C                                                                                 | D                                                                                  |                                                                                     | D                                                                                   | D                                                                                   |                                                                                     | D                                                                                   |
| Approach Vol, veh/h          |                                                                                   | 761                                                                               |                                                                                   |                                                                                   | 1619                                                                              |                                                                                   |                                                                                    | 188                                                                                 |                                                                                     |                                                                                     | 124                                                                                 |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 15.5                                                                              |                                                                                   |                                                                                   | 26.8                                                                              |                                                                                   |                                                                                    | 43.3                                                                                |                                                                                     |                                                                                     | 42.0                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | B                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | D                                                                                   |                                                                                     |                                                                                     | D                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 10.8                                                                              | 56.2                                                                              | 12.2                                                                              | 13.3                                                                              | 10.0                                                                              | 57.0                                                                              | 11.9                                                                               | 13.6                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 25.5                                                                              | 40.3                                                                              | 36.0                                                                              | * 41                                                                              | 25.5                                                                              | 50.3                                                                              | 30.5                                                                               | 51.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 5.5                                                                               | 36.5                                                                              | 4.8                                                                               | 3.7                                                                               | 4.5                                                                               | 11.9                                                                              | 6.1                                                                                | 2.9                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 3.4                                                                               | 0.5                                                                               | 0.1                                                                               | 0.1                                                                               | 22.2                                                                              | 0.5                                                                                | 0.5                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 25.4                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Notes                        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection             |                                                                                   |                                                                                   |      |      |                                                                                   |      |      |      |                                                                                   |                                                                                     |      |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|------|-----------------------------------------------------------------------------------|------|------|------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 0.8                                                                               |                                                                                   |      |      |                                                                                   |      |      |      |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | EBR  | WBL  | WBT                                                                               | WBR  | NBL  | NBT  | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations      |  |  |      |      |  |      |      |      |  |  |      |  |
| Traffic Vol, veh/h       | 45                                                                                | 962                                                                               | 40   | 0    | 764                                                                               | 36   | 0    | 0    | 20                                                                                | 22                                                                                  | 0    | 26                                                                                  |
| Future Vol, veh/h        | 45                                                                                | 962                                                                               | 40   | 0    | 764                                                                               | 36   | 0    | 0    | 20                                                                                | 22                                                                                  | 0    | 26                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 3    | 3    | 0                                                                                 | 0    | 0    | 0    | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free | Free | Free                                                                              | Free | Stop | Stop | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None | -    | -                                                                                 | None | -    | -    | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length           | 200                                                                               | -                                                                                 | -    | -    | -                                                                                 | -    | -    | -    | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -    | -    | 0                                                                                 | -    | -    | 0    | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -    | -    | 0                                                                                 | -    | -    | 0    | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 92                                                                                | 99                                                                                | 99   | 99   | 99                                                                                | 92   | 99   | 92   | 99                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 3                                                                                 | 3    | 3    | 3                                                                                 | 2    | 3    | 2    | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 49                                                                                | 972                                                                               | 40   | 0    | 772                                                                               | 39   | 0    | 0    | 20                                                                                | 24                                                                                  | 0    | 28                                                                                  |

| Major/Minor          | Major1 |   |   | Major2 |   |   | Minor1 |   |      | Minor2 |   |      |
|----------------------|--------|---|---|--------|---|---|--------|---|------|--------|---|------|
| Conflicting Flow All | 811    | 0 | 0 | -      | - | 0 | -      | - | 509  | 1375   | - | 405  |
| Stage 1              | -      | - | - | -      | - | - | -      | - | -    | 791    | - | -    |
| Stage 2              | -      | - | - | -      | - | - | -      | - | -    | 584    | - | -    |
| Critical Hdwy        | 4.14   | - | - | -      | - | - | -      | - | 6.96 | 7.54   | - | 6.94 |
| Critical Hdwy Stg 1  | -      | - | - | -      | - | - | -      | - | -    | 6.54   | - | -    |
| Critical Hdwy Stg 2  | -      | - | - | -      | - | - | -      | - | -    | 6.54   | - | -    |
| Follow-up Hdwy       | 2.22   | - | - | -      | - | - | -      | - | 3.33 | 3.52   | - | 3.32 |
| Pot Cap-1 Maneuver   | 811    | - | - | 0      | - | - | 0      | 0 | 507  | 104    | 0 | 595  |
| Stage 1              | -      | - | - | 0      | - | - | 0      | 0 | -    | 349    | 0 | -    |
| Stage 2              | -      | - | - | 0      | - | - | 0      | 0 | -    | 465    | 0 | -    |
| Platoon blocked, %   |        | - | - |        | - | - |        |   |      |        |   |      |
| Mov Cap-1 Maneuver   | 811    | - | - | -      | - | - | -      | - | 506  | 95     | - | 595  |
| Mov Cap-2 Maneuver   | -      | - | - | -      | - | - | -      | - | -    | 210    | - | -    |
| Stage 1              | -      | - | - | -      | - | - | -      | - | -    | 328    | - | -    |
| Stage 2              | -      | - | - | -      | - | - | -      | - | -    | 419    | - | -    |

| Approach             | EB  | WB | NB   | SB   |
|----------------------|-----|----|------|------|
| HCM Control Delay, s | 0.4 | 0  | 12.4 | 17.3 |
| HCM LOS              |     |    | B    | C    |

| Minor Lane/Major Mvmt | NBLn1 | EBL  | EBT | EBR | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|------|-----|-----|-----|-----|-------|-------|
| Capacity (veh/h)      | 506   | 811  | -   | -   | -   | -   | 210   | 595   |
| HCM Lane V/C Ratio    | 0.04  | 0.06 | -   | -   | -   | -   | 0.114 | 0.047 |
| HCM Control Delay (s) | 12.4  | 9.7  | -   | -   | -   | -   | 24.3  | 11.4  |
| HCM Lane LOS          | B     | A    | -   | -   | -   | -   | C     | B     |
| HCM 95th %tile Q(veh) | 0.1   | 0.2  | -   | -   | -   | -   | 0.4   | 0.1   |

# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Near Term Plus Project PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |   |    |                                                                                     |   |  |  |
| Traffic Volume (veh/h)       | 170                                                                               | 764                                                                               | 70                                                                                | 100                                                                               | 606                                                                               | 278                                                                               | 56                                                                                 | 36                                                                                  | 66                                                                                  | 298                                                                                 | 32                                                                                  | 136                                                                                 |
| Future Volume (veh/h)        | 170                                                                               | 764                                                                               | 70                                                                                | 100                                                                               | 606                                                                               | 278                                                                               | 56                                                                                 | 36                                                                                  | 66                                                                                  | 298                                                                                 | 32                                                                                  | 136                                                                                 |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 175                                                                               | 788                                                                               | 35                                                                                | 103                                                                               | 625                                                                               | 255                                                                               | 58                                                                                 | 37                                                                                  | 8                                                                                   | 307                                                                                 | 33                                                                                  | 27                                                                                  |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 202                                                                               | 2036                                                                              | 886                                                                               | 127                                                                               | 1307                                                                              | 533                                                                               | 165                                                                                | 82                                                                                  | 18                                                                                  | 368                                                                                 | 113                                                                                 | 92                                                                                  |
| Arrive On Green              | 0.11                                                                              | 0.58                                                                              | 0.58                                                                              | 0.07                                                                              | 0.54                                                                              | 0.54                                                                              | 0.05                                                                               | 0.06                                                                                | 0.06                                                                                | 0.11                                                                                | 0.12                                                                                | 0.12                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1526                                                                              | 1757                                                                              | 2427                                                                              | 990                                                                               | 3408                                                                               | 1471                                                                                | 318                                                                                 | 3408                                                                                | 940                                                                                 | 769                                                                                 |
| Grp Volume(v), veh/h         | 175                                                                               | 788                                                                               | 35                                                                                | 103                                                                               | 451                                                                               | 429                                                                               | 58                                                                                 | 0                                                                                   | 45                                                                                  | 307                                                                                 | 0                                                                                   | 60                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1526                                                                              | 1757                                                                              | 1752                                                                              | 1665                                                                              | 1704                                                                               | 0                                                                                   | 1789                                                                                | 1704                                                                                | 0                                                                                   | 1709                                                                                |
| Q Serve(g_s), s              | 12.2                                                                              | 15.2                                                                              | 1.2                                                                               | 7.2                                                                               | 20.0                                                                              | 20.0                                                                              | 2.1                                                                                | 0.0                                                                                 | 3.0                                                                                 | 11.0                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Cycle Q Clear(g_c), s        | 12.2                                                                              | 15.2                                                                              | 1.2                                                                               | 7.2                                                                               | 20.0                                                                              | 20.0                                                                              | 2.1                                                                                | 0.0                                                                                 | 3.0                                                                                 | 11.0                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.59                                                                              | 1.00                                                                               |                                                                                     | 0.18                                                                                | 1.00                                                                                |                                                                                     | 0.45                                                                                |
| Lane Grp Cap(c), veh/h       | 202                                                                               | 2036                                                                              | 886                                                                               | 127                                                                               | 943                                                                               | 896                                                                               | 165                                                                                | 0                                                                                   | 100                                                                                 | 368                                                                                 | 0                                                                                   | 205                                                                                 |
| V/C Ratio(X)                 | 0.87                                                                              | 0.39                                                                              | 0.04                                                                              | 0.81                                                                              | 0.48                                                                              | 0.48                                                                              | 0.35                                                                               | 0.00                                                                                | 0.45                                                                                | 0.83                                                                                | 0.00                                                                                | 0.29                                                                                |
| Avail Cap(c_a), veh/h        | 253                                                                               | 2036                                                                              | 886                                                                               | 183                                                                               | 943                                                                               | 896                                                                               | 191                                                                                | 0                                                                                   | 515                                                                                 | 436                                                                                 | 0                                                                                   | 615                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 54.4                                                                              | 14.2                                                                              | 11.2                                                                              | 57.1                                                                              | 17.9                                                                              | 17.9                                                                              | 57.6                                                                               | 0.0                                                                                 | 57.2                                                                                | 54.7                                                                                | 0.0                                                                                 | 50.2                                                                                |
| Incr Delay (d2), s/veh       | 22.0                                                                              | 0.6                                                                               | 0.1                                                                               | 16.2                                                                              | 1.7                                                                               | 1.8                                                                               | 1.3                                                                                | 0.0                                                                                 | 3.2                                                                                 | 11.5                                                                                | 0.0                                                                                 | 0.8                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 7.2                                                                               | 7.5                                                                               | 0.5                                                                               | 4.1                                                                               | 10.1                                                                              | 9.6                                                                               | 1.0                                                                                | 0.0                                                                                 | 1.6                                                                                 | 5.8                                                                                 | 0.0                                                                                 | 1.9                                                                                 |
| LnGrp Delay(d),s/veh         | 76.4                                                                              | 14.7                                                                              | 11.3                                                                              | 73.4                                                                              | 19.7                                                                              | 19.8                                                                              | 58.8                                                                               | 0.0                                                                                 | 60.3                                                                                | 66.1                                                                                | 0.0                                                                                 | 50.9                                                                                |
| LnGrp LOS                    | E                                                                                 | B                                                                                 | B                                                                                 | E                                                                                 | B                                                                                 | B                                                                                 | E                                                                                  |                                                                                     | E                                                                                   | E                                                                                   |                                                                                     | D                                                                                   |
| Approach Vol, veh/h          |                                                                                   | 998                                                                               |                                                                                   |                                                                                   | 983                                                                               |                                                                                   |                                                                                    | 103                                                                                 |                                                                                     |                                                                                     | 367                                                                                 |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 25.4                                                                              |                                                                                   |                                                                                   | 25.3                                                                              |                                                                                   |                                                                                    | 59.5                                                                                |                                                                                     |                                                                                     | 63.7                                                                                |                                                                                     |
| Approach LOS                 |                                                                                   | C                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     | E                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 19.4                                                                              | 74.0                                                                              | 19.1                                                                              | 12.6                                                                              | 14.0                                                                              | 79.3                                                                              | 11.1                                                                               | 20.6                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 18.0                                                                              | 32.7                                                                              | 16.0                                                                              | * 36                                                                              | 13.0                                                                              | 37.7                                                                              | 7.0                                                                                | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 14.2                                                                              | 22.0                                                                              | 13.0                                                                              | 5.0                                                                               | 9.2                                                                               | 17.2                                                                              | 4.1                                                                                | 6.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 7.0                                                                               | 0.4                                                                               | 0.2                                                                               | 0.1                                                                               | 10.8                                                                              | 0.0                                                                                | 1.5                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 32.5                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Notes                        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

**Intersection**

Int Delay, s/veh 0.1

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR  |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations      | ↑↑   |      |      | ↑↑   |      | ↑    |
| Traffic Vol, veh/h       | 990  | 40   | 0    | 1800 | 0    | 30   |
| Future Vol, veh/h        | 990  | 40   | 0    | 1800 | 0    | 30   |
| Conflicting Peds, #/hr   | 0    | 5    | 5    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | -    | 0    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 86   | 86   | 86   | 86   | 86   | 86   |
| Heavy Vehicles, %        | 3    | 9    | 3    | 3    | 3    | 3    |
| Mvmt Flow                | 1151 | 47   | 0    | 2093 | 0    | 35   |

| Major/Minor          | Major1 | Major2 | Minor1     |
|----------------------|--------|--------|------------|
| Conflicting Flow All | 0      | 0      | - - - 604  |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |
| Critical Hdwy        | -      | -      | - - - 6.96 |
| Critical Hdwy Stg 1  | -      | -      | - - -      |
| Critical Hdwy Stg 2  | -      | -      | - - -      |
| Follow-up Hdwy       | -      | -      | - - - 3.33 |
| Pot Cap-1 Maneuver   | -      | -      | 0 - 0 439  |
| Stage 1              | -      | -      | 0 - 0      |
| Stage 2              | -      | -      | 0 - 0      |
| Platoon blocked, %   | -      | -      | -          |
| Mov Cap-1 Maneuver   | -      | -      | - - - 437  |
| Mov Cap-2 Maneuver   | -      | -      | - - -      |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |

| Approach             | EB | WB | NB |
|----------------------|----|----|----|
| HCM Control Delay, s | 0  | 0  | 14 |
| HCM LOS              |    |    | B  |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBT |
|-----------------------|-------|-----|-----|-----|
| Capacity (veh/h)      | 437   | -   | -   | -   |
| HCM Lane V/C Ratio    | 0.08  | -   | -   | -   |
| HCM Control Delay (s) | 14    | -   | -   | -   |
| HCM Lane LOS          | B     | -   | -   | -   |
| HCM 95th %tile Q(veh) | 0.3   | -   | -   | -   |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Cumulative AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |  |  |  |  |
| Traffic Volume (veh/h)       | 10                                                                                | 940                                                                               | 80                                                                                | 50                                                                                | 1650                                                                              | 0                                                                                 | 150                                                                                | 0                                                                                   | 120                                                                                 | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 10                                                                                | 940                                                                               | 80                                                                                | 50                                                                                | 1650                                                                              | 0                                                                                 | 150                                                                                | 0                                                                                   | 120                                                                                 | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 12                                                                                | 1119                                                                              | 0                                                                                 | 60                                                                                | 1964                                                                              | 0                                                                                 | 179                                                                                | 0                                                                                   | 56                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 36                                                                                | 2131                                                                              | 953                                                                               | 111                                                                               | 2281                                                                              | 0                                                                                 | 223                                                                                | 221                                                                                 | 187                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.02                                                                              | 0.61                                                                              | 0.00                                                                              | 0.06                                                                              | 0.65                                                                              | 0.00                                                                              | 0.13                                                                               | 0.00                                                                                | 0.12                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1568                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1564                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 12                                                                                | 1119                                                                              | 0                                                                                 | 60                                                                                | 1964                                                                              | 0                                                                                 | 179                                                                                | 0                                                                                   | 56                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1568                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1564                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.6                                                                               | 15.2                                                                              | 0.0                                                                               | 2.7                                                                               | 36.8                                                                              | 0.0                                                                               | 8.2                                                                                | 0.0                                                                                 | 2.7                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.6                                                                               | 15.2                                                                              | 0.0                                                                               | 2.7                                                                               | 36.8                                                                              | 0.0                                                                               | 8.2                                                                                | 0.0                                                                                 | 2.7                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 36                                                                                | 2131                                                                              | 953                                                                               | 111                                                                               | 2281                                                                              | 0                                                                                 | 223                                                                                | 221                                                                                 | 187                                                                                 | 2                                                                                   | 2                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.33                                                                              | 0.53                                                                              | 0.00                                                                              | 0.54                                                                              | 0.86                                                                              | 0.00                                                                              | 0.80                                                                               | 0.00                                                                                | 0.30                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 542                                                                               | 2131                                                                              | 953                                                                               | 542                                                                               | 2281                                                                              | 0                                                                                 | 648                                                                                | 916                                                                                 | 777                                                                                 | 764                                                                                 | 1139                                                                                | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 40.0                                                                              | 9.3                                                                               | 0.0                                                                               | 37.6                                                                              | 11.5                                                                              | 0.0                                                                               | 35.1                                                                               | 0.0                                                                                 | 33.3                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 5.4                                                                               | 0.9                                                                               | 0.0                                                                               | 4.0                                                                               | 4.6                                                                               | 0.0                                                                               | 6.6                                                                                | 0.0                                                                                 | 0.9                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.3                                                                               | 7.6                                                                               | 0.0                                                                               | 1.5                                                                               | 18.9                                                                              | 0.0                                                                               | 4.4                                                                                | 0.0                                                                                 | 1.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 45.3                                                                              | 10.3                                                                              | 0.0                                                                               | 41.6                                                                              | 16.0                                                                              | 0.0                                                                               | 41.8                                                                               | 0.0                                                                                 | 34.1                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | D                                                                                 | B                                                                                 |                                                                                   | D                                                                                 | B                                                                                 |                                                                                   | D                                                                                  |                                                                                     | C                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 1131                                                                              |                                                                                   |                                                                                   | 2024                                                                              |                                                                                   |                                                                                    | 235                                                                                 |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 10.6                                                                              |                                                                                   |                                                                                   | 16.8                                                                              |                                                                                   |                                                                                    | 39.9                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | B                                                                                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                    | D                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 6.7                                                                               | 60.5                                                                              | 0.0                                                                               | 15.5                                                                              | 10.2                                                                              | 57.0                                                                              | 15.5                                                                               | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 25.5                                                                              | 40.3                                                                              | 36.0                                                                              | 41.1                                                                              | 25.5                                                                              | 50.3                                                                              | 30.5                                                                               | 51.1                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.6                                                                               | 38.8                                                                              | 0.0                                                                               | 4.7                                                                               | 4.7                                                                               | 17.2                                                                              | 10.2                                                                               | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 1.5                                                                               | 0.0                                                                               | 0.2                                                                               | 0.1                                                                               | 28.3                                                                              | 0.5                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   | 16.3                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

**Intersection**

Int Delay, s/veh 0.1

| Movement                 | EBT  | EBR  | WBL  | WBT  | NBL  | NBR  |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations      | ↑↑   |      |      | ↑↑   |      | ↑    |
| Traffic Vol, veh/h       | 1710 | 50   | 0    | 1360 | 0    | 20   |
| Future Vol, veh/h        | 1710 | 50   | 0    | 1360 | 0    | 20   |
| Conflicting Peds, #/hr   | 0    | 3    | 3    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | -    | 0    |
| Veh in Median Storage, # | 0    | -    | -    | 0    | 0    | -    |
| Grade, %                 | 0    | -    | -    | 0    | 0    | -    |
| Peak Hour Factor         | 99   | 99   | 99   | 99   | 99   | 99   |
| Heavy Vehicles, %        | 3    | 3    | 3    | 3    | 3    | 3    |
| Mvmt Flow                | 1727 | 51   | 0    | 1374 | 0    | 20   |

| Major/Minor          | Major1 | Major2 | Minor1     |
|----------------------|--------|--------|------------|
| Conflicting Flow All | 0      | 0      | - - - 892  |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |
| Critical Hdwy        | -      | -      | - - - 6.96 |
| Critical Hdwy Stg 1  | -      | -      | - - -      |
| Critical Hdwy Stg 2  | -      | -      | - - -      |
| Follow-up Hdwy       | -      | -      | - - - 3.33 |
| Pot Cap-1 Maneuver   | -      | -      | 0 - 0 283  |
| Stage 1              | -      | -      | 0 - 0      |
| Stage 2              | -      | -      | 0 - 0      |
| Platoon blocked, %   | -      | -      | -          |
| Mov Cap-1 Maneuver   | -      | -      | - - - 282  |
| Mov Cap-2 Maneuver   | -      | -      | - - -      |
| Stage 1              | -      | -      | - - -      |
| Stage 2              | -      | -      | - - -      |

| Approach             | EB | WB | NB   |
|----------------------|----|----|------|
| HCM Control Delay, s | 0  | 0  | 18.7 |
| HCM LOS              |    |    | C    |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBT |
|-----------------------|-------|-----|-----|-----|
| Capacity (veh/h)      | 282   | -   | -   | -   |
| HCM Lane V/C Ratio    | 0.072 | -   | -   | -   |
| HCM Control Delay (s) | 18.7  | -   | -   | -   |
| HCM Lane LOS          | C     | -   | -   | -   |
| HCM 95th %tile Q(veh) | 0.2   | -   | -   | -   |

# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Cumulative PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |   |    |   |  |  |  |
| Traffic Volume (veh/h)       | 10                                                                                | 1650                                                                              | 80                                                                                | 110                                                                               | 1290                                                                              | 0                                                                                 | 70                                                                                 | 0                                                                                   | 80                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Future Volume (veh/h)        | 10                                                                                | 1650                                                                              | 80                                                                                | 110                                                                               | 1290                                                                              | 0                                                                                 | 70                                                                                 | 0                                                                                   | 80                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 10                                                                                | 1701                                                                              | 60                                                                                | 113                                                                               | 1330                                                                              | 0                                                                                 | 72                                                                                 | 0                                                                                   | 4                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 1                                                                                  | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 29                                                                                | 2585                                                                              | 1127                                                                              | 126                                                                               | 2780                                                                              | 0                                                                                 | 91                                                                                 | 96                                                                                  | 82                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| Arrive On Green              | 0.02                                                                              | 0.74                                                                              | 0.74                                                                              | 0.07                                                                              | 0.79                                                                              | 0.00                                                                              | 0.05                                                                               | 0.00                                                                                | 0.05                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1528                                                                              | 1757                                                                              | 3597                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Grp Volume(v), veh/h         | 10                                                                                | 1701                                                                              | 60                                                                                | 113                                                                               | 1330                                                                              | 0                                                                                 | 72                                                                                 | 0                                                                                   | 4                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1528                                                                              | 1757                                                                              | 1752                                                                              | 0                                                                                 | 1757                                                                               | 1845                                                                                | 1568                                                                                | 1757                                                                                | 1845                                                                                | 0                                                                                   |
| Q Serve(g_s), s              | 0.7                                                                               | 30.9                                                                              | 1.3                                                                               | 8.0                                                                               | 15.8                                                                              | 0.0                                                                               | 5.1                                                                                | 0.0                                                                                 | 0.3                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Cycle Q Clear(g_c), s        | 0.7                                                                               | 30.9                                                                              | 1.3                                                                               | 8.0                                                                               | 15.8                                                                              | 0.0                                                                               | 5.1                                                                                | 0.0                                                                                 | 0.3                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 0.00                                                                                |
| Lane Grp Cap(c), veh/h       | 29                                                                                | 2585                                                                              | 1127                                                                              | 126                                                                               | 2780                                                                              | 0                                                                                 | 91                                                                                 | 96                                                                                  | 82                                                                                  | 1                                                                                   | 1                                                                                   | 0                                                                                   |
| V/C Ratio(X)                 | 0.35                                                                              | 0.66                                                                              | 0.05                                                                              | 0.89                                                                              | 0.48                                                                              | 0.00                                                                              | 0.79                                                                               | 0.00                                                                                | 0.05                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Avail Cap(c_a), veh/h        | 126                                                                               | 2585                                                                              | 1127                                                                              | 126                                                                               | 2780                                                                              | 0                                                                                 | 126                                                                                | 596                                                                                 | 507                                                                                 | 126                                                                                 | 596                                                                                 | 0                                                                                   |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 0.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 0.00                                                                                | 0.00                                                                                | 0.00                                                                                |
| Uniform Delay (d), s/veh     | 60.8                                                                              | 8.4                                                                               | 4.5                                                                               | 57.5                                                                              | 4.3                                                                               | 0.0                                                                               | 58.6                                                                               | 0.0                                                                                 | 56.3                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Incr Delay (d2), s/veh       | 7.0                                                                               | 1.3                                                                               | 0.1                                                                               | 49.1                                                                              | 0.6                                                                               | 0.0                                                                               | 19.7                                                                               | 0.0                                                                                 | 0.2                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 0.4                                                                               | 15.1                                                                              | 0.6                                                                               | 5.6                                                                               | 7.8                                                                               | 0.0                                                                               | 3.0                                                                                | 0.0                                                                                 | 0.1                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp Delay(d),s/veh         | 67.8                                                                              | 9.7                                                                               | 4.6                                                                               | 106.6                                                                             | 4.9                                                                               | 0.0                                                                               | 78.2                                                                               | 0.0                                                                                 | 56.6                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| LnGrp LOS                    | E                                                                                 | A                                                                                 | A                                                                                 | F                                                                                 | A                                                                                 |                                                                                   | E                                                                                  |                                                                                     | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |
| Approach Vol, veh/h          |                                                                                   | 1771                                                                              |                                                                                   |                                                                                   | 1443                                                                              |                                                                                   |                                                                                    | 76                                                                                  |                                                                                     |                                                                                     | 0                                                                                   |                                                                                     |
| Approach Delay, s/veh        |                                                                                   | 9.8                                                                               |                                                                                   |                                                                                   | 12.9                                                                              |                                                                                   |                                                                                    | 77.1                                                                                |                                                                                     |                                                                                     | 0.0                                                                                 |                                                                                     |
| Approach LOS                 |                                                                                   | A                                                                                 |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                    | E                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 7.1                                                                               | 105.8                                                                             | 0.0                                                                               | 12.1                                                                              | 14.0                                                                              | 98.9                                                                              | 11.5                                                                               | 0.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.0                                                                               | 5.6                                                                               | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 9.0                                                                               | 44.3                                                                              | 9.0                                                                               | 40.4                                                                              | 9.0                                                                               | 44.3                                                                              | 9.0                                                                                | 40.4                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 2.7                                                                               | 17.8                                                                              | 0.0                                                                               | 2.3                                                                               | 10.0                                                                              | 32.9                                                                              | 7.1                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.0                                                                               | 23.0                                                                              | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 10.6                                                                              | 0.0                                                                                | 0.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| <b>Intersection Summary</b>  |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          |                                                                                   |                                                                                   |                                                                                   | 12.7                                                                              |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 |                                                                                   |                                                                                   |                                                                                   | B                                                                                 |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection               |                                                                                   |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|----------------------------|-----------------------------------------------------------------------------------|------|--------|--------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh           | 1.4                                                                               |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                   | EBL                                                                               | EBT                                                                               | EBR    | WBL                        | WBT                                                                               | WBR  | NBL    | NBT                            | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations        |  |  |        |                            |  |      |        |                                |  |  |      |  |
| Traffic Vol, veh/h         | 13                                                                                | 1037                                                                              | 40     | 0                          | 1871                                                                              | 11   | 0      | 0                              | 30                                                                                | 16                                                                                  | 0    | 40                                                                                  |
| Future Vol, veh/h          | 13                                                                                | 1037                                                                              | 40     | 0                          | 1871                                                                              | 11   | 0      | 0                              | 30                                                                                | 16                                                                                  | 0    | 40                                                                                  |
| Conflicting Peds, #/hr     | 0                                                                                 | 0                                                                                 | 5      | 5                          | 0                                                                                 | 0    | 0      | 0                              | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control               | Free                                                                              | Free                                                                              | Free   | Free                       | Free                                                                              | Free | Stop   | Stop                           | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized             | -                                                                                 | -                                                                                 | None   | -                          | -                                                                                 | None | -      | -                              | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length             | 100                                                                               | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, #   | -                                                                                 | 0                                                                                 | -      | -                          | 0                                                                                 | -    | -      | 0                              | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                   | -                                                                                 | 0                                                                                 | -      | -                          | 0                                                                                 | -    | -      | 0                              | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor           | 92                                                                                | 86                                                                                | 86     | 86                         | 86                                                                                | 92   | 86     | 92                             | 86                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %          | 2                                                                                 | 3                                                                                 | 9      | 3                          | 3                                                                                 | 2    | 3      | 2                              | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                  | 14                                                                                | 1206                                                                              | 47     | 0                          | 2176                                                                              | 12   | 0      | 0                              | 35                                                                                | 17                                                                                  | 0    | 43                                                                                  |
|                            |                                                                                   |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Major/Minor                | Major1                                                                            |                                                                                   | Major2 |                            | Minor1                                                                            |      | Minor2 |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Conflicting Flow All       | 2188                                                                              | 0                                                                                 | 0      | -                          | -                                                                                 | 0    | -      | -                              | 631                                                                               | 2813                                                                                | -    | 1094                                                                                |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 2182                                                                                | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 631                                                                                 | -    | -                                                                                   |
| Critical Hdwy              | 4.14                                                                              | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | 6.96                                                                              | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1        | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2        | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy             | 2.22                                                                              | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | 3.33                                                                              | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver         | 239                                                                               | -                                                                                 | -      | 0                          | -                                                                                 | -    | 0      | 0                              | 421                                                                               | ~ 8                                                                                 | 0    | 209                                                                                 |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | 0                          | -                                                                                 | -    | 0      | 0                              | -                                                                                 | 47                                                                                  | 0    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | 0                          | -                                                                                 | -    | 0      | 0                              | -                                                                                 | 436                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %         |                                                                                   | -                                                                                 | -      |                            | -                                                                                 | -    |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver         | 239                                                                               | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | 419                                                                               | ~ 7                                                                                 | -    | 209                                                                                 |
| Mov Cap-2 Maneuver         | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 37                                                                                  | -    | -                                                                                   |
| Stage 1                    | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 44                                                                                  | -    | -                                                                                   |
| Stage 2                    | -                                                                                 | -                                                                                 | -      | -                          | -                                                                                 | -    | -      | -                              | -                                                                                 | 376                                                                                 | -    | -                                                                                   |
|                            |                                                                                   |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Approach                   | EB                                                                                |                                                                                   | WB     |                            | NB                                                                                |      | SB     |                                |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay, s       | 0.2                                                                               |                                                                                   | 0      |                            | 14.4                                                                              |      | 67.5   |                                |                                                                                   |                                                                                     |      |                                                                                     |
| HCM LOS                    |                                                                                   |                                                                                   |        |                            | B                                                                                 |      | F      |                                |                                                                                   |                                                                                     |      |                                                                                     |
|                            |                                                                                   |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt      | NBLn1                                                                             | EBL                                                                               | EBT    | EBR                        | WBT                                                                               | WBR  | SBLn1  | SBLn2                          |                                                                                   |                                                                                     |      |                                                                                     |
| Capacity (veh/h)           | 419                                                                               | 239                                                                               | -      | -                          | -                                                                                 | -    | 37     | 209                            |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio         | 0.083                                                                             | 0.059                                                                             | -      | -                          | -                                                                                 | -    | 0.47   | 0.208                          |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)      | 14.4                                                                              | 21                                                                                | -      | -                          | -                                                                                 | -    | 169.6  | 26.7                           |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane LOS               | B                                                                                 | C                                                                                 | -      | -                          | -                                                                                 | -    | F      | D                              |                                                                                   |                                                                                     |      |                                                                                     |
| HCM 95th %tile Q(veh)      | 0.3                                                                               | 0.2                                                                               | -      | -                          | -                                                                                 | -    | 1.6    | 0.8                            |                                                                                   |                                                                                     |      |                                                                                     |
| Notes                      |                                                                                   |                                                                                   |        |                            |                                                                                   |      |        |                                |                                                                                   |                                                                                     |      |                                                                                     |
| ~: Volume exceeds capacity |                                                                                   | \$: Delay exceeds 300s                                                            |        | +: Computation Not Defined |                                                                                   |      |        | *: All major volume in platoon |                                                                                   |                                                                                     |      |                                                                                     |



# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Cumulative Plus Project AM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 57                                                                                | 956                                                                               | 80                                                                                | 50                                                                                | 1661                                                                              | 112                                                                               | 150                                                                                | 14                                                                                  | 120                                                                                 | 106                                                                                 | 6                                                                                   | 71                                                                                  |
| Future Volume (veh/h)        | 57                                                                                | 956                                                                               | 80                                                                                | 50                                                                                | 1661                                                                              | 112                                                                               | 150                                                                                | 14                                                                                  | 120                                                                                 | 106                                                                                 | 6                                                                                   | 71                                                                                  |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 0.99                                                                              | 1.00                                                                               |                                                                                     | 0.99                                                                                | 1.00                                                                                |                                                                                     | 0.99                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 68                                                                                | 1138                                                                              | 60                                                                                | 60                                                                                | 1977                                                                              | 131                                                                               | 179                                                                                | 17                                                                                  | 12                                                                                  | 126                                                                                 | 7                                                                                   | 8                                                                                   |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                              | 0.84                                                                               | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                | 0.84                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 86                                                                                | 2372                                                                              | 1032                                                                              | 79                                                                                | 2245                                                                              | 147                                                                               | 216                                                                                | 58                                                                                  | 41                                                                                  | 203                                                                                 | 45                                                                                  | 52                                                                                  |
| Arrive On Green              | 0.05                                                                              | 0.68                                                                              | 0.68                                                                              | 0.04                                                                              | 0.67                                                                              | 0.67                                                                              | 0.06                                                                               | 0.06                                                                                | 0.06                                                                                | 0.06                                                                                | 0.06                                                                                | 0.06                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1525                                                                              | 1757                                                                              | 3338                                                                              | 219                                                                               | 3408                                                                               | 1005                                                                                | 710                                                                                 | 3408                                                                                | 784                                                                                 | 897                                                                                 |
| Grp Volume(v), veh/h         | 68                                                                                | 1138                                                                              | 60                                                                                | 60                                                                                | 1027                                                                              | 1081                                                                              | 179                                                                                | 0                                                                                   | 29                                                                                  | 126                                                                                 | 0                                                                                   | 15                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1525                                                                              | 1757                                                                              | 1752                                                                              | 1805                                                                              | 1704                                                                               | 0                                                                                   | 1715                                                                                | 1704                                                                                | 0                                                                                   | 1681                                                                                |
| Q Serve(g_s), s              | 5.4                                                                               | 22.0                                                                              | 1.9                                                                               | 4.8                                                                               | 65.8                                                                              | 69.5                                                                              | 7.4                                                                                | 0.0                                                                                 | 2.3                                                                                 | 5.1                                                                                 | 0.0                                                                                 | 1.2                                                                                 |
| Cycle Q Clear(g_c), s        | 5.4                                                                               | 22.0                                                                              | 1.9                                                                               | 4.8                                                                               | 65.8                                                                              | 69.5                                                                              | 7.4                                                                                | 0.0                                                                                 | 2.3                                                                                 | 5.1                                                                                 | 0.0                                                                                 | 1.2                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.12                                                                              | 1.00                                                                               |                                                                                     | 0.41                                                                                | 1.00                                                                                |                                                                                     | 0.53                                                                                |
| Lane Grp Cap(c), veh/h       | 86                                                                                | 2372                                                                              | 1032                                                                              | 79                                                                                | 1178                                                                              | 1213                                                                              | 216                                                                                | 0                                                                                   | 98                                                                                  | 203                                                                                 | 0                                                                                   | 97                                                                                  |
| V/C Ratio(X)                 | 0.79                                                                              | 0.48                                                                              | 0.06                                                                              | 0.76                                                                              | 0.87                                                                              | 0.89                                                                              | 0.83                                                                               | 0.00                                                                                | 0.29                                                                                | 0.62                                                                                | 0.00                                                                                | 0.15                                                                                |
| Avail Cap(c_a), veh/h        | 186                                                                               | 2372                                                                              | 1032                                                                              | 186                                                                               | 1178                                                                              | 1213                                                                              | 216                                                                                | 0                                                                                   | 435                                                                                 | 264                                                                                 | 0                                                                                   | 450                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 66.7                                                                              | 11.0                                                                              | 7.7                                                                               | 67.0                                                                              | 18.4                                                                              | 19.0                                                                              | 65.7                                                                               | 0.0                                                                                 | 64.1                                                                                | 65.1                                                                                | 0.0                                                                                 | 63.5                                                                                |
| Incr Delay (d2), s/veh       | 14.4                                                                              | 0.7                                                                               | 0.1                                                                               | 14.2                                                                              | 9.0                                                                               | 10.1                                                                              | 22.7                                                                               | 0.0                                                                                 | 1.6                                                                                 | 3.1                                                                                 | 0.0                                                                                 | 0.7                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 3.0                                                                               | 10.8                                                                              | 0.8                                                                               | 2.6                                                                               | 34.3                                                                              | 37.6                                                                              | 4.2                                                                                | 0.0                                                                                 | 1.1                                                                                 | 2.5                                                                                 | 0.0                                                                                 | 0.6                                                                                 |
| LnGrp Delay(d),s/veh         | 81.2                                                                              | 11.7                                                                              | 7.8                                                                               | 81.2                                                                              | 27.4                                                                              | 29.1                                                                              | 88.3                                                                               | 0.0                                                                                 | 65.8                                                                                | 68.2                                                                                | 0.0                                                                                 | 64.3                                                                                |
| LnGrp LOS                    | F                                                                                 | B                                                                                 | A                                                                                 | F                                                                                 | C                                                                                 | C                                                                                 | F                                                                                  |                                                                                     | E                                                                                   | E                                                                                   |                                                                                     | E                                                                                   |
| Approach Vol, veh/h          | 1266                                                                              |                                                                                   |                                                                                   |                                                                                   | 2168                                                                              |                                                                                   |                                                                                    | 208                                                                                 |                                                                                     |                                                                                     | 141                                                                                 |                                                                                     |
| Approach Delay, s/veh        | 15.2                                                                              |                                                                                   |                                                                                   |                                                                                   | 29.7                                                                              |                                                                                   |                                                                                    | 85.2                                                                                |                                                                                     |                                                                                     | 67.8                                                                                |                                                                                     |
| Approach LOS                 | B                                                                                 |                                                                                   |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | F                                                                                   |                                                                                     |                                                                                     | E                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 12.0                                                                              | 102.1                                                                             | 14.1                                                                              | 13.7                                                                              | 11.3                                                                              | 102.7                                                                             | 14.0                                                                               | 13.8                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 15.0                                                                              | 95.4                                                                              | 11.0                                                                              | * 36                                                                              | 15.0                                                                              | 95.4                                                                              | 9.0                                                                                | 38.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 7.4                                                                               | 71.5                                                                              | 7.1                                                                               | 4.3                                                                               | 6.8                                                                               | 24.0                                                                              | 9.4                                                                                | 3.2                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 21.9                                                                              | 0.1                                                                               | 0.1                                                                               | 0.1                                                                               | 56.3                                                                              | 0.0                                                                                | 0.5                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          | 29.3                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 | C                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Notes                        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |

| Intersection             |                                                                                   |                                                                                   |        |      |                                                                                   |        |       |       |                                                                                   |                                                                                     |      |                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|------|-----------------------------------------------------------------------------------|--------|-------|-------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------|
| Int Delay, s/veh         | 0.7                                                                               |                                                                                   |        |      |                                                                                   |        |       |       |                                                                                   |                                                                                     |      |                                                                                     |
| Movement                 | EBL                                                                               | EBT                                                                               | EBR    | WBL  | WBT                                                                               | WBR    | NBL   | NBT   | NBR                                                                               | SBL                                                                                 | SBT  | SBR                                                                                 |
| Lane Configurations      |  |  |        |      |  |        |       |       |  |  |      |  |
| Traffic Vol, veh/h       | 45                                                                                | 1832                                                                              | 50     | 0    | 1464                                                                              | 36     | 0     | 0     | 20                                                                                | 11                                                                                  | 0    | 26                                                                                  |
| Future Vol, veh/h        | 45                                                                                | 1832                                                                              | 50     | 0    | 1464                                                                              | 36     | 0     | 0     | 20                                                                                | 11                                                                                  | 0    | 26                                                                                  |
| Conflicting Peds, #/hr   | 0                                                                                 | 0                                                                                 | 3      | 3    | 0                                                                                 | 0      | 0     | 0     | 0                                                                                 | 0                                                                                   | 0    | 0                                                                                   |
| Sign Control             | Free                                                                              | Free                                                                              | Free   | Free | Free                                                                              | Free   | Stop  | Stop  | Stop                                                                              | Stop                                                                                | Stop | Stop                                                                                |
| RT Channelized           | -                                                                                 | -                                                                                 | None   | -    | -                                                                                 | None   | -     | -     | None                                                                              | -                                                                                   | -    | None                                                                                |
| Storage Length           | 200                                                                               | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | 0                                                                                 | 0                                                                                   | -    | 0                                                                                   |
| Veh in Median Storage, # | -                                                                                 | 0                                                                                 | -      | -    | 0                                                                                 | -      | -     | 0     | -                                                                                 | -                                                                                   | 1    | -                                                                                   |
| Grade, %                 | -                                                                                 | 0                                                                                 | -      | -    | 0                                                                                 | -      | -     | 0     | -                                                                                 | -                                                                                   | 0    | -                                                                                   |
| Peak Hour Factor         | 92                                                                                | 99                                                                                | 99     | 99   | 99                                                                                | 92     | 99    | 92    | 99                                                                                | 92                                                                                  | 92   | 92                                                                                  |
| Heavy Vehicles, %        | 2                                                                                 | 3                                                                                 | 3      | 3    | 3                                                                                 | 2      | 3     | 2     | 3                                                                                 | 2                                                                                   | 2    | 2                                                                                   |
| Mvmt Flow                | 49                                                                                | 1851                                                                              | 51     | 0    | 1479                                                                              | 39     | 0     | 0     | 20                                                                                | 12                                                                                  | 0    | 28                                                                                  |
|                          |                                                                                   |                                                                                   |        |      |                                                                                   |        |       |       |                                                                                   |                                                                                     |      |                                                                                     |
| Major/Minor              | Major1                                                                            |                                                                                   | Major2 |      |                                                                                   | Minor1 |       |       | Minor2                                                                            |                                                                                     |      |                                                                                     |
| Conflicting Flow All     | 1518                                                                              | 0                                                                                 | 0      | -    | -                                                                                 | 0      | -     | -     | 954                                                                               | 2521                                                                                | -    | 759                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 1498                                                                                | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 1023                                                                                | -    | -                                                                                   |
| Critical Hdwy            | 4.14                                                                              | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | 6.96                                                                              | 7.54                                                                                | -    | 6.94                                                                                |
| Critical Hdwy Stg 1      | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Critical Hdwy Stg 2      | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 6.54                                                                                | -    | -                                                                                   |
| Follow-up Hdwy           | 2.22                                                                              | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | 3.33                                                                              | 3.52                                                                                | -    | 3.32                                                                                |
| Pot Cap-1 Maneuver       | 436                                                                               | -                                                                                 | -      | 0    | -                                                                                 | -      | 0     | 0     | 257                                                                               | 14                                                                                  | 0    | 349                                                                                 |
| Stage 1                  | -                                                                                 | -                                                                                 | -      | 0    | -                                                                                 | -      | 0     | 0     | -                                                                                 | 128                                                                                 | 0    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -      | 0    | -                                                                                 | -      | 0     | 0     | -                                                                                 | 252                                                                                 | 0    | -                                                                                   |
| Platoon blocked, %       |                                                                                   | -                                                                                 | -      |      | -                                                                                 | -      |       |       |                                                                                   |                                                                                     |      |                                                                                     |
| Mov Cap-1 Maneuver       | 436                                                                               | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | 256                                                                               | 12                                                                                  | -    | 349                                                                                 |
| Mov Cap-2 Maneuver       | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 72                                                                                  | -    | -                                                                                   |
| Stage 1                  | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 114                                                                                 | -    | -                                                                                   |
| Stage 2                  | -                                                                                 | -                                                                                 | -      | -    | -                                                                                 | -      | -     | -     | -                                                                                 | 206                                                                                 | -    | -                                                                                   |
|                          |                                                                                   |                                                                                   |        |      |                                                                                   |        |       |       |                                                                                   |                                                                                     |      |                                                                                     |
| Approach                 | EB                                                                                |                                                                                   | WB     |      |                                                                                   | NB     |       |       | SB                                                                                |                                                                                     |      |                                                                                     |
| HCM Control Delay, s     | 0.4                                                                               |                                                                                   | 0      |      |                                                                                   | 20.3   |       |       | 30.6                                                                              |                                                                                     |      |                                                                                     |
| HCM LOS                  |                                                                                   |                                                                                   |        |      |                                                                                   | C      |       |       | D                                                                                 |                                                                                     |      |                                                                                     |
|                          |                                                                                   |                                                                                   |        |      |                                                                                   |        |       |       |                                                                                   |                                                                                     |      |                                                                                     |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBL                                                                               | EBT    | EBR  | WBT                                                                               | WBR    | SBLn1 | SBLn2 |                                                                                   |                                                                                     |      |                                                                                     |
| Capacity (veh/h)         | 256                                                                               | 436                                                                               | -      | -    | -                                                                                 | -      | 72    | 349   |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane V/C Ratio       | 0.079                                                                             | 0.112                                                                             | -      | -    | -                                                                                 | -      | 0.166 | 0.081 |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Control Delay (s)    | 20.3                                                                              | 14.3                                                                              | -      | -    | -                                                                                 | -      | 64.7  | 16.2  |                                                                                   |                                                                                     |      |                                                                                     |
| HCM Lane LOS             | C                                                                                 | B                                                                                 | -      | -    | -                                                                                 | -      | F     | C     |                                                                                   |                                                                                     |      |                                                                                     |
| HCM 95th %tile O(veh)    | 0.3                                                                               | 0.4                                                                               | -      | -    | -                                                                                 | -      | 0.6   | 0.3   |                                                                                   |                                                                                     |      |                                                                                     |

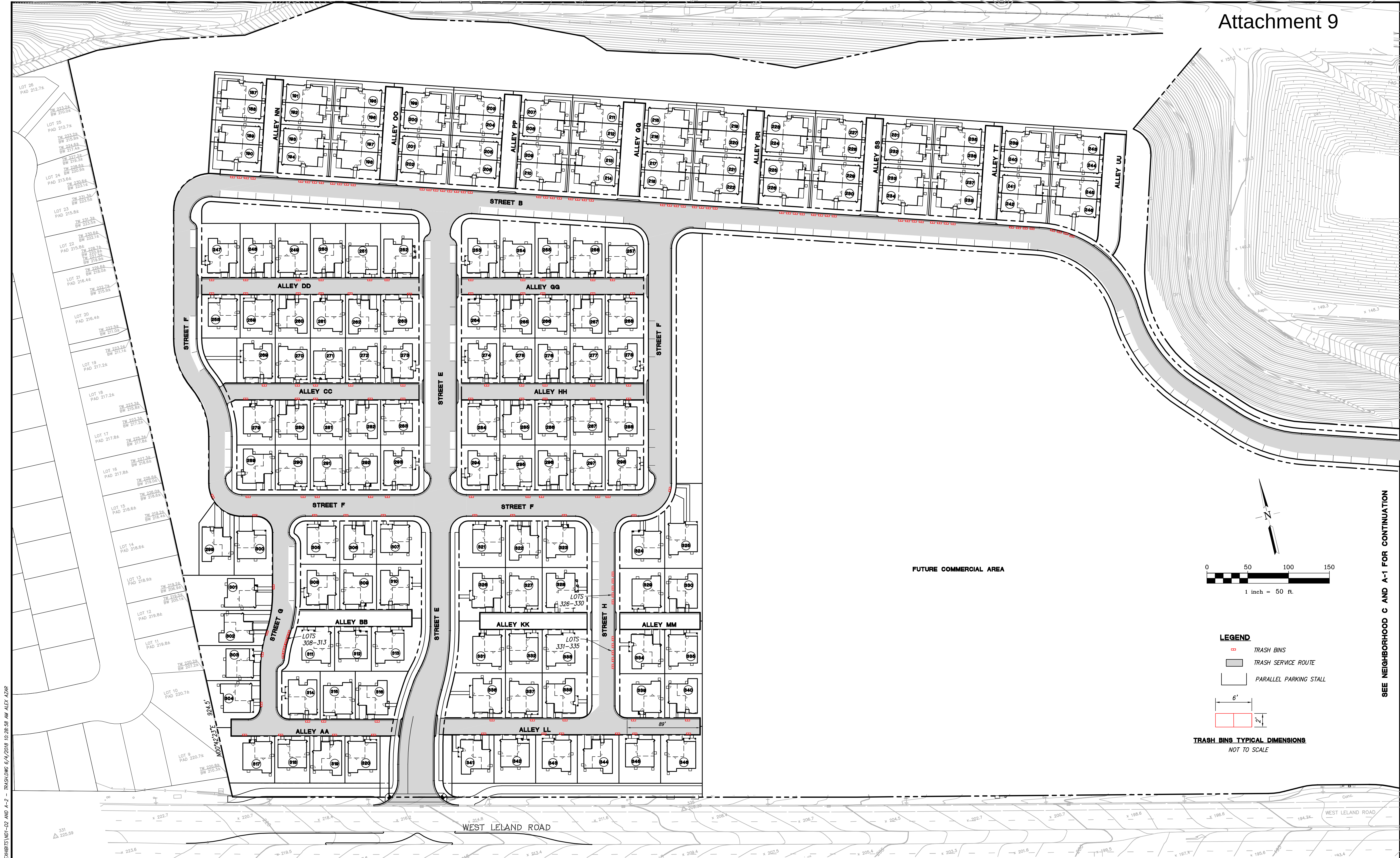
# HCM 2010 Signalized Intersection Summary

## 5: Alves Ranch Rd & W Ieland Rd

Cumulative Plus Project PM

|                              |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Movement                     | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations          |  |  |  |  |  |                                                                                   |  |  |                                                                                     |  |  |  |
| Traffic Volume (veh/h)       | 170                                                                               | 1623                                                                              | 80                                                                                | 110                                                                               | 1296                                                                              | 278                                                                               | 66                                                                                 | 36                                                                                  | 76                                                                                  | 309                                                                                 | 32                                                                                  | 136                                                                                 |
| Future Volume (veh/h)        | 170                                                                               | 1623                                                                              | 80                                                                                | 110                                                                               | 1296                                                                              | 278                                                                               | 66                                                                                 | 36                                                                                  | 76                                                                                  | 309                                                                                 | 32                                                                                  | 136                                                                                 |
| Number                       | 1                                                                                 | 6                                                                                 | 16                                                                                | 5                                                                                 | 2                                                                                 | 12                                                                                | 7                                                                                  | 4                                                                                   | 14                                                                                  | 3                                                                                   | 8                                                                                   | 18                                                                                  |
| Initial Q (Qb), veh          | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Ped-Bike Adj(A_pbT)          | 1.00                                                                              |                                                                                   | 0.97                                                                              | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                               |                                                                                     | 1.00                                                                                | 1.00                                                                                |                                                                                     | 1.00                                                                                |
| Parking Bus, Adj             | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Adj Sat Flow, veh/h/ln       | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1845                                                                              | 1900                                                                              | 1845                                                                               | 1845                                                                                | 1900                                                                                | 1845                                                                                | 1845                                                                                | 1900                                                                                |
| Adj Flow Rate, veh/h         | 175                                                                               | 1673                                                                              | 40                                                                                | 113                                                                               | 1336                                                                              | 287                                                                               | 68                                                                                 | 37                                                                                  | 9                                                                                   | 319                                                                                 | 33                                                                                  | 27                                                                                  |
| Adj No. of Lanes             | 1                                                                                 | 2                                                                                 | 1                                                                                 | 1                                                                                 | 2                                                                                 | 0                                                                                 | 2                                                                                  | 1                                                                                   | 0                                                                                   | 2                                                                                   | 1                                                                                   | 0                                                                                   |
| Peak Hour Factor             | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                              | 0.97                                                                               | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                | 0.97                                                                                |
| Percent Heavy Veh, %         | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                 | 3                                                                                  | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   | 3                                                                                   |
| Cap, veh/h                   | 202                                                                               | 2003                                                                              | 872                                                                               | 138                                                                               | 1540                                                                              | 325                                                                               | 173                                                                                | 80                                                                                  | 19                                                                                  | 378                                                                                 | 114                                                                                 | 93                                                                                  |
| Arrive On Green              | 0.11                                                                              | 0.57                                                                              | 0.57                                                                              | 0.08                                                                              | 0.54                                                                              | 0.54                                                                              | 0.05                                                                               | 0.06                                                                                | 0.06                                                                                | 0.11                                                                                | 0.12                                                                                | 0.12                                                                                |
| Sat Flow, veh/h              | 1757                                                                              | 3505                                                                              | 1526                                                                              | 1757                                                                              | 2878                                                                              | 608                                                                               | 3408                                                                               | 1434                                                                                | 349                                                                                 | 3408                                                                                | 940                                                                                 | 769                                                                                 |
| Grp Volume(v), veh/h         | 175                                                                               | 1673                                                                              | 40                                                                                | 113                                                                               | 805                                                                               | 818                                                                               | 68                                                                                 | 0                                                                                   | 46                                                                                  | 319                                                                                 | 0                                                                                   | 60                                                                                  |
| Grp Sat Flow(s),veh/h/ln     | 1757                                                                              | 1752                                                                              | 1526                                                                              | 1757                                                                              | 1752                                                                              | 1734                                                                              | 1704                                                                               | 0                                                                                   | 1783                                                                                | 1704                                                                                | 0                                                                                   | 1709                                                                                |
| Q Serve(g_s), s              | 12.2                                                                              | 48.9                                                                              | 1.4                                                                               | 7.9                                                                               | 49.4                                                                              | 51.9                                                                              | 2.4                                                                                | 0.0                                                                                 | 3.1                                                                                 | 11.5                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Cycle Q Clear(g_c), s        | 12.2                                                                              | 48.9                                                                              | 1.4                                                                               | 7.9                                                                               | 49.4                                                                              | 51.9                                                                              | 2.4                                                                                | 0.0                                                                                 | 3.1                                                                                 | 11.5                                                                                | 0.0                                                                                 | 4.0                                                                                 |
| Prop In Lane                 | 1.00                                                                              |                                                                                   | 1.00                                                                              | 1.00                                                                              |                                                                                   | 0.35                                                                              | 1.00                                                                               |                                                                                     | 0.20                                                                                | 1.00                                                                                |                                                                                     | 0.45                                                                                |
| Lane Grp Cap(c), veh/h       | 202                                                                               | 2003                                                                              | 872                                                                               | 138                                                                               | 938                                                                               | 928                                                                               | 173                                                                                | 0                                                                                   | 100                                                                                 | 378                                                                                 | 0                                                                                   | 207                                                                                 |
| V/C Ratio(X)                 | 0.87                                                                              | 0.84                                                                              | 0.05                                                                              | 0.82                                                                              | 0.86                                                                              | 0.88                                                                              | 0.39                                                                               | 0.00                                                                                | 0.46                                                                                | 0.84                                                                                | 0.00                                                                                | 0.29                                                                                |
| Avail Cap(c_a), veh/h        | 253                                                                               | 2003                                                                              | 872                                                                               | 183                                                                               | 938                                                                               | 928                                                                               | 191                                                                                | 0                                                                                   | 514                                                                                 | 436                                                                                 | 0                                                                                   | 615                                                                                 |
| HCM Platoon Ratio            | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                | 1.00                                                                                |
| Upstream Filter(I)           | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                              | 1.00                                                                               | 0.00                                                                                | 1.00                                                                                | 1.00                                                                                | 0.00                                                                                | 1.00                                                                                |
| Uniform Delay (d), s/veh     | 54.4                                                                              | 21.9                                                                              | 11.8                                                                              | 56.7                                                                              | 25.0                                                                              | 25.6                                                                              | 57.5                                                                               | 0.0                                                                                 | 57.2                                                                                | 54.5                                                                                | 0.0                                                                                 | 50.0                                                                                |
| Incr Delay (d2), s/veh       | 22.0                                                                              | 4.3                                                                               | 0.1                                                                               | 19.5                                                                              | 10.0                                                                              | 11.8                                                                              | 1.5                                                                                | 0.0                                                                                 | 3.3                                                                                 | 12.5                                                                                | 0.0                                                                                 | 0.8                                                                                 |
| Initial Q Delay(d3),s/veh    | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| %ile BackOfQ(50%),veh/ln     | 7.2                                                                               | 24.7                                                                              | 0.6                                                                               | 4.6                                                                               | 26.3                                                                              | 27.8                                                                              | 1.2                                                                                | 0.0                                                                                 | 1.6                                                                                 | 6.1                                                                                 | 0.0                                                                                 | 1.9                                                                                 |
| LnGrp Delay(d),s/veh         | 76.4                                                                              | 26.2                                                                              | 11.9                                                                              | 76.2                                                                              | 35.0                                                                              | 37.4                                                                              | 58.9                                                                               | 0.0                                                                                 | 60.5                                                                                | 67.0                                                                                | 0.0                                                                                 | 50.8                                                                                |
| LnGrp LOS                    | E                                                                                 | C                                                                                 | B                                                                                 | E                                                                                 | D                                                                                 | D                                                                                 | E                                                                                  |                                                                                     | E                                                                                   | E                                                                                   |                                                                                     | D                                                                                   |
| Approach Vol, veh/h          | 1888                                                                              |                                                                                   |                                                                                   |                                                                                   | 1736                                                                              |                                                                                   |                                                                                    |                                                                                     | 114                                                                                 |                                                                                     | 379                                                                                 |                                                                                     |
| Approach Delay, s/veh        | 30.6                                                                              |                                                                                   |                                                                                   |                                                                                   | 38.8                                                                              |                                                                                   |                                                                                    |                                                                                     | 59.6                                                                                |                                                                                     | 64.5                                                                                |                                                                                     |
| Approach LOS                 | C                                                                                 |                                                                                   |                                                                                   |                                                                                   | D                                                                                 |                                                                                   |                                                                                    |                                                                                     | E                                                                                   |                                                                                     | E                                                                                   |                                                                                     |
| Timer                        | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Assigned Phs                 | 1                                                                                 | 2                                                                                 | 3                                                                                 | 4                                                                                 | 5                                                                                 | 6                                                                                 | 7                                                                                  | 8                                                                                   |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Phs Duration (G+Y+Rc), s     | 19.4                                                                              | 73.6                                                                              | 19.5                                                                              | 12.6                                                                              | 14.8                                                                              | 78.1                                                                              | 11.3                                                                               | 20.7                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Change Period (Y+Rc), s      | 5.0                                                                               | 6.7                                                                               | 5.6                                                                               | * 5.6                                                                             | 5.0                                                                               | 6.7                                                                               | 5.0                                                                                | 5.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Green Setting (Gmax), s  | 18.0                                                                              | 32.7                                                                              | 16.0                                                                              | * 36                                                                              | 13.0                                                                              | 37.7                                                                              | 7.0                                                                                | 45.0                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Max Q Clear Time (g_c+I1), s | 14.2                                                                              | 53.9                                                                              | 13.5                                                                              | 5.1                                                                               | 9.9                                                                               | 50.9                                                                              | 4.4                                                                                | 6.0                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Green Ext Time (p_c), s      | 0.1                                                                               | 0.0                                                                               | 0.4                                                                               | 0.2                                                                               | 0.1                                                                               | 0.0                                                                               | 0.0                                                                                | 1.6                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Intersection Summary         |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 Ctrl Delay          | 38.0                                                                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| HCM 2010 LOS                 | D                                                                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Notes                        |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |





SEE NEIGHBORHOOD C AND A-1 FOR CONTINUATION

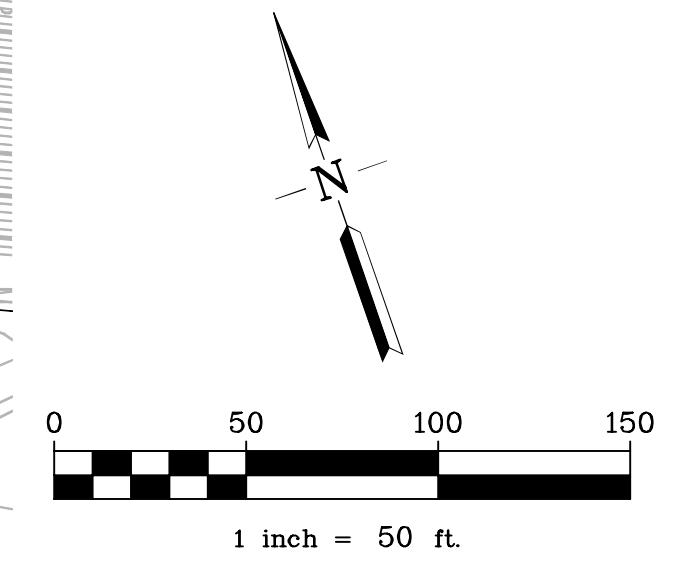
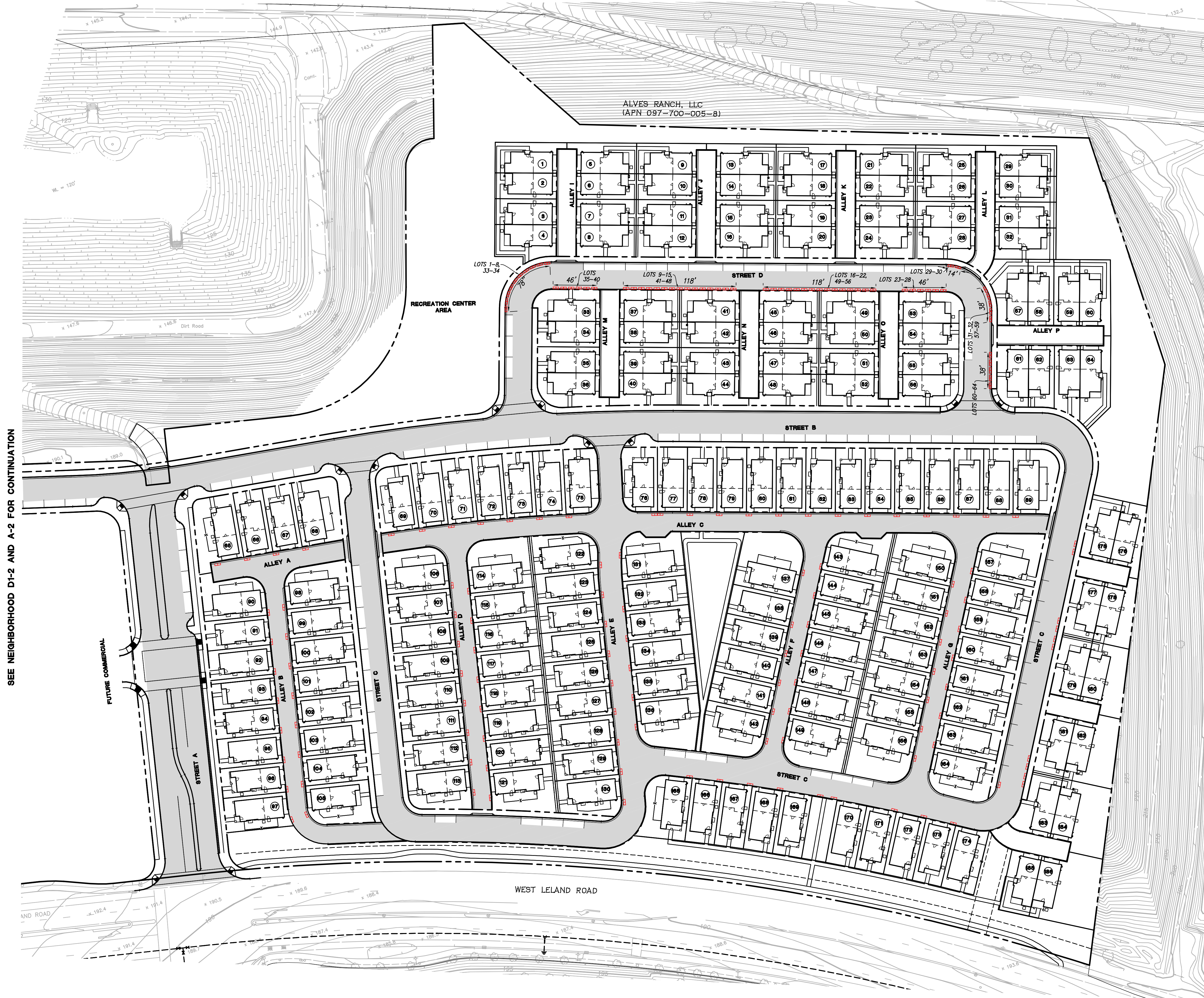
NEIGHBORHOOD D1-D2 AND A-2 TRASH PICKUP PLAN

ALVES RANCH

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA  
FOR: WILLIAM LYON HOMES

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300





**LEGEND**

- TRASH BINS
- TRASH SERVICE ROUTE
- PARALLEL PARKING STALL

NOTE:  
1) GREEN BINS WILL NOT BE USED.

**TRASH BINS TYPICAL DIMENSIONS**  
NOT TO SCALE

SEE NEIGHBORHOOD D1-2 AND A-2 FOR CONTINUATION

**NEIGHBORHOOD C AND A-1 TRASH PICKUP PLAN**  
**ALVES RANCH**  
CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA  
FOR: WILLIAM LYON HOMES

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Q:\002071\171084\CAD FILES\100-EXHIBITS\WC AND A-1 - TRASH.DWG 6/6/2018 9:07:45 AM TYLER SPANGLER



# Surrounding Uses and Existing Conditions



8/17/2018, 9:12:57 AM

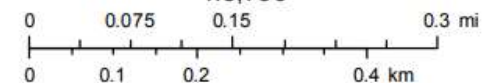
 Affordable Housing Sites  City Limits

Bus Stop



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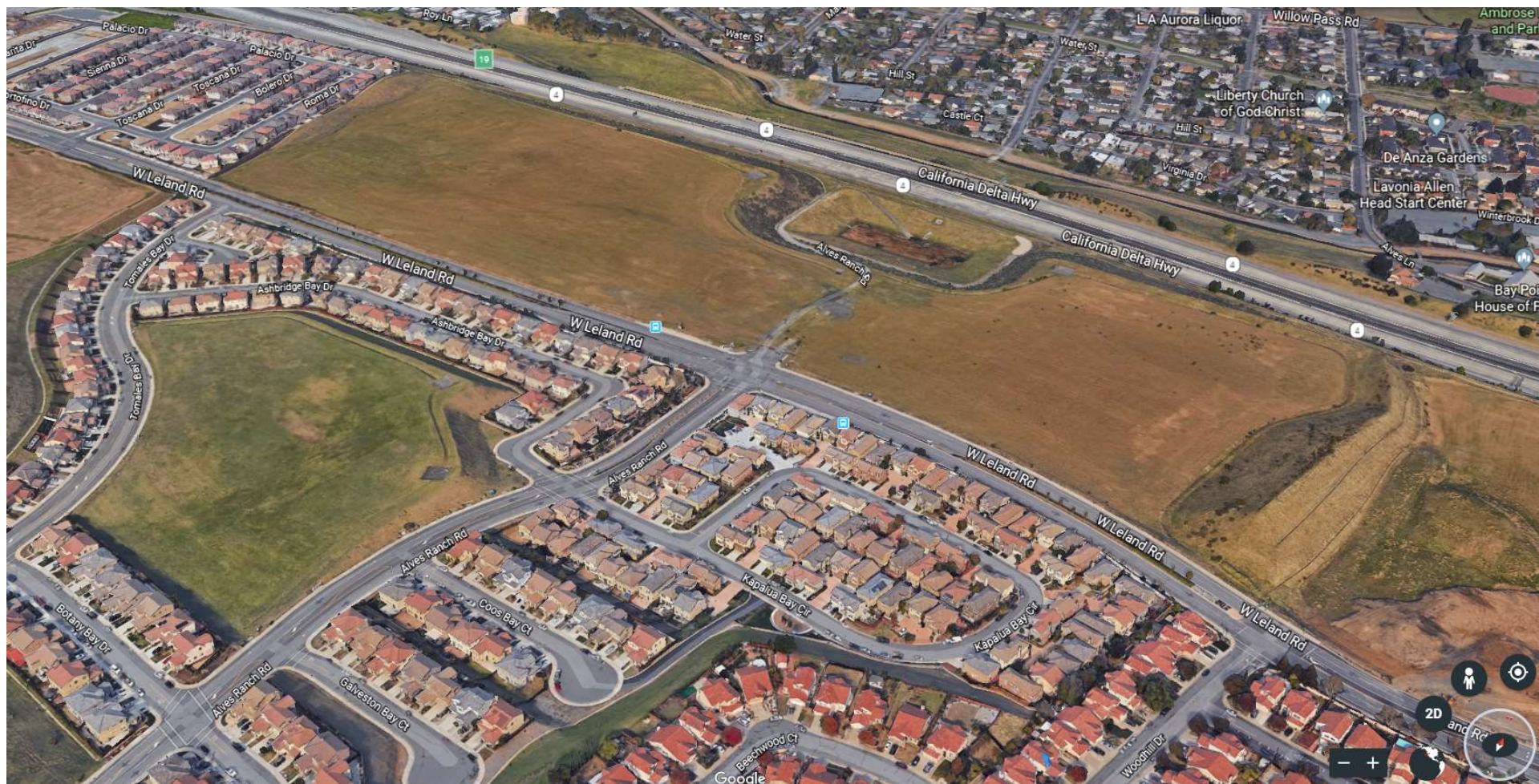
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## Surrounding Uses and Existing Conditions



**Attachment 11**  
**Applicable General Plan Goals and Policies**  
Alves Ranch Subdivision, AP-18-1348 (RZ, SUBD, DR)

| General Plan Goal or Policy                                                                                                                                                                                                                                                                                                                 | Analysis                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Element – Citywide</b>                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                        |
| <b>2-G-1:</b> Maintain a compact urban form within the City’s projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.                                                                                                                                           | <b>Consistent.</b> The proposed project would be constructed on an infill site.                                                                                                                                                                                                                        |
| <b>2-G-2:</b> Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.                                                                                                                                                      | <b>Consistent.</b> The proposed project would maintain an approximately 12-acre commercial area which is designated as Business Commercial and is located within walking distance from the Pittsburg/Bay Point BART Station.                                                                           |
| <b>2-G-3:</b> Emphasize concentrated commercial development, rather than linear commercial strips.                                                                                                                                                                                                                                          | <b>Consistent.</b> The proposed project would maintain an approximately 12-acre commercial area, which would allow for concentrated commercial development.                                                                                                                                            |
| <b>2-G-4:</b> Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City’s southern edge.                                                                                                                     | <b>Consistent.</b> The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and adjacent to bus stops located near the intersections of West Leland Road and Alves Ranch Road.                                                                                          |
| <b>2-G-5:</b> Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.                                                                                                                                                                      | <b>Consistent.</b> The proposed project would construct provide higher-density, single-family development on smaller lots ranging from approximately 1,800 to over 4,000 square feet.                                                                                                                  |
| <b>2-G-7:</b> Promote flexibility and diversity in land use arrangements, including mixed-use development in appropriate areas.                                                                                                                                                                                                             | <b>Consistent.</b> The proposed project would promote commercial development in an area surrounding and dominated by existing and proposed residential development,                                                                                                                                    |
| <b>2-P-5:</b> Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.                                                                                                                                                                                       | <b>Consistent.</b> The proposed project would utilize PD Zoning to allow for a variety of high quality housing types and a commercial component that would reduce automobile reliance for residents in the area.                                                                                       |
| <b>2-P-6:</b> Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development. | <b>Consistent.</b> The proposed project would include a recreation area complete with a bocce court and basketball court, a Class I pedestrian path along the project frontage, a Class I connection to the property to the east and designated on-street parking areas as well as off-street parking. |
| <b>2-P-7:</b> During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.                                                                                                        | <b>Consistent.</b> The proposed project would include 346 residential units in an area surrounded by existing residential development. The commercial portion of the proposed project would serve the residents of the area.                                                                           |



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| <p><b>2-P-10:</b> Reserve sites for Business Commercial uses, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Along State Route 4, focused at the Willow Pass Road/San Marco Boulevard interchange and Loveridge Road interchange;</li> <li>• Adjacent to the Pittsburg/Bay Point BART Station;</li> <li>• Between Willow Pass Road and the BNSF Railroad tracks, west of Downtown; and</li> <li>• Along Harbor Street, between State Route 4 and East Leland Road (the proposed Railroad Avenue BART Station).</li> </ul> | <p><b>Consistent.</b> The proposed project would reserve the Business Commercial land use and expand the zoning to also allow for support commercial uses such as retail or restaurants that serve the surrounding communities.</p>                                                                                          |
| <p><b>2-P-11:</b> Do not allow sites designated for Business Commercial uses to be changed to another land use designation unless it is determined that adequate sites are available elsewhere to meet the City's office and business development objectives.</p>                                                                                                                                                                                                                                                                                     | <p><b>Consistent.</b> The proposed project would not change the land use designation of the site.</p>                                                                                                                                                                                                                        |
| <p><b>2-P-15:</b> Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Consistent.</b> The proposed project would provide an overall residential density of approximately 14 dwelling units per acre, consistent with the High-Density Residential Land Use Designation.</p>                                                                                                                  |
| <p><b>2-P-16:</b> Develop criteria and standards for small-lot single-family residential development that:</p> <ul style="list-style-type: none"> <li>• Promotes design and development flexibility;</li> <li>• Includes design and bulk standards to ensure that development is appropriate and related to underlying lot size; and</li> <li>• Ensures that residential development promotes a neighborhood orientation, with limitation on frontage that can be occupied by garages.</li> </ul>                                                     | <p><b>Consistent.</b> The proposed project would utilize PD zoning to allow for small lot, single family residential development, which is appropriate for the underlying land use designation and reduced the prominence of garages.</p>                                                                                    |
| <p><b>2-P-30:</b> Encourage private developers to conduct geo-technical and biological studies prior to filing project applications to ensure environmentally sensitive project layout and design.</p>                                                                                                                                                                                                                                                                                                                                                | <p><b>Conditionally.</b> Recommended conditions of approval would require the developer provide confirmation of biological studies and geotechnical studies.</p>                                                                                                                                                             |
| <p><b>Land Use Element – Southwest Hills</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                              |
| <p><b>2-P-86:</b> Work with project developers to ensure that new residential neighborhoods and business commercial complexes built along West Leland Road provide transit amenities (such as pedestrian paths, bus shelters, bicycle racks) and convenient access to the Pittsburg/Bay Point BART Station.</p>                                                                                                                                                                                                                                       | <p><b>Consistent.</b> The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east.</p> <p>Further, a recommended condition of approval would require the developer install hanging bicycle racks within each residential garage.</p> |
| <p><b>2-P-87:</b> Ensure that all proposed residential development is set back from the edge of State Route 4 to mitigate visual and noise impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Consistent.</b> The proposed project would be setback to adequately mitigate visual and noise impacts. Additionally, the developer would be required to install noise barriers in areas identified within the noise analysis.</p>                                                                                      |

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| <p><b>2-P-89:</b> Allow development on the site east of the proposed West Leland Road/San Marco Boulevard intersection (Alves Ranch) as follows:</p> <ul style="list-style-type: none"> <li>• A maximum of 306 Hillside Low and Low-Density units, and 794 Medium and High Density residential units;</li> <li>• A maximum of 20 acres of Business Commercial between West Leland Road and State Route 4;</li> <li>• Grading to be kept to a minimum, all designated ridgelines protected, and impacts to creeks mitigated; and</li> <li>• Dedication of one school site.</li> </ul> | <p><b>Consistent.</b> The proposed project would stay within the maximum allowable number of units and commercial acreage. The amount of grading would be minimal as the site is relatively flat, and no ridgelines or creeks run through the site. As part of the Vista Del Mar development to the south, a school site was dedicated.</p>                                                             |
| <p><b>2-P-92:</b> Consider the development of a specific plan for the High Density Residential, Business Commercial, and Community Commercial areas adjacent to State Route 4, West Leland Road and San Marco Boulevard. Integrate all uses in this area into a mixed-use, transit-oriented village, featuring executive offices, research and development, entertainment, and hotel uses.</p>                                                                                                                                                                                       | <p><b>Consistent.</b> Staff believes the intent of this policy was to ensure that large areas of the identified subarea be developed in a cohesive manner that accounts for residents' housing, shopping and transportation needs. The proposed project would establish what accounts to a master planned community, with a variety of commercial and residential uses.</p>                             |
| <p><b>2-P-94:</b> Pursue construction of a landscaped multi-use path along West Leland Road, from Pittsburg/Bay Point BART Station to the proposed San Marco Village. Ensure that design of the linear parkway accommodates bicyclists.</p>                                                                                                                                                                                                                                                                                                                                          | <p><b>Consistent.</b> The proposed project would establish a Class I bicycle path along West Leland Road adjacent to the residential portions of the development, as well as a temporary 8-foot wide pathway along the commercial parcel.</p>                                                                                                                                                           |
| <p><b>Growth Management Element</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>3-G-1:</b> Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.</p>                                                                                                                                                                                                                                                                                                                          | <p><b>Consistent.</b> The proposed project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.</p> |
| <p><b>3-G-3:</b> Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.</p>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Consistent.</b> The project itself would provide a range of densities and would create a greater mix of densities in the larger subarea.</p>                                                                                                                                                                                                                                                      |
| <p><b>3-G-6:</b> Support efforts to establish a regional approach to transportation and land use planning.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Consistent.</b> The proposed project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.</p> |
| <p><b>3-G-9:</b> Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>3-G-10:</b> Foster development of a variety of housing types, densities and prices to balance the City's housing stock and meet the City's regional fair share housing needs for people of all income levels. (Housing Element Goal 13-G-1)</p>                                                                                                                                                                                                                                                                                                                                | <p><b>Consistent.</b> The project itself would provide a range of densities and housing types, including single-family attached and detached units, and would create a greater mix of densities and types in the larger subarea.</p>                                                                                                                                                                    |

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| <p><b>3-P-1:</b> Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.</p>                                                                                                                                                                                         | <p><b>Consistent.</b> The project site is within an area of the City where public facilities are available.</p>                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>3-P-2:</b> Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.</p>                                                                                                                                                                                                                                               | <p><b>Conditionally Consistent.</b> The 2004 Vista Del Mar EIR analyzed the capacity of the transportation system, and recommended mitigations to ensure that the transportation system remained adequate. A trip generation and site access and circulation assessment have found the project is consistent with the 2004 EIR, and thus, with the implementation of applicable mitigation measures, would be adequately served by the existing and planned transportation system.</p> |
| <p><b>3-P-5:</b> As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City but require that project proponents pay all fees associated with development of such studies.</p> | <p><b>Consistent.</b> A traffic impact study was prepared as part of the 2004 EIR. Staff has prepared an addendum to that EIR which has found that no additional impacts will be created as a result of this project.</p>                                                                                                                                                                                                                                                              |
| <p><b>3-P-16:</b> Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)</p>                                                                                                                                                                                | <p><b>Consistent.</b> The project is adjacent to an existing bus stop.</p>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>3-P-17:</b> As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)</p>                                                                                                                                             | <p><b>Consistent.</b> The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east.</p>                                                                                                                                                                                                                                                                                                         |
| <p><b>Urban Design Element</b></p>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>4-G-11:</b> Initiate streetscape improvements to create an attractive, usable, multimodal transportation corridor along Leland Road.</p>                                                                                                                                                                                                                                                                             | <p><b>Consistent.</b> The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east.</p>                                                                                                                                                                                                                                                                                                         |
| <p><b>4-G-13:</b> Encourage development of pedestrian-oriented mixed-use areas as focal points of new neighborhoods, and adjacent to key transportation centers.</p>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| <b>4-G-16:</b> Establish the City’s BART Stations as regional focal points, surrounded by a mix of urban activities and services.                                                                                                                            | <b>Consistent.</b> The proposed project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.               |
| <b>4-G-17:</b> Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense of connection with surrounding uses.                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-G-18:</b> Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-P-30:</b> Ensure that all residential developers provide multi-use trails or trailheads connecting to local schools and parks, commercial centers, and regional open spaces.                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-P-59:</b> Pursue the development of a linear parkway along West Leland Road, west of Bailey Road, linking the Pittsburg/Bay Point BART Station Area to new residential neighborhoods within the southern hills.                                         |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-P-75:</b> Encourage West Leland Road to be designed as a pedestrian-friendly street, with wide sidewalks, small plazas and benches, signaled crosswalks, pedestrian scale building massing, and parking tucked behind the buildings.                    |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-P-76:</b> Pursue the development of a linear parkway along West Leland Road, connecting the Pittsburg/Bay Point BART Station Area to San Marco Village.                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4-P-84:</b> Use traffic calming measures to reduce speeds in residential areas, rather than limiting through-street connections.                                                                                                                          | <b>Consistent.</b> The proposed project would utilize bulb-outs and narrower streets which encourage slower automobile movement.                                                                                                                                                                                                                                                                               |
| <b>4-P-85:</b> Provide safe and comfortable pedestrian routes through local neighborhoods by requiring sidewalks on both sides of residential streets, except in hillside areas, by planting street trees adjacent to the curb, and by minimizing curb cuts. | <b>Consistent.</b> The City’s traffic engineer has determined that adequate sidewalks and pathways are provided to allow for safe pedestrian circulation.                                                                                                                                                                                                                                                      |
| <b>Economic Development Element</b>                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>6-G-2:</b> Establish economic development priorities and undertake targeted investments to facilitate expansion, retention and attraction of businesses that meet the City’s economic development objectives.                                             | <b>Consistent.</b> The proposed project would promote the development of commercial opportunities in the general area, consistent with the City’s economic goals, and creating an inviting climate for conducting business in Pittsburg. The development trend in the area is largely residential, with limited commercial opportunities; the proposed project would potentially help the City meet that need. |
| <b>6-G-4:</b> Maintain and enhance an attractive climate for conducting business in Pittsburg.                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>6-P-1:</b> Monitor land use and development trends in the City, specifically in the Economic Opportunity Areas established in Policy 6-P-9, to ensure a sufficient supply of land that offers appropriate use designations and development intensities.   |                                                                                                                                                                                                                                                                                                                                                                                                                |



| Transportation Element                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                         |
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| <b>7-G-15:</b> Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.                                                                                                | <b>Consistent.</b> The proposed project would establish residential uses close to transit, which allows citizens to walk to BART, and Class I pathways to encourage residents to utilize transit and walk. The project would also allow for future commercial uses within walking distance of not only the project, but other residential uses as well. |
| <b>7-G-16:</b> Ensure that current bicycle-friendly roadways, featuring wide shoulders or marked bicycle lanes, are not redesigned to improve traffic LOS, unless all other alternative roadways possible to alleviate congestion are exhausted.                    | <b>Consistent.</b> West Leland Road would not be redesigned, and existing bicycle facilities would remain.                                                                                                                                                                                                                                              |
| <b>7-P-1:</b> Require mitigation for development proposals that are not part of the Traffic Mitigation Fee program which contribute more than one percent of the volume to an existing roadway or intersections with inadequate capacity to meet cumulative demand. | <b>Consistent.</b> The 2004 EIR identified traffic impact mitigations, which would be applicable to the project.                                                                                                                                                                                                                                        |
| <b>7-P-29:</b> Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.                                                               | <b>Consistent.</b> The project is adjacent to an existing bus stop.                                                                                                                                                                                                                                                                                     |
| <b>7-P-34:</b> As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.                            | <b>Consistent.</b> The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east. The City's traffic engineer has determined that adequate sidewalks and pathways are provided to allow for safe pedestrian circulation.                                          |
| <b>7-P-39:</b> Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.                                                                               |                                                                                                                                                                                                                                                                                                                                                         |
| <b>7-P-40:</b> Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development.                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                         |
| <b>7-P-48:</b> Ensure that construction of bulb-outs and curb extensions at intersections for pedestrian safety does not endanger bicyclists by forcing them into traffic lanes                                                                                     | <b>Conditionally Consistent.</b> A recommended condition of approval would require certain bulb-outs be removed to ensure bicyclist safety.                                                                                                                                                                                                             |
| Open Space, Youth and Recreation Element                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                         |
| <b>8-P-2:</b> Pursue the development of park and recreation facilities within reasonable walking distance of all homes.                                                                                                                                             | <b>Consistent.</b> The proposed project would include a recreation area with bocce courts and a basketball court, as well as a ¼ mile track. Several other open spaces are also available to residents.                                                                                                                                                 |

| Resource Conservation Element                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                             |
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| <b>9-P-1:</b> Ensure that development does not substantially affect special status species, as required by State and federal agencies and listed in Table 9-1. Conduct assessments of biological resources as required by CEQA prior to approval of development within habitat areas of identified special status species, as depicted in Figure 9-1.         | <b>Conditionally Consistent.</b> Mitigation measures identified in the 2004 EIR and added as conditions of approval would require the project provide surveys to analyze if biological resources and special status species exist on the project site prior ton issuance of a grading permit.                                               |
| <b>9-P-8:</b> As a condition of approval of new development, ensure revegetation of cut-and-fill slopes with native plant species.                                                                                                                                                                                                                            | <b>Conditionally Consistent.</b> Mitigation measures identified in the 2004 EIR and added as conditions of approval would require the project provide revegetate cut and fill slopes as necessary.                                                                                                                                          |
| <b>9-P-41:</b> If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants                                                                                                                                               | <b>Conditionally Consistent.</b> Mitigation measures identified in the 2004 EIR and added as conditions of approval would require the project adhere to best management practices archeological resources be found on the project site.                                                                                                     |
| Health and Safety Element                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                             |
| <b>10-G-3:</b> Minimize the potential for soil erosion by wind and storm water runoff.                                                                                                                                                                                                                                                                        | <b>Conditionally Consistent.</b> Recommended conditions of approval would require the applicant submit a stormwater prevention plan, submit a soils report and geotechnical analysis, and comply with the City’s NPDES permitting requirements. The City Engineer shall review and approve all items prior to issuance of a grading permit. |
| <b>10-P-1:</b> Ensure preparation of a soils report by a City approved engineer or geologist in areas identified as having geological hazards in Figure 10-1, as part of development review.                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                             |
| <b>10-P-9:</b> Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 10-1. Contract comprehensive geologic and engineering studies of critical structures regardless of location.                                                                                                                            |                                                                                                                                                                                                                                                                                                                                             |
| <b>10-P-10:</b> As part of development approval, ensure that a registered engineering geologist be available at the discretion of the City Engineer to review reports submitted by applicants in the geologic hazard areas identified in Figure 10-1. Project proponents shall pay all costs associated with engineering studies related to geologic hazards. |                                                                                                                                                                                                                                                                                                                                             |
| <b>10-P-18:</b> Evaluate storm drainage needs for each development project in the context of demand and capacity when the drainage area is fully developed. Ensure drainage improvements or other mitigation of the project’s impacts on the storm drainage system appropriate to the project’s share of the cumulative effect.                               |                                                                                                                                                                                                                                                                                                                                             |
| Public Facilities Element                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                             |
| <b>11-P-23:</b> Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.                                                                                                                                                                               | <b>Consistent.</b> All homes are provided oversize garages that provide adequate storage area for recyclables.                                                                                                                                                                                                                              |

| Noise Element                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>12-P-1:</b> As part of development review, use Figure 12-3 to determine acceptable uses and installation requirements in noise-impacted areas.                                                                                                                                                                                          | <b>Consistent.</b> A noise study has been prepared as part of the proposed project, and determined that, with mitigations incorporated, all homes would meet “acceptable” or “conditionally acceptable” noise levels.                                                                                                                                                                                                                                                                              |
| <b>12-P-6:</b> Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL. | <b>Conditionally Consistent.</b> A proposed condition of approval would require the developer prepare a subsequent noise study to ensure all residential units maintain an interior noise level not to exceed 45 dB CNEL.                                                                                                                                                                                                                                                                          |
| Housing Element                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>13-G-1:</b> Foster development of a variety of housing types, densities, and prices to balance the City’s housing stock and meet Pittsburgh’s regional fair share housing needs for people of all income levels.                                                                                                                        | <b>Consistent.</b> The project itself would provide a range of densities and housing types, including single-family attached and detached units, and would create a greater mix of densities and types in the larger subarea.                                                                                                                                                                                                                                                                      |
| <b>13-G-2:</b> Promote the expansion of the city’s affordable housing stock, including that which accommodates special needs households.                                                                                                                                                                                                   | <b>Consistent.</b> The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.                                                                                                                                                                                                                                                                                  |
| <b>13-P-1.1.B:</b> Rezone vacant/underutilized land as deemed appropriate for mixed use or residential/higher residential use.                                                                                                                                                                                                             | <b>Consistent.</b> The proposed project would rezone the proposed project site to PD District to order to help utilize the land with a mixture of uses and higher residential densities.                                                                                                                                                                                                                                                                                                           |
| <b>13-P-1.1.F:</b> Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, new recreational opportunities, and/or the supply of affordable housing.                                                                                                 | <b>Consistent.</b> The proposed project would utilize PD Zoning to allow for a variety of high quality housing types and a commercial component that would reduce automobile reliance for residents in the area.                                                                                                                                                                                                                                                                                   |
| <b>13-P-1.2:</b> Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburgh to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.                                   | <b>Consistent.</b> The proposed project would provide a variety of housing types, including single-family detached, single-family attached, and ADUs which will serve a variety of income levels. The proposed single-family units will likely be sold to moderate and above-moderate households. The commercial opportunities presented by the project, as well as the recreation space and proximity to transit, will make these units desirable and increase economic activity within the area. |
| <b>13-P-1.2.D:</b> Support the development of moderate and above moderate income housing within existing City limits such as high end condominiums, townhouses, and single-family units with premium views and amenities throughout the city to increase economic activity within these areas.                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy 13-1.3:</b> Encourage the development of small-lot single-family in-fill developments suitable for first-time homebuyers, empty nesters, and single-parent households.                                                                                                                                                           | <b>Consistent.</b> The proposed project would utilize PD zoning to allow for small lot, single family residential development, which is appropriate for the underlying land use designation and reduced the prominence of garages.                                                                                                                                                                                                                                                                 |

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| <b>13-P-1.5:</b> Encourage the construction of accessory dwelling units or “second units” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.                                                                                                                                        | <b>Consistent.</b> The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>13-P-1.6/13-P-1.7:</b> Meet Pittsburgh’s fair share regional housing needs.                                                                                                                                                                                                                                                                                                        | <b>Consistent.</b> The proposed project would include the development of 346 single family homes which would contribute to the City’s fair share housing goals regarding moderate and above-moderate levels. The project would also include 10 ADUs, which would be income restricted and contribute the City’s fair share of low income units.                                                                                                                                                                                                                                                                                       |
| <b>13-P-1.7.A:</b> Endeavor to facilitate the production of at least a minimum of 1,772 housing units between January 1, 2007, and June 30, 2014, including at least 322 units serving very low-income households, 223 units serving low-income households, and 296 serving moderate-income households through implementation of the policies and actions identified in this element. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>13-P-2.4:</b> Increase homeownership opportunities for extremely low-, very low-, low-, and moderate-income households.                                                                                                                                                                                                                                                            | <b>Consistent.</b> The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households. The project also includes smaller-lot single family homes, which would be much more attainable to first-time buyers.                                                                                                                                                                                                                                                                                                |
| <b>13-P-2.4.G:</b> Ensure that all single-family housing projects approved for construction meet the requirements set forth in the inclusionary housing ordinance.                                                                                                                                                                                                                    | <b>Consistent.</b> The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>13-P-2.4.H:</b> Ensure that inclusionary and market rate housing units are integrated within a subdivision, and that the units are architecturally similar, and constructed with the same quality of exterior materials through the design review process.                                                                                                                         | <b>Consistent.</b> The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>13-P-2.4.I:</b> Consider requiring that a certain percentage of homes in new single-family small lot developments be limited in size in an attempt to make them more “affordable by design” for first-time homebuyers and single parent households.                                                                                                                                | <b>Consistent.</b> The proposed project would include smaller-lot single family homes, which would be much more attainable to first-time buyers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>13-P-2.7:</b> Utilize smart growth principles in the site planning of new subdivisions to enhance the quality of life of Pittsburgh residents.                                                                                                                                                                                                                                     | <b>Consistent.</b> The proposed project would provide a variety of housing types, including single-family detached, single-family attached, and ADUs which will serve a variety of income levels. The proposed single-family units will likely be sold to moderate and above-moderate households. The commercial opportunities presented by the project, as well as the recreation space and proximity to transit, will make these units desirable and increase economic activity within the area. The inclusion of Class I pathways will promote walking, bicycling, and transit use, reducing the reliance on personal automobiles. |
| <b>13-P-2.7.A:</b> Encourage the incorporation of smart growth site planning principles in new subdivisions as part of a comprehensive update of the development review design guidelines.                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>13-P-5.2.A:</b> Continue to require developers to install street trees in the front yards of homes.                                                                                                                                                                                                                                                                                | <b>Consistent.</b> Street trees would be installed on all front yards of lots adjacent to streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



**Attachment 12**  
**Development Review Design Guidelines**  
Alves Ranch Subdivision, AP-18-1348 (RZ, SUBD, DR)

| Design Review Guideline                                                                                                                                                                                                      | Meets Guideline?                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.a:</b> Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations. | <b>Yes.</b> The proposed house designs include architectural treatments on all building facades.                                                    |
| <b>1.b:</b> Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.                                         | <b>Yes.</b> The proposed homes incorporate composite tile roof material.                                                                            |
| <b>1.c:</b> Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.                                                                             | <b>Conditionally.</b> The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310.                          |
| <b>1.d:</b> Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.                                                                                              | <b>Not applicable.</b> This guideline does not appear to apply to PD districts.                                                                     |
| <b>1.e:</b> Decorative masonry walls should be provided between all arterial streets and future homes.                                                                                                                       | <b>Yes.</b> Decorative masonry walls are provided between West Leland Road and future homes, as applicable.                                         |
| <b>1.f:</b> Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).                                                                                        | <b>Yes.</b>                                                                                                                                         |
| <b>1.g:</b> Provide articulated garage doors on all garages.                                                                                                                                                                 | <b>Yes.</b> The proposed homes will have articulated garage doors.                                                                                  |
| <b>1.h:</b> Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.                                                                                                        | <b>Yes.</b> There are three distinct home designs with three different home elevations, each of which has a different garage door design and color. |
| <b>1.i:</b> Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).                                                                                                           | <b>Not applicable.</b> Seventy-foot wide lots are not proposed as part of the project.                                                              |
| <b>1.j:</b> Garage frontage should not occupy more than 60% of allowable lot frontage.                                                                                                                                       | <b>Not applicable.</b> The proposed project utilizes rear-loaded garages in order to reduce the dominance of garages within front yard facades.     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.k:</b> Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.                                                                                                                                                                                                                                                        | <b>Yes.</b> Six-foot-high, wood, board-on-board fencing will be installed along side and rear yards, as applicable, unless other wall materials are required in order to mitigate visual or noise impacts.                                                                                                                       |
| <b>1.l:</b> The architectural treatments (such as sidings, shingles, window, and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint. | <b>Yes.</b> All architectural treatments are carried around sides of buildings to the nearest adjoining fence line, right angle, or utility area.                                                                                                                                                                                |
| <b>2.a:</b> Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.                                                                                                                                                                                                                                                                                                                      | <b>Not applicable.</b> The developer has not proposed signage into the subdivision in order to maintain adequate space for pedestrian amenities.                                                                                                                                                                                 |
| <b>2.b:</b> Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.                                                                                                                                                                                                                                                                                                                                                  | <b>Conditionally.</b> A proposed condition of approval would require the developer to provide pilasters with a decorative concrete cap at intervals of 25 feet or less along West Leland Road. A decorative wall cap would also be provided along each wall.                                                                     |
| <b>2.c:</b> Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                  |
| <b>2.d:</b> All masonry walls should include a wall cap.                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                  |
| <b>2.e:</b> Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.                                                                                                                                                                                                                                                                                  | <b>Not applicable.</b> The proposed project would not require any retaining walls.                                                                                                                                                                                                                                               |
| <b>2.f:</b> Masonry or sound walls should be staggered when adjacent to public right of ways.                                                                                                                                                                                                                                                                                                                                                         | <b>No.</b> However, staggering the masonry walls along West Leland Road is not considered appropriate because doing so would further reduce the sizes of the adjacent lots, making it tougher to meet the minimum setbacks that are sought for the PD district, as well as reducing the landscape buffer and Class I trail area. |

| <b>2.g:</b> Single story units should be located on corner lots whenever possible.                                                                                                                                                                                                                                       | <b>No.</b> However, staff believes that this guideline is partially intended to incorporate affordability by design. It should be noted that income-restricted accessory dwelling units would be incorporated into at least six homes throughout the subdivision.                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2.h:</b> Developer should select, at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.                                                                                                                      | <b>Conditionally.</b> A condition of approval would require all utility boxes and/or transformers to be undergrounded. Where undergrounding is deemed infeasible or not recommended by PG&E, utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen.                                            |
| <b>2.i:</b> Construct fence/walls at top down slope banks. Design fence at top of slope to take advantage of potential views.                                                                                                                                                                                            | <b>Not applicable.</b> The site is relatively flat and will not require fences/walls at top down slope banks.                                                                                                                                                                                                                                            |
| <b>2.j:</b> Dwelling unit driveways should align with on-coming street at three-way intersections when possible.                                                                                                                                                                                                         | <b>No.</b> The houses at the end of each motor court are not fully aligned with on-coming traffic. However, given the site constraints and lot configurations, very little can be done to achieve full alignment and no change is considered necessary.                                                                                                  |
| <b>Green Building Design Guideline</b>                                                                                                                                                                                                                                                                                   | <b>Meets Guideline?</b>                                                                                                                                                                                                                                                                                                                                  |
| <b>6.A.1:</b> Solar energy systems should be an option to the homebuyer by the builder.                                                                                                                                                                                                                                  | <b>Conditionally.</b> A condition of approval would require the developer to include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for photovoltaic (solar) panels.                                                                                               |
| <b>6.A.2:</b> For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features:<br>a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south.<br>b) South facing sloped roofs should be at an angle of approximately 38 degrees.       |                                                                                                                                                                                                                                                                                                                                                          |
| <b>6.A.3:</b> The external design of homes should feature up to date energy efficiency technologies:<br>a) For infill housing, homes without solar energy systems should be covered with a cool roof.<br>b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows. | <b>Conditionally.</b> The project is required to meet the Residential Mandatory Measures specified under the 2016 California Green Building Standards Code, Part 11. A condition of approval would be included requiring the developer to implement additional Residential Voluntary Measures, including cool roofs for reduction of heat island effect. |

|                                                                                                                                                                                       |                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>6.A.4:</b> Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter. | <b>Conditionally.</b> The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310. |
| <b>6.A.5:</b> Secure and convenient storage for at least two bicycles should be provided.                                                                                             | <b>Conditionally.</b> A recommended condition of approval would provide bicycle racks in each garage for secure parking.   |
| <b>6.A.6:</b> Outdoor design and features should maximize landscaping water conservation.                                                                                             | <b>Conditionally.</b> The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310. |





# City of Pittsburg

**Community Development Department – Planning Division**

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **CITY COUNCIL** of the City of Pittsburg will conduct a public hearing on:

**DATE:** September 4, 2018  
**TIME:** 7:00 p.m.  
**PLACE:** City Council Chamber at City Hall  
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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### **Introduction and Waive First Reading of an Ordinance and Consideration of a Resolution Approving the Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)**

This is a public hearing on a request to: 1) introduce and waive first reading of an ordinance approving a zoning map amendment and EIR addendum; and 2) adopt a resolution approving a vesting tentative map and design review, to allow for the construction of 346 single-family dwelling units, a 12-acre commercial site, and ancillary features. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005. On August 21, 2018, the Planning Commission considered the proposal in its entirety and adopted Resolution No. 10102, recommending approval of the project.

**PROJECT PLANNER:** Jordan Davis, (925) 252-4015 or [jdavis@ci.pittsburg.ca.us](mailto:jdavis@ci.pittsburg.ca.us)

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**Why am I receiving this notice?** You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

#### **Where can I get more information about this project?**

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

#### **What can I do if I have comments on the project?**

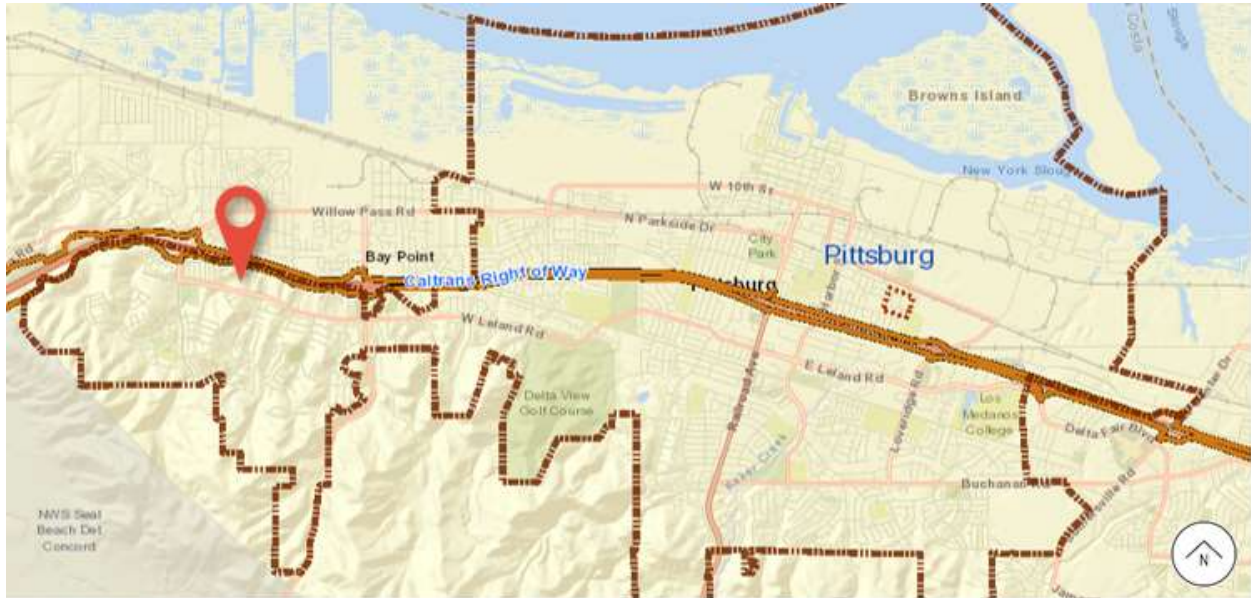
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

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ALICE EVENSON  
CITY CLERK

**Project Title:** Alves Ranch Project, AP-18-1348 (RZ, SUBD, DR)  
**Location:** North side of West Leland Road, south of State Route 4.  
APNs: 097-700-001; 097-700-002; and 097-700-005.



City of Pittsburg

Community Development Department - Planning Division  
65 Civic Avenue  
Pittsburg, CA 94565

## NOTICE OF PUBLIC HEARING



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/16/2018

**TO:** Mayor and Council Members

**FROM:** Joe Sbranti, City Manager

**SUBJECT:** Adoption of a City Council Resolution Approving an Option Agreement between the City of Pittsburg and MWF Holdings, LLC for Four City Owned Properties Located at 385 E. 3rd Street, 389 E. 3rd Street, E. 3rd Street, and 495 E. 3rd Street

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

The City of Pittsburg and MWF Holdings, LLC, a Delaware limited liability company (Making Waves), propose to enter into an option agreement (Agreement) for four City owned properties located at 385 E. 3rd Street, 389 E. 3rd Street, E. 3rd Street, and 495 E. 3rd Street, with County Assessor's Parcel Numbers 073-010-005, 073-010-004, 073-010-003, and 073-010-002 respectively (collectively, the "Properties").

**FISCAL IMPACT**

The Properties' collective size is 4.40 acres. Making Waves has made an offer to acquire the Properties for \$11 per square foot for a total value of Two Million, One Hundred Eight Thousand, Three Hundred Four Dollars (\$2,108,304). Because of potential benefits to the public, the City proposed and Making Waves agreed, to construct public benefit projects (Public Benefit Projects) equal to the Properties' value in exchange for the Properties.

Making Waves will commission to have an appraisal completed. If the appraised values of the Properties are higher than \$11/square foot, Making Waves will construct Public Benefit Projects at the higher value.

**RECOMMENDATION**

City Council adopt the Resolution approving the Agreement between the City and Making Waves for the Properties and authorize the City Manager to execute the Agreement and to execute such other documents and take such further actions as may be necessary or

appropriate to carry out the City Council's obligations pursuant to the accompanying Resolution.

## **BACKGROUND**

On July 28, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburgh (Successor Agency) transferred the Properties to the City by adoption of Resolution 18-051OSB by the Oversight Board to the Successor Agency.

On August 15, 2016, the City Council adopted Resolution 16-13222, accepting the transfer of the Properties from the Successor Agency.

In April 2018, Making Waves offered to acquire the Properties for \$11 per square foot so that Making Waves may include the Properties to its project site and develop its sports facilities.

## **SUBCOMMITTEE FINDINGS**

Not Applicable

## **STAFF ANALYSIS**

Making Waves has met with the Pittsburgh Unified School District (PUSD) about its proposed project. Making Waves will be submitting an application to PUSD for a charter school and will follow the appropriate procedures related to its application. The City has no oversight responsibilities or authority over PUSD's process or decisions.

In the meantime, Making Waves negotiated and then purchased three privately owned parcels with the situs addresses of 420 E. 3rd Street, 3rd Street, and 595 E. 3rd Street, also known as County Assessor's Parcel Numbers 073-050-001, 073-010-007, and 073-010-013 respectively. In addition, Making Waves is negotiating to acquire the railroad right of way that is adjacent to its properties. Making Waves is proposing to construct and operate a charter school and related amenities on its properties that will include, but are not limited to, seven (7) two-story buildings totaling just under 400,000 square feet to serve up to 2,000 students in grades K through 12, and a track, fields, gymnasium, aquatic center, and tennis courts.

Making Waves approached the City about acquiring the Properties to improve its proposed project. The Properties were made available for purchase on the Long-Range Property Management Plan since its approval in 2014. Staff marketed the Properties to potential developers, but no offer was received.

Staff, therefore, took the necessary steps so that the Oversight Board may consider the transfer and the City may consider acceptance of the Properties. The purpose of the transfer is to develop the Properties into public multi-use facilities with anticipated uses such as gymnasium for various sports like basketball and volleyball, a track, fields, and aquatic center. With the repurposing of the Marina Center as the Sheriff's Academy and the elimination of the Del Monte Center/City Gym, the City no longer had a recreational facility to offer to the community.



The City retained the services of BKF Engineers to draft a conceptual plan for a multi-use facility and the estimated cost for just the gymnasium is approximately Fourteen Million Dollars (\$14,000,000). Due to funding challenges, the City postponed its pursuit of a multi-use facility.

Making Waves' offer to acquire the Properties has provided the community with an opportunity to receive Public Benefit Projects that may not have been possible such as: 1) 8th Street Linear Park Remediation; 2) completion of the balcony at the California Theatre; 3) construction of waterfront access, public space, and installation of a landmark honoring the soldiers who used this area as a point of embarkation; and 4) potential improvements that include, but are not limited to, lane reductions, median modifications, bicycle facilities, and sidewalk (including curb extensions). Making Waves will be required to complete one or more projects, equivalent to the Properties' value.

The City will proceed with the upfront effort necessary to remediate the 8th Street Linear Park which include retaining the services of an environmental consultant to conduct an environmental assessment, prepare a remedial action workplan, submit to and work with the California Department of Toxic Substances Control (DTSC), and prepare a completion report. Staff is trying to mirror Making Waves' schedule with regard to Making Waves' remedial action plan currently under review by DTSC so that the City's mobilization efforts for the remediation of the 8th Street Linear Park may be conducted during Making Waves' remediation effort resulting in a cost savings for mobilization.

The construction of the Making Waves' project and Public Benefit Projects are the subject of environmental review under the California Environmental Quality Act (Public Resources Code sections 21000, et seq.) ("CEQA") and require numerous discretionary approvals and agreements. Nothing in this Agreement shall constitute a commitment by the City to approve CEQA documentation, land use, or any other entitlements or agreements concerning the Making Waves' project or Public Benefit Projects, which shall follow applicable development ordinances and regulations and laws. Upon completion of CEQA the City and Making Waves may consider, approve, and execute a Purchase and Sale Agreement (PSA), Development Agreement (DA), and Joint Use Agreement (JUA). The PSA will identify the terms of the disposition and acquisition of the Properties, the form of payment, and the date to close escrow. The DA will detail the responsibilities and schedules that are placed on the City and Making Waves related to the development. The City will be allowed to have access to the sports facilities on Making Waves' campus which include a track, fields, gymnasium, aquatic center, and tennis courts. Making Waves will have access to the California Theatre for events such as a ceremony or live production. The JUA will specify the types of uses at specific facilities, schedules, and each parties' responsibilities.

By entering into this public-private partnership between the City and Making Waves, the City will receive the benefits of a cleaner park and have access to sports facilities where the City may directly, or through a third party, operate programs and events available to the public without having the multi-million dollar expense of construction.

ATTACHMENTS:     Resolution  
                         Option Agreement

Report Prepared By: Maria M. Aliotti, Director of Community Services



BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution Approving an )  
Option Agreement between the City of Pittsburgh and)  
MWF Holdings, LLC for Four City Owned ) RESOLUTION NO. 18-  
Properties Located at 385 E. 3<sup>rd</sup> Street, 389 E. 3<sup>rd</sup> )  
Street, E. 3<sup>rd</sup> Street, and 495 E. 3<sup>rd</sup> Street )

The Pittsburgh City Council DOES RESOLVE as follows:

Whereas, 385 E. 3<sup>rd</sup> Street, 389 E. 3<sup>rd</sup> Street, E. 3<sup>rd</sup> Street, and 495 E. 3<sup>rd</sup> Street, with County Assessor's Parcel Numbers 073-010-005, 073-010-004, 073-010-003, and 073-010-002 respectively (collectively, the "Properties") were made available for purchase on the Long-Range Property Management Plan since its approval in 2014; and

WHEREAS, to date, no offer was received and on July 28, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburgh (Successor Agency) transferred the Properties to the City of Pittsburgh by the adoption of Resolution 18-051OSB by the Oversight Board to the Successor Agency; and

WHEREAS, on August 15, 2016, the City Council adopted Resolution 16-13222, accepting the transfer of the Properties from the Successor Agency; and

WHEREAS, the purpose of the transfer is to develop the Properties into a public multi-use facility with anticipated uses such as gymnasium for various sports like basketball and volleyball, a track and field, and aquatic center. Due to funding challenges, the City postponed its pursuit of the multi-use facility; and

WHEREAS, MWF Holdings, LLC, a Delaware limited liability company (Making Waves), negotiated and then purchased three privately owned properties with the situs addresses of 420 E. 3<sup>rd</sup> Street, 3<sup>rd</sup> Street, and 595 E. 3<sup>rd</sup> Street, also known as County Assessor's Parcel Numbers 073-050-001, 073-010-007, and 073-010-013 respectively. In addition, Making Waves is negotiating to acquire the railroad right of way that adjacent to its properties; and

WHEREAS, Making Waves is proposing to construct and operate a charter school and related amenities on its properties that will include, but are not limited to, seven (7) two-story buildings totaling just under 400,000 square feet to serve up to 2,000 students in grades K through 12, a track, fields, gymnasium, aquatic center, and tennis courts; and

WHEREAS, the Properties' collective size is 4.40 acres. In April 2018, Making Waves offered to acquire the Properties for \$11 per square foot for a total value of Two Million, One Hundred Eight Thousand, Three Hundred Four Dollars (\$2,108,304,000). Making Waves will commission to have an appraisal completed. If the appraised values of the Properties are higher than \$11/square foot, Making Waves will construct public benefit projects at the higher value; and

WHEREAS, Making Waves plans to include the Properties to its project site and

develop the sports facilities for the school. Because of potential benefits to the public, the City proposed and Making Waves agreed, to construct public benefit projects (Public Benefit Projects) which consists of: 1) 8<sup>th</sup> Street Linear Park Remediation; 2) completion of the balcony at the California Theatre; 3) construction of waterfront access, public space, and installation of a landmark honoring the soldiers who used this area as a point of embarkation; and 4) potential improvements that include, but are not limited to, lane reductions, median modifications, bicycle facilities, and sidewalk (including curb extensions). Making Waves will be required to complete one or more projects, equivalent to the Properties' value; and

WHEREAS, the City will proceed with the upfront effort necessary to remediate the 8<sup>th</sup> Street Linear Park which include retaining the services of an environmental consultant to conduct an environmental assessment, prepare a remedial action workplan, submit to and work with the California Department of Toxic Substances Control (DTSC), and prepare a completion report. Staff is trying to mirror Making Waves' schedule with regard to Making Waves' remedial action plan currently under review by DTSC so that the City's mobilization efforts for the remediation of the 8<sup>th</sup> Street Linear Park may be conducted during Making Waves' remediation effort resulting in a cost savings for mobilization

WHEREAS, the City of Pittsburg and Making Waves, propose to enter into an option agreement (Agreement). By entering into this public-private partnership between the City and Making Waves, the City will receive the benefits of having access to the facilities where the City may directly, or through a third party, operate programs and events available to the public without having the multi-million dollar expense of construction.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The City Council hereby adopts the Resolution approving the Agreement for the Properties.

Section 3.

The City Manager is hereby authorized to execute the Agreement and to execute such other documents and take such further actions as may be necessary or appropriate to carry out the City Council's obligations pursuant to this Resolution.

Section 4.

The City Clerk shall certify to the adoption of this Resolution.

Section 5.

This Resolution shall take effect immediately upon adoption.



PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4<sup>h</sup> day of September 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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Dwaine "Pete" Longmire, Mayor

ATTEST:

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Alice E. Evenson, City Clerk

**OPTION AGREEMENT BETWEEN  
THE CITY OF PITTSBURG AND MWF HOLDINGS, LLC,  
ALSO KNOWN AS MAKING WAVES**

This option agreement (this “**Agreement**”) is entered into as of September 4, 2018, by and between the CITY OF PITTSBURG, a municipal corporation (“**City**”) and MWF Holdings, LLC, a Delaware limited liability company (“**Making Waves**”), each a “**Party**” and together the “**Parties**.” This Agreement is based upon the following facts:

A. City owns four (4) parcels of real property in Pittsburg, California (each an “**Option Property**” and collectively the “**Option Properties**”) as follows:

| <u>Address</u>                | <u>Assessor’s Parcel Number</u> | <u>Acreage (+/-)</u> |
|-------------------------------|---------------------------------|----------------------|
| 385 E. 3 <sup>rd</sup> Street | 073-010-005                     | 0.29                 |
| 389 E. 3 <sup>rd</sup> Street | 073-010-004                     | 1.58                 |
| E. 3 <sup>rd</sup> Street     | 073-010-003                     | 1.99                 |
| 495 E. 3 <sup>rd</sup> Street | 073-010-002                     | 0.54                 |
|                               | Total Acreage:                  | 4.40                 |

The Option Properties are depicted on Exhibit A and more particularly described on Exhibit B, both exhibits attached hereto and incorporated herein by this reference.

B. A purpose of this Agreement is to establish procedures and standards for negotiation by the City with Making Waves for (i) a purchase and sale agreement (“**PSA**”) for disposition of the Option Properties and (ii) a Development Agreement (“**DA**”) relating to Making Waves’ proposed project as to the Option Properties and the proposed development of the public benefit projects (as such term is defined below).

C. Making Waves proposes to construct and operate a charter school and related amenities on property that will include the Option Properties including, but not limited to, seven (7) two-story buildings totaling just under 400,000 square feet to serve up to 2,000 students in grades K through 12, and a track, field, aquatic center, tennis courts and gymnasium (collectively, the “**Project**”). The Project will be entitled and constructed in two (2) phases, with the first phase (“**Phase 1**”) consisting of the construction of the school buildings on the parcel with a situs address of 420 E. 3<sup>rd</sup> Street, also known as Assessor’s Parcel Number 073-050-001 and the second phase (“**Phase 2**”) consisting of the construction of athletic fields and related facilities on the Option Properties and the parcels of land owned by a wholly owned affiliate of Making Waves that are adjacent to the Option Properties.

D. As consideration for the purchase of the Option Properties, City has requested, and Making Waves has agreed to consider the construction of certain public benefit projects (the “**Public Benefit Projects**”), that may consist of one or more

projects set forth below, each of which directly benefits the City and which the City would otherwise incur expenses to construct:

| Public Benefit Project                        | Description                                                                                                                                                  |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 <sup>th</sup> Street Linear Park            | Remediation                                                                                                                                                  |
| California Theatre – Balcony                  | Completion of the balcony and second floor of the California Theatre.                                                                                        |
| Waterfront Walkway                            | Provide waterfront access, construct a public space, and install a landmark honoring the soldiers who used this area as a point of embarkation.              |
| E. 3 <sup>rd</sup> Street Public Improvements | Potential improvements include, but are not limited to, lane reductions, median modifications, bicycle facilities, and sidewalk (including curb extensions). |

E. The cost of the construction of the Public Benefit Projects, including Reimbursement Payments associated with the Public Benefit Project, shall be the greater of: (i) the fair market value of the Option Properties, as established by an appraisal prepared by a third party licensed appraiser approved by Making Waves or (ii) Eleven Dollars (\$11.00) per square foot (the "**Required Expenditure**").

F. The Project and Public Benefit Projects are the subject of environmental review under the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*) ("**CEQA**") and require numerous discretionary approvals and agreements. Nothing in this Agreement shall constitute a commitment by the City to approve CEQA documentation, land use or any other entitlements or agreements concerning the Project or Public Benefit Projects, which shall follow applicable development ordinances and regulations and laws.

G. This Option Agreement recognizes that the Parties agree to negotiate definitive documents and potential approvals to be considered by the City regarding the potential transfer and sale of the Option Properties to Making Waves for Phase 2 of the Project and the construction, completion, and use of the Public Benefit Projects. The Parties agree that no obligation to enter into definitive transaction documents, or any transaction, shall exist by virtue of this Option Agreement and no Project or Public Benefit Projects, or definitive transaction documents shall be deemed to be approved, until after (i) the proposed Project and Public Benefit Projects are reviewed in accordance with the requirements of the CEQA, (ii) any additional conditions or changes to the project based on the CEQA review have been resolved in a manner acceptable to the City, and (iii) all required permits for Phase 1 of the Project and the Public Benefit Projects have been obtained from the City and other governmental authorities with jurisdiction in accordance with applicable laws and regulations.

H. As required by law, the City retains the sole and independent discretion as the lead agency under CEQA to, among other things, balance the benefits of the Project and Public Benefit Projects against any significant environmental impacts prior to taking final action if such significant impacts cannot otherwise be avoided, and determine not

to proceed with the Project Public Benefit Projects. No legal obligations to approve the Project or Public Benefit Projects, the permits for the Project or Public Benefit Projects, or the transaction will exist unless and until the Parties have negotiated, executed, and delivered definitive agreements based upon information produced during the CEQA environmental review process and on other public review and hearing processes, subject to all applicable governmental approvals.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the Parties agree as follows:

Section 1. Grant of Option.

City hereby grants to Making Waves an exclusive option to purchase the Option Properties, subject to the terms and conditions set forth in this Agreement (“**Option**” or “**Options**”). Making Waves anticipates seeking various land use entitlements for the Option Properties. Once the Project's CEQA environmental review process is completed and approved, Making Waves shall have the right in its discretion to exercise the Option to acquire the Option Properties consistent with the terms of this Agreement, the PSA and the DA to be negotiated between the Parties.

Section 2. Consideration.

Upon execution and delivery of this Agreement, Making Waves shall pay to City the sum of One Dollar (\$1.00) as consideration for the Options (the “**Independent Consideration**”). The Independent Consideration is and shall be deemed consideration solely for the granting of the Options by City. On expiration of the Option Term, as defined herein, City shall retain the Independent Consideration, and the Independent Consideration will not be applied to any Purchase Price negotiated under the PSA.

Section 3. Inspections.

3.1 Entry; Indemnity. With at least seven calendar days' prior written notice to the City's Director of Community Services during the term of the Option, Making Waves may enter the Option Properties for purposes of inspection, survey, tests, design of improvements, and other actions reasonably related to the investigation by Making Waves of the suitability of the Option Properties for the Project. Making Waves shall comply with all applicable governmental laws, ordinances, and regulations in the conduct of activity on the Option Properties under this section. Making Waves will indemnify, defend, and hold City, its officers, officials, employees, agents and consultants harmless from any loss, damage, claim, cost, lien, action, liability, or judgment (including, without limitation, City's attorney fees and defense costs) (i) incurred for, from, or by any person or entity acting on behalf of, at the request of, or for the purpose of the actions of Making Waves under this section; and (ii) for personal injury, property damage, or other loss or damage of any kind arising from, resulting from, or in any way related to such entry, except that caused by the sole negligence or willful misconduct of City.



3.2 Minor Changes. With the prior written authorization of the City's Director of Community Services, Making Waves may make minor changes in the Option Properties in the course of any investigation permitted under this section (e.g., soils borings), provided that the change or damage is only temporary, that it is reasonably necessary to the investigation of the physical characteristics of the Option Properties, and that Making Waves repairs such damage and restores the Option Properties to the original condition promptly on completion of the investigation.

3.3 Survival of Obligations. The obligations under this section 3 shall survive the termination of this Agreement or the expiration of the term of the Option for the purpose of Making Waves completing any obligations hereunder.

3.4 Insurance. Making Waves shall secure and maintain at all times during the Option Term (commencing thirty (30) days after the effective date hereof) a broad form commercial general liability policy of insurance, including bodily injury and property damage coverage, written on an "occurrence" basis, with limits of not less than two million dollars (\$2,000,000)/four millions dollars (\$4,000,000), single occurrence/aggregate, insuring against injury to persons or damage to property arising from or in connection with any action permitted under this Agreement; provided however, such limits may be achieved through the use of an Umbrella/Excess Policy. The insurance shall include an endorsement, in a form acceptable to the City Attorney naming as additional insureds the City, its officers, officials, employees, agents and consultants, and specifying that Making Waves insurance is primary, and the City's insurance is non-contributing. Making Waves shall also secure and maintain at all times during the Option Term (commencing thirty (30) days after the effective date hereof) workers' compensation and employers' liability insurance in accordance with California law. Making Waves shall deliver to City a copy of certificate(s) evidencing both insurance coverages, and an endorsement as specified herein, , before entering onto the Option Properties. Making Waves agrees to provide at least thirty days prior written notice to the City of any cancellation, modification, or reduction as to scope or amount of such policies. Making Waves may carry the insurance required to be carried by Making Waves hereunder under a blanket policy of insurance that covers other locations where Making Waves and its affiliates conduct business, provided that such blanket policy shall be endorsed to specifically cover this Agreement and shall provide the same amount and types of coverage for Making Waves' activities under this Agreement that would be provided by a separate policy meeting the requirements of this Section 3.4.

#### Section 4. Reimbursement Payments to City.

(a) As part of the Required Expenditures, Making Waves agrees to provide funds to the City to reimburse for staff and legal costs and expenses incurred by the City, that would normally be borne by the City in connection with this Agreement and Public Benefit Projects ("Reimbursement Payments"). The City will use the non-refundable Reimbursement Payments by Making Waves to reimburse the City for its

reasonable expenses incurred in providing and administering the services necessary and relating to this Agreement and the processing of any application resulting from this Agreement. These services may include the following:

(1) Staff and legal costs incurred by the City in connection with effectuating the terms of this Agreement, including charges by the City Attorney and legal counsel, Community Development or other City departments working with Making Waves;

(2) All environmental analysis in accordance with the requirements of the California Environmental Quality Act; and

(3) Such other analyses or similar matters which are reasonably related to the City's performance under this Agreement. Developer recognizes and accepts that any delay by the Developer in approving such costs and expenses may, in turn, delay the City's review and processing pursuant to this Agreement. Furthermore, Developer recognizes and accepts that Developer's decision to not approve analyses and costs and expenses hereunder may result in the City having insufficient information for good faith negotiation. Neither of these events, should they occur, constitute default or bad faith by the City, as referenced herein.

(4) Such other efforts and related expenses in connection with the Public Benefit Projects that may include but are not limited to assessments, plans and reports, review and oversight, and applications.

(b) Making Waves acknowledges the Reimbursement Payments do not include any additional fees and charges required by law, ordinance or resolution to be paid to the City by Making Waves, such as application fees, inspection fees, and other processing fees for entitlements or permits in connection with the Project that may be required by this Agreement or a possible DA or PSA.

(c) Making Waves shall pay to the City Ten Thousand Dollars (\$10,000) as an initial deposit for the Reimbursement Payments.

(d) Making Waves acknowledges that the nature and scope of the costs and expenses incurred by the City, as described herein, are dependent upon factors that may be largely outside of the control of the City. Accordingly, Making Waves acknowledges and agrees that the amount of the initial Reimbursement Payment made by Making Waves to the City for deposit does not represent an estimate of the actual final costs and expenses of such services that may need to be rendered by the City under this and related Agreements.

(e) City will bill Making Waves on a monthly basis for reasonable costs and expenses incurred by the City under this Agreement, and in conformance with the provisions hereof. The City will provide supporting documentation describing the costs

and expenses incurred and the time involved in each task. To avoid waiver of attorney-client privilege, supporting documentation for legal costs and expenses will be brief summaries. All bills for Reimbursement Payments with the supporting documentation shall be sent to the attention of:

MWF Holdings, LLC  
3220 Blume Dr. Ste 250  
Richmond, CA 94806  
Attention: Steven Roth  
Phone: (510) 243-5203

The City will provide Making Waves, on a monthly basis, costs and expenses deducted from the initial deposit with the supporting documentation describing the costs and expenses incurred and the time involved in each task. Thereafter, if Making Waves fails to make the Reimbursement Payment(s) within thirty (30) days of the date of the bill, or within such greater periods of time as may be provided in the notice or as agreed upon by the Parties in writing, then the City may direct that all negotiations and other actions to be performed under this Agreement be suspended until Making Waves has made such additional Reimbursement Payment(s). Such suspension shall not constitute default by the City as referenced herein.

(f) The Reimbursement Payments under this Agreement shall in no way influence the actions of the City in respect to the matters provided for by this Agreement. Neither Making Waves nor any other person providing funding for the Reimbursement Payments shall, because of such payments under this Agreement, have any expectation as to the results of the good faith negotiations.

#### Section 5. Term; Termination.

5.1 Option Term. The initial term of the Option shall begin on the Effective Date and will expire on the fifth anniversary of the Effective Date.

5.2 Termination by Making Waves. Making Waves may terminate this Agreement and the Option granted under this Agreement, with or without cause, at any time during the Option Term upon thirty (30) days' prior written notice to City.

5.3 Termination by City. From time to time and with thirty (30) days written notice, City may request oral or written progress reports from Making Waves regarding the Project and the Public Benefit Projects. City may terminate the Option upon a reasonable, good faith finding by City that progress in obtaining approvals for the Project or Public Benefit Projects has ceased, become ineffective, or non-productive. City shall provide Making Waves sixty (60) days written notice of its desire to terminate pursuant to this section and Making Waves will have one hundred twenty (120) days in which to cure to the City's reasonable satisfaction.

Section 6. Conditions Precedent to of Exercise of Option. The following must occur prior to the exercise by Developer of the Option to purchase any one of the Parcels:

- (a) CEQA has been completed for the Project.
- (b) City and Making Waves have entered into the following agreements:

- i. *Purchase and Sale Agreement.* Terms of the PSA shall include, but are not limited to, the purchase price and a detailed description of the Public Benefit Projects. The purchase price under the PSA shall consist of the construction of the Public Benefit Projects, including the Reimbursement Payments related to the Public Benefit Projects, for a total amount of not less than the Required Expenditure. Notwithstanding anything contained herein to the contrary, Making Waves may, but shall not be required to, expend more than the Required Expenditure in connection with the construction of the Public Benefit Projects.

- ii. *Development Agreement.* Terms of the DA shall include, but are not limited to, a detailed description of the proposed Project to be constructed on the Option Properties and of the Public Benefit Projects.

- iii. *Joint Use Agreement.* The Parties agree to have joint access to use of certain improvements that are a part of the proposed Public Benefits Projects. The Joint Use Agreement will describe in detail the terms of the use and related responsibilities of each Party.

- (c) Making Waves has received all development entitlements from the Planning Commission and, if appropriate, the City Council, for Phase 1 of the Project and the Public Benefit Projects, which entitlements shall include conditions of approval requiring Making Waves to construct Public Benefits Projects of a value greater than or equal to the Required Expenditure; and

- (d) Making Waves has obtained building permits for Phase 1 of the Project and, to the extent applicable, the Public Benefit Project.

Section 7. Exercise of Option. Developer may exercise the Option by giving written notice to City of its exercise of the Option at any time after the foregoing conditions have been satisfied, specifying a date for the close of escrow at least thirty (30) days after the date of such notice.

Section 8. General Provisions.

8.1 Time is of the Essence. Time is of the essence of this Agreement and is a material term of each and every Option granted herein. If any Option is not exercised as required by this Agreement before expiration of the Option Term, all unexercised Options and all applicable rights of Making Waves shall automatically and



immediately terminate without notice and Making Waves shall have no interest whatever in the Option Properties for which it has not provided an Exercise Notice.

8.2 Memorandum of Option. At the request of either the City or Making Waves, City and Making Waves shall execute and record in the official records of Contra Costa County a memorandum of option.

8.3 Notices. All notices and other communications authorized or required under this Agreement shall be in writing and transmitted by certified mail (return receipt requested), courier, or overnight delivery, and shall be addressed as follows:

City:

City of Pittsburg  
65 Civic Avenue  
Pittsburg, CA 94565  
Attention: City Manager  
Phone: (925) 252-4851  
Fax: (925) 252-4851

Making Waves:

MWF Holdings, LLC  
3220 Blume Dr. Ste 250  
Richmond, CA 94806  
Attention: Steven Roth  
Phone: (510) 243-5203

Notice provided to any Party under this paragraph shall be effective when received by the receiving Party's representative as identified above, or on such date as delivery is refused.

8.4 Assignment. This Agreement inures to the benefit of and binds the Parties and their respective representatives, successors, and permitted assigns. No Party may assign its rights or obligations hereunder without the prior written consent of the other Party.

8.5 Integration. This Agreement constitutes the entire agreement between the Parties regarding an Option on the Option Properties.

8.6 Modification. Any modification of this Agreement shall be in writing and executed by each Party.

8.7 Governing Law. The Parties agree that the laws of the State of California shall govern the construction and implementation of this Agreement.

**8.8 Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be illegal, unenforceable, or invalid in whole or in part for any reason, the validity and enforceability of the remaining provisions, or portions of them, shall not be affected.

**8.9 Ambiguities.** Each Party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in interpreting this Agreement.

**8.10 Waiver.** No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the Party waiving the breach, failure, right or remedy. No waiver of any breach, failure, right or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

**8.11 Headings.** The headings in this Agreement are included for convenience only and shall not affect the construction or interpretation of any provision in this Agreement or any of the rights or obligations of the Parties.

**8.12 No Third Party Beneficiaries.** This Agreement is made and entered into solely for the benefit of the City and Making Waves and no other person shall have any right of action under or by reason of this Agreement.

**8.13 No Joint Venture.** No joint venture, partnership, or other fiduciary relationship shall be deemed to exist or arise with respect to the Project or Public Benefit Projects because of this Agreement.

**8.14 Recitals.** The Recitals incorporated into this Agreement as if fully set forth herein.

**8.15 Execution.** This Agreement may be executed in multiple counterparts, each executed copy of which shall constitute an original of the same instrument. Each Party represents and warrants that each individual executing this Agreement on such Party's behalf has the legal power, right and actual authority to do so

**SIGNATURES ON FOLLOWING PAGE**

By signing below, the Parties evidence their agreement with the provisions of this Option Agreement and agree to use this Option Agreement as the framework for the good faith negotiations of further binding definitive agreements. Any agreements resulting from negotiations will become effective only if and after such agreement has been considered and approved by the City following conduct of all legally required procedures.

**By: MWF HOLDINGS, LLC**

By:

\_\_\_\_\_  
Steven Roth  
Chief Operating Officer

**CITY OF PITTSBURG**

By: \_\_\_\_\_  
Joe Sbranti  
City Manager

Approved as to form:

Attest:

\_\_\_\_\_  
Ruthann G. Ziegler  
City Attorney

By: \_\_\_\_\_  
Alice E. Evenson  
City Clerk

# EXHIBIT A Map of Option

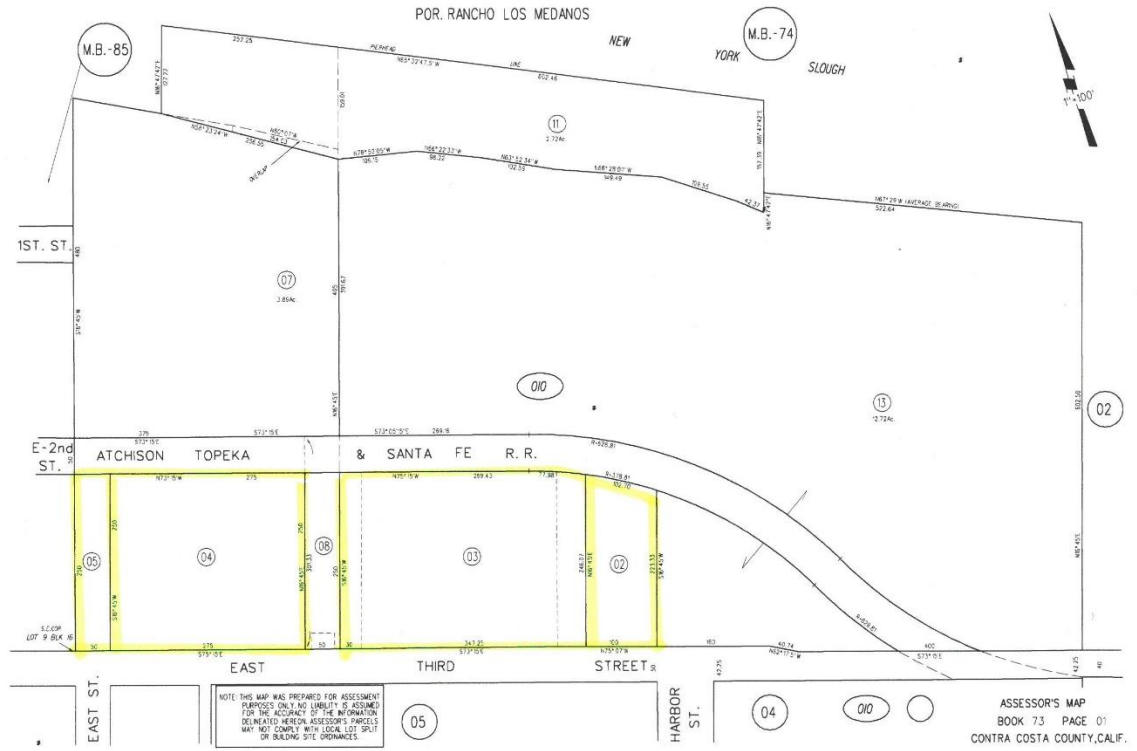




EXHIBIT B  
Legal Description

385 E. 3<sup>rd</sup> Street

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, describe as follows:

Portion of the Rancho Los Medanos described as follows:

Beginning on the north line of East Third Street at the southeast corner of Lot 9 in Block 16, as designated on the map entitled "Official Map of the City of Pittsburg, Contra Costa County, Cal.", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 23, 1914; thence from said point of beginning north 16° 45' east along the east line of Lots 9 and 10 in said Block 16, 250 feet to the northeast corner of said Lot 10 being on the south line of East Second Street; thence south 73° 15' east along the direct extension of said south line, 50 feet; thence south 16° 45' west, 250 feet to the direct extension easterly of the north line of East Third Street; then north 73° 15' west along said extended line, 50 feet to the point of beginning.

Assessor Parcel Number: 073-010-005

389 E. 3<sup>rd</sup> Street

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, describe as follows:

Portion of the Rancho Los Medanos described as follows:

Beginning on the north line of East Third Street at the southeast corner of Lot 9 in Block 16, as designated on the map entitled "Official Map of the City of Pittsburg, Contra Costa County, Cal.", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 23, 1914; thence from said point commencement 73° 15' east, along the direct extension easterly of the north line of East Third Street, 50 feet to the actual point of beginning of the herein described parcel of land; thence said point of beginning continuing along said extended line south 73° 15' east, 275 feet; thence north 16° 45' east parallel with the east line of said Block 16, 250 feet to the south line of the Atchison, Topeka and Santa Fe Railroad right of way being the direct extension easterly of the south line of East Second Street; thence north 73° 15' west, along said line, 275 feet to a point which bears 16° 45' east from point of beginning; thence south 16° 45' west, 250 feet to the point of beginning.

Assessor Parcel Number: 073-010-004

### E. 3<sup>rd</sup> Street

All that real property situated in the City of Pittsburg, County of Contra Costa, State of California, describe as follows:

Portion of the Rancho Los Medanos described as follows:

Commencing on the north line of East Third Street at the southeast corner of Lot 9 in Block 16, as designated on the map entitled "Official map of the City of Pittsburg, Contra Costa County, Cal.", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 23, 1914; thence from said point of commencement south 73° 15' east, along the direct extension easterly of the north line of East Third Street, 375 feet to the actual point of beginning of the herein described parcel of land; said point of beginning being on the east line of the 1.8 acre parcel of land described as Parcel Two in the deed from Johns-Mansville Incorporated of California of Johns-Mansville Products Corporation, recorded June 18, 1932 in Volume 318 of Official Records, at page 258; thence from said point of beginning continuing along said extended line south 73° 15' east, 347.25 feet to the west line of the parcel of land described in the deed from C. A. Hooper & Co. to J.L. Lawrence, recorded November 23, 1936 in Volume 422 of Official Records, at page 478; thence north 16° 45' east, along said west line, 246.07 feet to the south line of the Atchison, Topeka and Santa Fe Railroad right of way being the easterly extension of East Second Street; thence along said south line westerly along the arc of curve to the left with a radius of 578.81 feet, the chord of which bears north 70° 21' 30" west, an arc distance of 77.93 feet and north 73° 15' west, 269.43 feet to the east line of said John-Mansville Products Corporation parcel (318 or 258); then south 16° 45' west, along said east line, 250 feet to the point of beginning.

Assessor Parcel Number: 074-010-003

### 495 E. 3<sup>rd</sup> Street

Portion of the Rancho Los Medanos, described as follows:

Beginning at the point of intersection of the northerly boundary of the easterly extension of East Third Street on the City of Pittsburg, and the northerly extension of the westerly boundary of that street or road known as Harbor Street, the northerly boundary of the easterly extension of the East Third Street, being the north line of the parcel of land described in the deed from C.A. Hooper and Co., to the County of Contra Costa, dated July 23, 1925 and recorded August 5, 1925 in Volume 3 of Official Records at page 188, and the westerly boundary of Harbor Street being the west line of the strip of land described as "Parcel 1" in the deed from C.A. Hooper and Co., to the Contra Costa County dated February 25, 1926, and recorded March 4, 1926 in Volume 29 of Official Records, at page 11; thence from said point of beginning along the northerly boundary of the road first above referred to, north 73° 07' west, 100.00 feet; thence north 16° 45'

east, 246.07 feet, to a point on the southerly boundary of the right of way described in a deed from C.A. Hooper and Co., to Atchison, Topeka and Santa Fe Railway Company, dated December 13, 1922, and recorded January 27, 1923 in Volume 428 of Deeds, at page 480; thence easterly along a curve to the right whose radius is 578.81 feet and whose tangent through the last named point bears south  $65^{\circ} 31'$  east, proceeding along the said curve 102.70 feet to a point in the northerly extension of the westerly boundary of Harbor Street; thence south  $16^{\circ} 45'$  west, 223.33 feet, to the point of beginning.

APN: 073-010-002



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/20/2018

**TO:** Mayor and Council Members

**FROM:** Joe Sbranti, City Manager

**SUBJECT:** Adoption of a City Council Resolution Approving the Use of Business Improvement District Funds by the Pittsburg Chamber of Commerce for Police and Staff Services for the 2018 Seafood and Music Festival

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

The Pittsburg Chamber of Commerce (Chamber) proposes and the City accepts the use of Business Improvement District (BID) funds for police and staff services for the 2018 Seafood and Music Festival.

**FISCAL IMPACT**

The total BID budget for the cost of police and staff services for the Seafood and Music Festival is \$29,000. The estimated cost for police services is approximately \$27,980. The City Manager, at his discretion, may direct the remaining funds towards additional staff services associated with the event. Funding for this effort will be covered by the business improvement tax collected and therefore, does not impact the City's general fund.

**RECOMMENDATION**

City Council adopt the resolution approving the use of BID funds for police and staff services for the 2018 Seafood and Music Festival in an amount not to exceed \$29,000.

**BACKGROUND**

In 1972, the Chamber was designated as the advisory board for the Business Improvement Area, now known as the BID. The advisory board's role was to advise the City and provide recommendations as to how the business improvement tax is to be used. Since the inception of the BID, the City and the Chamber have shared the business improvement tax collected and the Chamber has used the funds to promote, retain, and attract businesses to the City and develop programs that support local businesses. Because all licensed businesses pay the business improvement tax, the City's direction to the Chamber has been



to provide support to all Pittsburg businesses and not just businesses who are Chamber members.

In addition to providing support to all Pittsburg businesses, the Chamber has been coordinating the Seafood and Music Festival since 1984. It is a two-day, outdoor extravaganza that draws thousands of visitors to Pittsburg every year. The Pittsburg Seafood & Music Festival, now in its 34th year, returns to the beautiful Pittsburg Marina Saturday, September 8 and Sunday, September 9, 2018.

### **SUBCOMMITTEE FINDINGS**

Not Applicable.

### **STAFF ANALYSIS**

The Seafood and Music Festival has long been one of the keystone events in Pittsburg. Having the necessary police and staff services present at the event will ensure that it is a safe and enjoyable environment for the whole family.

ATTACHMENTS:     Resolution

Report Prepared By: Melaine Venenciano, Senior Administrative Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

Adoption of a City Council Resolution to Approving the )  
Use of Business Improvement District Funds by the ) RESOLUTION NO. 18-  
Pittsburg Chamber of Commerce for Police and Staff )  
Services for the 2018 Seafood and Music Festival )

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, in 1972, the Pittsburg Chamber of Commerce (Chamber) was designated as the advisory board for the Business Improvement Area, now known as the Business Improvement District (BID); and

WHEREAS, the advisory board's role was to advise the City and provide recommendations as to how the business improvement tax is to be used; and

WHEREAS, since the inception of the BID, the City and the Chamber have shared the business improvement tax collected and the Chamber has used the funds to promote, retain, and attract businesses to the City and develop programs that support local businesses. Because all licensed businesses pay the business improvement tax, the City's direction to the Chamber has been to provide support to all Pittsburg businesses and not just businesses who are Chamber members; and

WHEREAS, in addition to providing support to all Pittsburg businesses, the Chamber has been coordinating the Seafood and Music Festival since 1984. It is a two-day, outdoor extravaganza that draws thousands of visitors to Pittsburg every year. The Pittsburg Seafood & Music Festival, now in its 34th year, returns to the beautiful Pittsburg Marina Saturday, September 8 and Sunday, September 9, 2018; and

WHEREAS, having the necessary police services present at the event will ensure that it is a safe and enjoyable environment for the whole family.

NOW THEREFORE, the City Council finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

City Council hereby approves this Resolution and approves the use of BID funds for police and staff services for the 2018 Seafood and Music Festival in an amount not to exceed \$29,000.

Section 3.

The City Manager is hereby authorized to take such further actions as may be necessary or appropriate to carry out the City's obligations pursuant to this Resolution.

Section 4.

The City Clerk shall certify to the adoption of this Resolution.

Section 5.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4th day of September 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Dwaine "Pete" Longmire, Mayor

\_\_\_\_\_  
Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/23/2018  
**TO:** Mayor and Council Members  
**FROM:** Joe Sbranti, City Manager  
**SUBJECT:** By Minute Order, Consider Commission Appointment to Vacancy on the Housing Authority Commission  
**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

One (1) opening exists on the Housing Authority Commission. Commissioners must be Section 8 tenants of the Pittsburg Housing Authority. The City has advertised for the opening and received two applications. Both applicants were invited to interview with the City Council on August 20 and one applicant was interviewed at that time.

**FISCAL IMPACT**

There is no fiscal impact.

**RECOMMENDATION**

Staff recommends either appointment of an eligible candidate to the Housing Authority Commission opening or continued advertising for the vacancy.

**BACKGROUND**

Staff has advertised for the vacancy and received applications. Two applications were received for the Housing Authority Commission. Both applicants are Section 8 tenants of the Pittsburg Housing Authority. The term will expire on June 30, 2022.

**SUBCOMMITTEE FINDINGS**

Not applicable.

**STAFF ANALYSIS**



On August 20, 2018 the City Council reviewed two applications for appointment to the Housing Authority Commission. On that date candidate interviews were held. The City Clerk's Office received an email from Melissa Griffin withdrawing her application. One candidate was in attendance and was interviewed. There is one vacancy. The candidates are:

S.L Floyd  
Melissa Griffin

Due to the lack of candidates, Council may wish to direct staff to continue advertising for the vacancy.

ATTACHMENTS:     Applications

Report Prepared By: Alice E. Evenson, City Clerk



RECEIVED  
HOUSING AUTHORITY  
OF THE CITY OF PITTSBURGH  
13 JUL -2 PM 4:26

**CITY OF PITTSBURGH**  
**APPLICATION FOR CITIZEN PARTICIPATION ON COMMISSION**

Name of Commission: Housing Authority Board of Commissioners

Name: S. L. Floyd

Address: 1111 11th Ave

Telephone: Residential: 724-724-1111 Business: N/A

Email address: sfloyd@att.net

Professional or Technical Experience: Resolution Lead (communications) President for Grace Lutheran Church

Why are you interested in serving on this commission? "Requested" I hope to inspire, encourage, effective communication. In order to write programs and or change that will benefit the community and the organization.

Other Community Activities or Organizations in which you participate: Governmental, Curriculum writing assistant, Teach

RETURN TO:  
City Clerk's Office  
City of Pittsburgh  
65 Civic Avenue  
Pittsburgh, CA 94565

ARE YOU AVAILABLE FOR: ☒ Yes ☐ No  
Evening Meetings  
Daytime Meetings Yes ☐ No ☐

S. L. Floyd  
SIGNATURE

S. L. Floyd  
PLEASE PRINT NAME

07/02/2018  
Date

**CITY OF PITTSBURG  
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

**DATE:** August 20, 2018

**LOCATION:** Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

**CITY COUNCIL/AGENCY MEMBERS**

Dwaine "Pete" Longmire, Mayor/Chair  
Sal Evola, Vice-Mayor/Chair  
Juan Antonio Banales, Council/Agency Member  
Jelani Killings, Council/Agency Member  
Marilyn Craft, Council/Agency Member  
VACANT, Agency Member  
Annie Hill Herring, Agency Member

**APPOINTED OFFICIALS**

Joe Sbranti, City Manager/Executive Director  
Ruthann Ziegler, City Attorney/Legal Counsel  
Alice E. Evenson, City Clerk/Agency Secretary (elected)  
Nancy Parent, City Treasurer (elected)

Vice Mayor Evola called the meeting of the City Council to order at 7:00 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening at 5:45 for Housing Authority Commission Candidate Interviews and at 6:00 P.M. for Closed Session for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: APN's 095-150-032, 094-080-011, 095-160-001, 095-160-002, 094-090-001, 094-080-002; Negotiators: Joe Sbranti, Garrett Evans; Negotiating Parties: Energy Delivery Solutions LLC; Under negotiation: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:

One (1) case

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

Two (2) cases

4. CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Section 54957.6):

Agency designated representatives: Joe Sbranti, Garrett Evans, Stacy Shell;  
Employee organization: AFSCME Miscellaneous A; AFSCME Management/  
Professional/Confidential; Teamsters Local 856

Vice Mayor Evola stated there was no reportable action taken in Closed Session.

## **ROLL CALL**

Mayor Longmire was absent and excused.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

## **CITY MANAGER'S REMARKS**

Assistant City Manager Evans reported on upcoming events throughout the city.

## **CITIZENS REMARKS**

Tim Manley, representing Pittsburg PAL, introduced the junior high and high school students that participated in the Next Generation to Save Lives CPR training. 23 students participated and he looked forward to continuing these training sessions in the future.

Bob Atlas, Battalion Chief with the Fire District, gave updates of activities in July. He also stated Hazmat 21 out of Station 87 was the first in California to be awarded the Type 2 Hazardous Material Unit by Cal OES.

Rosamaria Corral, Pittsburg, commented on the ongoing problem with their property and the notice of violation that they received to remove a portion of their building within 15 days.

Mike Nazari, Pittsburg, also commented on the problem with their property and the notice of violation.

## **PUBLIC HEARING**

Vice Mayor Evola recused himself from the following item due to his financial interests and his employer which this item is related to. Vice Mayor Evola left the dais at this time.

Member Banales presided over the next item.

8. Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District AP-17-1235 (RZ)

Mayor Longmire asked that the item be continued in his absence so that he can participate in the discussion and vote.



As there were no speakers for the item, Member Banales called for a vote to continue the item.

On motion by Member Craft, seconded by Member Killings to continue the item to September 4 and approved by the following vote:

AYES: Banales, Craft, Killings  
ABSENT: Evola [Recused], Longmire

Vice Mayor Evola returned to the dais at this time.

### **CONFLICT OF INTEREST STATEMENT**

There were no conflicts of interests on items on the Consent Calendar.

### **COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, AND SUCCESSOR AGENCY CONSENT CALENDAR**

On motion by Member Craft, seconded by Member Banales to adopt, and carried by the following vote:

AYES: Banales, Craft, Evola, Killings  
ABSENT: Longmire

9. Minutes of August 6, 2018
10. Adoption of a City Council Resolution to Amend Staffing Allocation in the City Manager's Office
11. Adoption of a City Council Resolution Approving an Exclusive Negotiating Rights Agreement between the City of Pittsburg and Global Resources Trading LLC for four Waterfront Parcels (APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001)
12. Adoption of a City Council Resolution to Approve an Easement to PG&E at East 14th Street and Pittsburg-Antioch Highway
13. Adoption of a City Council Resolution to Create a Master Pay Schedule as Required by California Public Employees' Retirement System
14. Receive and File the Treasurer's Report for the Quarter Ending June 30, 2018

### **COUNCIL MEMBER REPORTS/REMARKS**

Member Craft attended several events over the weekend. The Yacht Club was unable to accommodate the Poker Run on the Delta so the City stepped in to help. That event was attended by some 300 people. That night was the Zinfandel Dinner which was well attended. Member Craft thanked staff for that event. She also attended the Jazz, Blues and Funk Concert on Saturday, which was also a success. Overall she expected some 2500 people came to the downtown area over the weekend.

Member Banales attended the TRANSPLAN meeting with a presentation on the Concord Naval Weapons Station reuse project which anticipates 12,000 housing units. Discussion at TRANSPLAN surrounded regional traffic concerns when this project begins.

Vice Mayor Evola thanked Member Banales for attending the TRANSPLAN meeting in his stead and noted that the agency is mindful of the mitigation fees that East County has been paying in the past that Concord will have to step forward to participate in.

Vice Mayor Evola also thanked City Attorney Ruthann Ziegler for her service the last 14 years and noted that this is her last meeting with the City. On behalf of the Mayor and Council Members, City Attorney Ziegler was given an Anchor Award in commemoration of her service.

### **ADJOURNMENT**

The City Council meeting was adjourned at 7:35 P.M. to September 17, 2018.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/15/2018

**TO:** Chair and Agency Members

**FROM:** Joe Sbranti, Executive Director

**SUBJECT:** Adoption of a Pittsburg Power Company Resolution Approving a Purchase and Sale Agreement, a Loan Agreement, a Promissory Note, and a Deed of Trust and Security Agreement between the Pittsburg Power Company and Natalie Cooper for 615 Railroad Avenue

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

The Pittsburg Power Company, a Joint Powers Authority (PPC, Seller, or Beneficiary) and Natalie Cooper, an individual, doing business as Lumpy's Diner Pittsburg (Buyer, Borrower, or Trustor), propose to enter into a purchase and sale agreement (PSA) and loan agreement, promissory note, and deed of trust and security agreement (collectively, the Loan Documents") for the purchase and sale of 615 Railroad Avenue, also known as County Assessor's Parcel Numbers 085-171-012 (Property).

**FISCAL IMPACT**

PPC and the Buyer have negotiated a purchase price of \$348,206.08 (Purchase Price). PPC will carry the acquisition loan at an interest rate of 5% for a 20-year term.

**RECOMMENDATION**

PPC Board adopt the Resolution and approve the PSA and the Loan Documents between PPC and the Buyer for the purchase and sale of the Property at the Purchase Price.

**BACKGROUND**

On March 18, 2013, PPC adopted Resolution 13-276, approving a lease agreement between PPC and the Buyer for the Property. The lease term expired February 28, 2018 and is now a month-to-month lease.

PPC commissioned an appraisal, dated February 28, 2018, from Smith & Associates, who appraised the Property at \$325,000.

On April 5, 2018, PPC received an offer from the Buyer of \$300,000 to purchase the Property. This offer's date was later revised to May 7, 2018.

Because the appraisal was perceived to be too low, PPC commissioned a second appraisal, dated June 27, 2018, from Krauss Appraisal, who appraised the Property at \$360,000.

The Parties negotiated and agreed to a purchase price of \$360,000 with four months total rent of \$11,793.92, from June-September 2018, to be applied as a credit since the Parties were negotiating the potential purchase and sale during this period. As a result of the credit, the purchase price is \$348,206.08.

### **SUBCOMMITTEE FINDINGS**

Not Applicable

### **STAFF ANALYSIS**

Currently, the lease payments that PPC receives from the Property is \$2,948.48. PPC proposes to carry the Buyer's acquisition loan of \$348,206.08 at 5% for a 20-year term. If approved, the monthly loan payments that PPC will receive from the Buyer is \$2,298.01. Although the loan payment is less than the lease payment, PPC will still see a savings since it will no longer be responsible for the major maintenance of the Property.

The Buyer has owned and operated Lumpy's Diner Pittsburg since 2013 and has run a successful business. The Buyer is invested in Pittsburg's Old Town and the community. The Buyer's acquisition of the Property will provide some assurance that a thriving business will remain in Pittsburg and continue to serve the community.

ATTACHMENTS:     Resolution  
Purchase and Sale Agreement  
Loan Agreement  
Promissory Note  
Deed of Trust and Security Agreement

Report Prepared By: Maria M. Aliotti, Director of Community Services



BEFORE THE PITTSBURG POWER COMPANY OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Pittsburg Power Company Resolution     )  
Approving a Purchase and Sale Agreement, a Loan     )  
Agreement, a Promissory Note, and a Deed of Trust     )     RESOLUTION NO. 18-  
And Security Agreement between the Pittsburg Power     )  
Company and Natalie Cooper for 615 Railroad Avenue)

The Pittsburg Power Company DOES RESOLVE as follows:

Whereas, on March 18, 2013, the Pittsburg Power Company, a Joint Powers Authority (PPC, Seller, or Beneficiary) adopted Resolution 13-276, approving a lease agreement between PPC and Natalie Cooper, an individual, doing business as Lumpy's Diner Pittsburg (Buyer, Borrower, or Trustor) for 615 Railroad Avenue, also known as County Assessor's Parcel Numbers 085-171-012 (Property). The lease term expired February 28, 2018 and is now a month-to-month lease; and

WHEREAS, PPC commissioned an appraisal, dated February 28, 2018, from Smith & Associates, who appraised the Property at \$325,000; and

WHEREAS, on April 5, 2018, PPC received an offer from the Buyer of \$300,000 to purchase the Property. This offer's date was later revised to May 7, 2018; and

WHEREAS, because the appraisal was perceived to be too low, PPC commissioned a second appraisal, dated June 27, 2018, from Krauss Appraisal, who appraised the Property at \$360,000; and

WHEREAS, the Parties negotiated and agreed to a purchase price of \$360,000 with four months total rent of \$11,793.92, from June-September 2018, to be applied as a credit since the Parties were negotiating the potential purchase and sale during this period. As a result of the credit, the purchase price is \$348,206.08; and

WHEREAS, PPC and the Buyer propose to enter into a purchase and sale agreement (PSA) and loan agreement, promissory note, and deed of trust and security agreement (collectively, the "Loan Documents") for the purchase and sale of the Property; and

WHEREAS, PPC will carry the acquisition loan at an interest rate of 5% for a 20-year term, commencing October 1, 2018.

NOW, THEREFORE, the Pittsburg Power Company Board of Directors finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The PPC Board hereby adopts the Resolution approving the PSA and Loan Documents between PPC and the Buyer.

Section 3.

The principal balance and interest shall be repaid over the term of two hundred thirty-nine (239) equal monthly payments of Two Thousand Two Hundred Ninety-eight Dollars and One Cent (\$2,298.01) and one (1) final payment of Two Thousand Two Hundred Eighty-Eight Dollars and Forty-Seven Cents (\$2,288.47). The first (1<sup>st</sup>) Monthly Payment shall be due October 1, 2018 and the first (1<sup>st</sup>) of every month thereafter.

Section 4.

The Executive Director is hereby authorized to execute the PSA and Loan Documents and to execute such other documents and take such further actions as may be necessary or appropriate to carry out the PPC Board's obligations pursuant to this Resolution.

Section 5.

The Executive Secretary shall certify to the adoption of this Resolution.

Section 6.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Pittsburg Power Company Board of Directors at a regular meeting on the 4<sup>th</sup> Day of September 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

\_\_\_\_\_  
Dwaine "Pete" Longmire, Mayor

ATTEST:

\_\_\_\_\_  
Joe Sbranti, Executive Secretary

## PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("this **Agreement**") is entered into as of September 4, 2018 (the "**Effective Date**"), by and between the Pittsburg Power Company, a Joint Powers Authority ("**Seller**") and Natalie Cooper, an individual, doing business as Lumpy's Diner in Pittsburg ("**Buyer**"). Seller and Buyer are collectively referred to herein as the "**Parties.**"

### RECITALS

A. Seller is the owner of certain real property located at 615 Railroad Avenue, known as APN No. 085-171-012, in the City of Pittsburg (the "**Property**"), as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. The Parties entered into a lease agreement (the "**Lease**") of the Property on March 1, 2013 Property which expired February 28, 2018.

C. The Buyer is currently leasing the Property on a month-to-month basis while the Parties negotiated the terms of Buyer's purchase of the Property.

D. Krauss Appraisal, MAI appraiser, prepared an appraisal to determine the fair market value of the Property (the "**Appraisal**").

E. According to the Appraisal, the fair market value of the Property is Three Hundred Sixty Thousand Dollars (\$360,000).

F. Buyer has reviewed the Appraisal and has agreed to pay Three Hundred Sixty Thousand Dollars (\$360,000) (the "**Purchase Price**").

G. The parties have negotiated and agreed that the total lease payments of Eleven Thousand Seven Hundred Ninety-Three Dollars and Ninety-Two Cents (\$11,793.92) from June-September 2018 will be applied as the down payment on the Purchase Price, resulting in a remaining amount due of Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08).

G. Buyer agrees to purchase the Property, and Seller agrees to sell the Property to Buyer, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Parties, Seller and Buyer hereby agree as follows:

1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. PURCHASE AND SALE.

2.1 Agreement to Buy and Sell. Subject to the terms and conditions set forth herein, Seller agrees to sell the Property to Buyer, and Buyer hereby agrees to acquire the Property from Seller.

2.2 Purchase Price. The purchase price for the Property to be paid by Buyer to Seller (the "**Purchase Price**") is Three Hundred Sixty Thousand Dollars (\$360,000).

2.3 Payment of Purchase Price. The Buyer will enter into a loan agreement with the Seller, to be evidenced by a promissory note and secured by a deed of trust (collectively, the "**Loan Documents**"), in the amount of Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08) (the "**Loan**") for the payment of the remaining amount of the Purchase Price.

3. ESCROW.

3.1 Escrow Account. Seller has opened an escrow account (the "**Escrow**") maintained by Old Republic Title Company (the "**Title Company**"), 1000 Burnett Ave, Suite 400, Concord, CA 94520 Attn: Jennifer Quigley (the "**Escrow Holder**"), with interest accruing, if applicable, to the benefit of Buyer. Escrow Holder shall perform all escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within seven (7) business days after the Effective Date, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Escrow Holder will be deemed the "**Opening of Escrow**" and Escrow Holder will give written notice to the Parties of such occurrence.

3.3 Buyer's Deposit. Buyer and Seller hereby agree that Buyer's lease payments in the amount of Eleven Thousand Seven Hundred Ninety-Three Dollars and Ninety-Two Cents (\$11,793.92) constitute the deposit (the "**Deposit**") for the purchase of the Property. Seller has already received the Deposit, and therefore there will be no initial deposit into escrow.

3.4 Satisfaction of Due Diligence Contingency. Buyer shall have the right, in its sole discretion, to terminate this Agreement for any reason prior to the expiration of the Due Diligence Contingency Period (as defined in Section 5.2 (a) below) if Buyer disapproves any due diligence items or approves all due diligence items ("**Approval Notice**"). If Buyer disapproves any items through the delivery of the Approval Notice to Seller before 5:00 p.m. on the last day of the Due Diligence Contingency Period, this Agreement shall terminate, and all amounts deposited by Buyer into escrow, if applicable, (except the Independent Consideration as defined in Section 3.5 below),



together with interest thereon, if any, will be returned to Buyer, and neither party shall have any further rights or obligations hereunder except those which expressly survive the termination hereof. Notwithstanding the foregoing, if Buyer fails to deliver its Notice of Approval prior to the expiration of the Due Diligence Period, it will be deemed Buyer's election not to proceed with the purchase of the Property and to terminate this Agreement and Buyer and Seller shall have no further obligations to each other except for any obligations which expressly survive termination.

3.5 **Independent Consideration.** As independent consideration for Seller's entering into this Agreement to sell the Property to Buyer, Buyer shall deliver the sum of Ten Dollars (\$10.00) to Seller through Escrow ("**Independent Consideration**"). In the event that Buyer terminates this Agreement in accordance with Section 3.4 above, Seller shall retain the Independent Consideration; in the event that Buyer does not terminate this Agreement as aforesaid, the Independent Consideration shall be applied to the Purchase Price at Closing.

#### 4. PROPERTY DISCLOSURE REQUIREMENTS.

4.1 **Condition of Title/Preliminary Title Report.** Escrow Holder shall deliver a Preliminary Title Report for the Property (the "**Preliminary Report**") to Buyer within five (5) days after the Opening of Escrow. Buyer shall have until the end of the Due Diligence Contingency Period to approve the condition of title to the Property. If Buyer delivers the Approval Notice, Buyer agrees to take title to the Property subject to the following "**Permitted Exceptions**:" (a) standard printed exceptions in the Preliminary Report; (b) general and special real property taxes and assessments constituting a lien not yet due and payable; and (c) the Schedule B exceptions to the title referenced in the Approval Notice.

4.2 **Environmental and Natural Hazards Disclosure.** California Health & Safety Code section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substances are located on or beneath the real property to provide written notice of same to the buyer of real property. Other applicable laws require Seller to provide certain disclosures regarding natural hazards affecting the Property. Seller agrees to make all necessary disclosures required by law.

#### 5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 **Closing.** The closing (the "**Closing**" or "**Close of Escrow**") will occur no later than thirty (30) days after the Effective Date ("**Closing Date**"). In the event the Closing has not occurred within sixty (60) days after the Effective Date due to a delay beyond the Buyer's control, then Close of Escrow may be extended up to an additional thirty (30) days (the "**Extension Period**") at the sole discretion of the Executive Director of the Seller. If Close of Escrow has not occurred by the end of the Extension Period, Seller or Buyer may elect to terminate this Agreement.

5.2 Buyer's Conditions to Closing. Buyer's obligation to purchase the Property is subject to the satisfaction of all of the following conditions or Buyer's written waiver thereof (in Buyer's sole discretion) on or before the Closing Date:

(a) Buyer will have fifteen (15) days from Opening of Escrow (the "**Due Diligence Contingency Period**") to review and either approve or disapprove, in Buyer's sole and absolute discretion, the economic viability of the purchase of the Property for Buyer's intended use and all matters related thereto, including but not limited to physical inspections and to conduct any studies or evaluations of the Property. Seller shall provide to Buyer copies of all reasonably available and known documents relating to the ownership and operation of the Property, including but not limited to plans, permits and reports (environmental, structural, mechanical, engineering and land surveys) that Seller has in its possession not later than five (5) business days following the execution and delivery of this Agreement. Buyer hereby agrees to indemnify and hold Seller harmless for any damage to the Property caused (but not merely revealed) by Buyer's inspections.

(b) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(c) Seller's representations and warranties herein are true and correct in all material respects as of the Closing Date.

(d) The Title Company is irrevocably committed to issue a CLTA Title Policy to Buyer, effective as of the Closing Date, insuring title to Buyer in the full amount of the Purchase Price subject only to the Permitted Exceptions.

5.3 Seller's Conditions to Closing. The Close of Escrow and Seller's obligation to sell and convey the Property to Buyer are subject to the satisfaction of the following conditions or Seller's written waiver (in Seller's sole discretion) of such conditions on or before the Closing Date:

(a) Buyer has performed all obligations to be performed by Buyer pursuant to this Agreement before Closing Date.

(b) Buyer's representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

(c) Buyer has executed (i) loan agreement between the Seller and Buyer in the amount of the Loan; (ii) a promissory note evidencing the Loan; and (iii) a deed of trust securing the Loan.

5.4 Conveyance of Title.

(a) Seller will deliver marketable fee simple title to Buyer at the Closing, subject only to the Permitted Exceptions.

(b) Buyer agrees the Property will be purchased by, conveyed to, and accepted by Buyer in its condition at the Closing **“AS IS, WHERE IS, WITH ALL FAULTS”**, with no warranty, express or implied, by Seller as to the physical condition including, but not limited to, the soil, its geology, or the presence of known or unknown faults or Hazardous Materials or hazardous waste (as defined by state and federal law); provided, however, that the foregoing shall not relieve Seller from disclosure of any such conditions of which Seller has actual knowledge and no patent or latent defect in the condition of the Property, whether or not known or discovered, shall give rise to any claim or cause of action against Seller. Any documents related to the Property and provided to Buyer by Seller are furnished as a courtesy to Buyer and without warranty from or recourse to Seller.

#### 5.5 Deliveries at Closing.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Buyer at Closing: (i) a grant deed; (ii) an affidavit or qualifying statement which satisfies the requirements of paragraph 1445 of the Internal Revenue Code of 1986, as amended, any regulations thereunder (the **“Non-Foreign Affidavit”**); (iii) a California Franchise Tax Board form 590 to satisfy the requirements of California Revenue and Taxation Code Section 18805(b) and 26131; (iv) Seller shall deposit into the Escrow at Closing immediately available funds in the amount of Seller’s closing costs; (v) the executed Loan Documents; (vi) such resolutions, authorizations, or other documents or agreements relating to Seller as shall be reasonably required by Title Company, and (vii) all other documents required by this Agreement to complete the Closing.

(b) Deliveries by Buyer. Buyer shall deposit into the Escrow at Closing the following: (i) the executed Loan Documents; (ii) the escrow fees and recording fees; and (iii) the cost of the Title Policy; (iv) such resolutions, authorizations, or other documents or agreements relating to Buyer as shall be reasonably required by Title Company, and (v) all other documents required by this Agreement to complete the Closing.

(c) Closing. Upon Closing, Escrow Holder shall: (i) record the grant deed and deed of trust; (ii) deliver to Seller fully executed Loan Documents; (iii) deliver to Buyer the Non-Foreign Affidavit, the California Certificate and the original recorded grant deed; (iv) pay any commissions and other expenses payable through escrow; and (v) distribute to itself the payment of escrow fees and expenses required hereunder.

(d) Closing Costs. Buyer and Seller will pay all escrow fees (including the costs of preparing documents and instruments), recording fees, title report, and title insurance at a 50/50 split. Seller will pay all governmental conveyance fees and all transfer taxes and Natural Hazard Disclosure Report.

(e) Pro-Rations. At the close of escrow, the Escrow Agent shall make the following prorations: (i) property taxes will be prorated as of the Close of Escrow

based upon the most recent tax bill available, including any property taxes which may be assessed after the close of escrow but which pertain to the period prior to the transfer of title to the Property to Buyer, regardless of when or to whom notice thereof is delivered; and (ii) any bond or assessment that constitutes a lien on the Property at the Close of Escrow will be assumed by Buyer. Seller does not pay property taxes.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the statements below in this Section 6.1 are each true and correct as of the Closing Date provided however, if to Seller's actual knowledge any such statement becomes untrue prior to Closing, Seller will notify Buyer in writing and Buyer will have three (3) business days thereafter to determine if Buyer wishes to proceed with Closing. If Buyer determines it does not wish to proceed, then the terms of Section 6.2 will apply.

(a) Authority. Seller is a Joint Powers Authority, lawfully formed, in existence and in good standing under the laws of the State of California. Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Seller, and upon delivery to and execution by Buyer is a valid and binding agreement of Seller.

(b) Encumbrances. Seller has not alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any Agreement to do so, and there are no liens, encumbrances, mortgages, covenants, conditions, reservations, restrictions, easements or other matters affecting the Property, except as disclosed in the Preliminary Report. Seller will not, directly or indirectly, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest prior to the Close of Escrow, as long as this Agreement is in force.

(c) There are no agreements affecting the Property except those which have been disclosed by Seller. There are no agreements which will be binding on the Buyer or the Property after the Close of Escrow, which cannot be terminated on thirty (30) days prior written notice.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Buyer's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive the expiration, termination, or close of escrow of this Agreement and shall not be deemed merged into the deed upon closing.

6.2 Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section 6.2 are each true as of the Effective Date, and, if to



Buyer's actual knowledge any such statement becomes untrue prior to Closing, Buyer shall so notify Seller in writing and Seller shall have at least three (3) business days thereafter to determine if Seller wishes to proceed with Closing.

(a) Buyer is an individual. Buyer has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Buyer, and upon delivery to and execution by Seller shall be a valid and binding agreement of Buyer.

(b) Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Buyer contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

7. REMEDIES In the event of a breach or default under this Agreement by Seller, if such breach or default occurs prior to Close of Escrow, Buyer reserves the right to either (a) seek specific performance from Seller or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; (ii) to extend the time for performance and the Closing Date until Seller is able to perform; or (iii) to terminate this Agreement upon written notice to Seller, whereupon Seller shall cause Escrow Holder to return to Buyer any and all sums placed into the Escrow by Buyer, and except for the rights and obligations expressly provided to survive termination of this Agreement, neither party shall have any further obligations or liabilities hereunder. IN THE EVENT OF A BREACH OR DEFAULT HEREUNDER BY BUYER AND THE CLOSING DOES NOT OCCUR DUE TO SUCH DEFAULT, SELLER'S SOLE REMEDY SHALL BE TO RETAIN THE DEPOSITS AS LIQUIDATED DAMAGES. THE PARTIES AGREE THAT IN SUCH INSTANCE, THE DEPOSITS REPRESENT A REASONABLE APPROXIMATION OF SELLER'S DAMAGES AND ARE NOT INTENDED AS A FORFEITURE OR PENALTY BUT RATHER AN ENFORCEABLE LIQUIDATED DAMAGES PROVISION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1671, ET SEQ. IN NO EVENT SHALL EITHER PARTY BE ENTITLED TO LOST PROFITS OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE OTHER PARTY'S BREACH OF THIS AGREEMENT.

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Seller's Initials

8. BROKERS. Seller represents that no real estate broker has been retained by Seller in the sale of the Property or the negotiation of this Agreement. Buyer represents that no real estate broker has been retained by Buyer in the procurement of the Property or negotiation of this Agreement. Buyer shall indemnify, hold harmless and defend Seller from any and all claims, actions and liability for any breach of the preceding sentence, and any commission, finder's fee, or similar charges arising out of Buyer's conduct.

9. ASSIGNMENT. Absent an express signed written agreement between the Parties to the contrary, neither Seller nor Buyer may assign its rights or delegate its duties under this Agreement without the express written consent of the other, which consent may be withheld for any reason. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10. MISCELLANEOUS.

10.1 Attorneys' Fees. If any party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing party" shall mean the party determined by the court to most nearly prevail and not necessarily the party in whose favor a judgment is rendered.

10.2 Interpretation. This Agreement has been negotiated at arm's length and each party has been represented by independent legal counsel in this transaction and this Agreement has been reviewed and revised by counsel to each of the Parties. Accordingly, each party hereby waives any benefit under any rule of law (including Section 1654 of the California Civil Code) or legal decision that would require interpretation of any ambiguities in this Agreement against the drafting party.

10.3 Survival. All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.5 Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.6 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof any cannot be amended or modified except by a written instrument executed and delivered by the parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. In addition there are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties

upon which any party is relying upon in entering this Agreement that are not fully expressed herein.

10.7 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not be affected by the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the Parties as expressed herein.

10.8 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either party desires or is required to give to the other party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery service (i.e., Federal Express) which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the party's address as set forth below:

To Buyer: Natalie Cooper  
?  
Pittsburg, CA 94565

To Seller: Pittsburg Power Company  
65 Civic Avenue  
Pittsburg, CA 94565  
Attn: Executive Directory

To Escrow Holder: Old Republic Title Company  
1000 Burnett Avenue, Suite 400  
Concord CA 94520  
Attn: Jennifer Quigley

Any such communication shall be deemed effective upon personal deliver or on the date of first refusal to accept delivery as reflected on the receipt of delivery or return receipt, as applicable. Any party may change its address by notice to the other party. Each party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this section and that any person to be given notice actually receives such notice.

10.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.10 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, the time for performance will be extended to 5:00 p.m. on the next business day.

10.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed. If a party is required or permitted to give its consent or approval in its sole and absolute discretion or if such consent or approval may be unreasonably withheld, such consent or approval may be unreasonably withheld but shall not be unreasonably delayed.

10.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.13 Waivers. Any waiver by any party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any party. Consent by any party to any act or omission by another party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.14 Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

10.15 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date an agreement between parties is effective, executed, or delivered, as of the Effective Date.

10.16 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

10.17 Approvals. Whenever this Agreement calls for Seller approval, consent, extension or waiver, the written approval, consent, or waiver of the Seller's Executive Director or his or her designee(s) shall constitute the approval, consent, extension or waiver of the Seller, without further authorization required from the Seller's Board. The Seller hereby authorizes the Agency's Executive Director and his or her designee(s) to deliver any such approvals, consents, or extensions or waivers as are required by this Agreement, or that do not otherwise reduce Seller's rights under this Agreement, and to waive requirements under this Agreement, on behalf of the Seller.



**SIGNATURES ON FOLLOWING PAGE**

IN WITNESS WHEREOF, this Agreement is executed by Buyer and Seller as of the Effective Date.

**Seller:**

Pittsburg Power Company

By: \_\_\_\_\_  
Joe Sbranti  
Executive Director

Attest:

\_\_\_\_\_  
Agency Secretary

Reviewed as to Form:

\_\_\_\_\_  
Agency Counsel

**Buyer:**

Natalie Cooper

By: \_\_\_\_\_  
Name: Natalie Cooper

**EXHIBIT A**  
**LEGAL DESCRIPTION**

File Number: 106968

All that portion of Lot 1 and Lot 2 of Block 50 as said Lots are shown and so designated on the map entitled "Official map of the City of Pittsburg, Contra Costa County, CA" which said Map was duly adopted by the Board of Trustees of said City of Pittsburg on the 3<sup>rd</sup> Day of March, 1914 and filed in the Office of the County Recorder of said County of Contra Costa on the 23<sup>rd</sup> Day of March, 1914, described as follows:

Commencing at the Northeast corner of said Lot 1, said Lot 1 also being the intersection of the Southerly right-of-way line of East Sixth Street with the Westerly right-of-way line of Cumberland Street as shown on said Official Map; thence from the said point of commencing 73° 23' 54" West 103.59 feet, the bearings of this description being referenced to the monument line of East Third Street per (68 LSM 19) to the true point of beginning for this description; thence continuing along said Southerly line of East Sixth Street North 73° 23' 54" West 18.00 feet to the Northeastern corner of that certain parcel of Land conveyed to Vernon C. Rouser, et ux, recorded October 27, 1966 in Book 5233 of Official Records at page 194 in said Office of the County Recorder; thence leaving said line of said Rouser Parcel South 16° 36' 06" West 20.87 feet to the Southeastern corner thereof; thence along the Southern line of said Rouser Parcel North 73° 23' 54" West 58.41 feet to the Western line of said Lot 1; thence along said Western line and along the Western line of said Lot 2 South 16° 36' 06" West 39.13 feet; thence leaving said Western line of Lot 2 South 73° 23' 54" East 90.00 feet; thence north 16° 36' 06" East 10.00 feet to the Southern line of said Lot 1; thence along said Southern line North 73° 23' 54" West 13.59 feet; thence leaving said Southern line North 16° 36' 06" East 50.00 feet to the true point of beginning.

APN: 085-171-012

3020497.2

## **LOAN AGREEMENT**

This Loan Agreement (this “**Agreement**”) is made as of the 4<sup>th</sup> day of September 2018 by and between the Pittsburg Power Company, a Joint Powers Authority (“**PPC**”) and Natalie Cooper, an individual, doing business as Lumpy’s Diner in Pittsburg (the “**Borrower**”). PPC and Borrower may be collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

### **RECITALS**

- A. PPC is the owner of certain real property located at 615 Railroad Avenue, known as APN No. 085-171-012, in the City of Pittsburg (the “**Property**”).
- B. The Parties entered into a lease agreement (the “**Lease**”) of the Property on March 1, 2013 Property which expired February 28, 2018. The Borrower is currently leasing the Property on a month-to-month basis while the Parties negotiate the terms of the purchase by Borrower of the Property.
- C. Krauss Appraisal, MAI appraiser, prepared an appraisal for the fair market value of the Property (the “**Appraisal**”).
- D. According to the Appraisal, the fair market value of the Property is Three Hundred Sixty Thousand Dollars (\$360,000).
- E. Borrower has reviewed the Appraisal and has agreed to pay Three Hundred Sixty Thousand Dollars (\$360,000) (the “**Purchase Price**”). The Parties have negotiated and agreed that the total payments under the Lease of Eleven Thousand, Seven Hundred Ninety-Three Dollars and Ninety-Two Cents (\$11,793.92) from June-September 2018 will be applied to the Purchase Price, leaving the remaining amount due as Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08).
- F. Borrower agrees to purchase the Property, and Seller agrees to sell the Property to Buyer, subject to the terms and conditions of a purchase and sale agreement dated the date hereof (the “**Purchase Agreement**”).
- G. The Parties have negotiated and Agreed that PPC will provide a loan to Buyer in the amount of Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08) (the “**Loan**”), pursuant to the terms and conditions hereof.
- H. Concurrently herewith, Borrower shall execute a promissory note (“**Note**”) evidencing the amount of the Loan substantially in the form attached as Exhibit A attached hereto and incorporated herein by this reference.



I. Concurrently herewith, the Borrower shall execute a Deed of Trust and Security Agreement ("**Deed of Trust**") substantially in the form attached as Exhibit B attached hereto and incorporated herein by this reference to provide PPC with security for the Loan. This Agreement, the Note, and the Deed of Trust are referred to herein collectively as the "**Loan Documents**."

NOW, THEREFORE, in consideration of the foregoing, and of the conditions, terms, covenants and agreements set forth herein and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

## **ARTICLE I** **DEFINITIONS**

As used in this Agreement, the terms set forth herein shall have the following meanings:

1.1 "**Agreement**" means this Loan Agreement and all amendments and supplements hereto which may from time to time become effective hereafter in accordance with the terms hereof.

1.2 "**Deed of Trust**" means that certain Deed of Trust and Security Agreement dated the date hereof, executed by Property Owner securing the Property as security for Borrower's obligations under this Agreement, substantially in the form attached as Exhibit B.

1.3 "**Default Rate**" means ten (10%) per annum.

1.4 "**Events of Default**" have the meaning set forth in Article VIII hereof.

1.5 "**Loan**" has the meaning set forth in Recital G.

1.6 "**Note**" means the promissory note of Borrower executed concurrently with this Agreement, substantially in the form attached as Exhibit A.

1.7 "**Property**" has the meaning ascribed to it in Recital A.

## **ARTICLE II** **THE LOAN**

2.1 Loan Terms.

(a) Loan Amount. PPC agrees provide the Loan, subject to the terms of this Agreement, in the amount of Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08).

(b) Purpose of Loan. The purpose of this loan is to acquire the Property so that the Borrower may continue to operate Lumpy's Diner Pittsburgh.

(c) Interest Rate. Interest shall accrue and be paid in accordance with the following terms:

(1) Commencing on October 1, 2018 and continuing until all amounts due under the Note are repaid, interest shall accrue at the rate of five percent (5%), computed on the basis of the actual number of days principal is outstanding and a year of 360 days.

(2) From and after October 1, 2018, interest shall be due and payable monthly on the first day of each month, together with principal amounts due under Section 2.2 herein.

2.2 Loan Repayment. The principal balance and interest shall be repaid over the term of two hundred thirty-nine (239) months in equal monthly payments of Two Thousand Two Hundred Ninety-eight Dollars and One Cent (\$2,298.01) and one (1) final payment of Two Thousand Two Hundred Eighty-Eight Dollars and Forty-Seven Cents (\$2,288.47) (the "**Monthly Payments**"). The first (1<sup>st</sup>) Monthly Payment shall be due on October 1, 2018 and on the first (1<sup>st</sup>) day of each month thereafter through the Maturity Date (defined below).

(a) Late Payment Fees. For any monthly payment that is not received by the fifteenth (15<sup>th</sup>) calendar day after which it was due, Borrower shall pay a late fee of ten percent (10%) of the amount unpaid. PPC and Borrower agree that the actual damages and costs sustained by PPC due to failure to make timely payments would be extremely difficult to measure and that the charges specified in this paragraph represent a reasonable estimate by PPC and Borrower of fair average compensation for such damages and costs. Such charges shall be paid by Borrower without prejudice to the right of PPC to collect any other amounts provided to be paid under this Loan Agreement, Promissory Note, or Deed of Trust, or with respect to late payments, to declare default.

2.3 Term. The final principal and interest payment, and all other amounts that may be due under this Loan Agreement or the Note, is due and payable on September 1, 2038 (the "**Maturity Date**").

2.4 Prepayment. The Note or any portion of the outstanding principal balance due under the Note may be prepaid at any time and from time to time, without premium or penalty. Any prepayment of principal must be accompanied by interest accrued but unpaid to the date of receipt of prepayment. Prepayments shall be applied first to any unpaid late charges and other costs and fees then due, then to accrued but unpaid interest and then to principal.

2.5 Due on Sale. Unless PPC in its sole discretion agrees otherwise in writing, the entire unpaid principal balance and all interest and other sums accrued under the Note shall be due and payable upon the transfer or sale of all or any part of, or interest in, the Property.

2.6 Conditions Precedent to PPC's Obligation to Disburse. The obligation of PPC to make the Loan is conditioned upon the receipt by PPC of the following:

- (a) The executed Loan Documents, acknowledged where appropriate, duly executed by Borrower;
- (b) Evidence that the Loan Documents do not violate any of Borrower's agreements with any other lenders;
- (c) Recordation of the Deed of Trust in the official records of Contra Costa County; and
- (d) Copies of such other documents related to the Property as PPC may reasonably request.

2.7 No Changes to Loan Terms. Borrower shall not request the PPC, City, Successor Agency, or any agency, department or division of or affiliated with the PPC, to amend the terms of this Article II or to otherwise restructure, refinance, or alter the Loan terms. PPC, City, Successor Agency, or any agency, department or division of or affiliated with the PPC shall not grant such request to amend the terms of this Article II or to otherwise restructure, refinance, or alter the Loan terms.

### **ARTICLE III** **SECURITY FOR THE LOAN**

3.1 Deed of Trust and Security Agreement. Borrower shall, if necessary, execute and deliver such additional documents to PPC as may be necessary or advisable to perfect PPC's security interest in the Property. Pursuant to Section 2.6, the Deed of Trust shall be recorded at the close of escrow for the purchase of the Property under the Purchase Agreement.

### **ARTICLE IV** **REPRESENTATIONS AND WARRANTIES**

To induce PPC to enter into this Agreement, Borrower hereby makes the following representations and warranties, which shall survive the execution and performance of this Agreement and the other Loan Documents, and continue until all obligations to PPC hereunder and thereunder have been satisfied in full:

4.1 Legal Status. Borrower has the authority to enter into this Agreement, and to obtain and secure the Loan.

4.2 No Violation. The execution and performance by Borrower of this Agreement, the Note and the other Loan Documents have been duly authorized by the appropriate and necessary action and constitute legal, valid and binding agreements of Borrower, enforceable in accordance with their respective terms. Borrower's execution and performance of this Agreement and the other Loan Documents will not result in the creation of any lien, charge or encumbrance upon any property of the Borrower pursuant to any indenture or other agreement or instrument to which Borrower is a party, or by which the Borrower or Borrower's property may be bound or affected, other than as specifically provided herein.

4.3 Permits and Franchises. Borrower possesses all permits, franchises, contracts and licenses required, and all trademarks, trade names, patents, patent rights and fictitious name rights necessary, to conduct the businesses in which it is now engaged without conflict with the rights of others.

4.4 Litigation. To the knowledge of Borrower, there are no pending or threatened actions or proceedings before any court or administrative agency or other governmental body which may have a material adverse effect on the financial condition or operation of Borrower, or on the collateral securing Borrower's performance under any Loan Document, other than those actions or proceedings previously disclosed in writing by Borrower to PPC. Borrower will immediately notify PPC of any litigation in which Borrower is named as a party.

4.5 Taxes and Tax Returns. Borrower has filed all tax returns and other reports required by law to be filed and has paid all taxes, assessments, fees and other charges, against Borrower or Borrower's properties, income or franchise, that are due and payable.

4.6 Assets and Liens. Borrower has good and marketable title to all assets reflected in any financial statement delivered to PPC. There exists no lien, security interest, claim or encumbrance on any property of Borrower, except those in favor of PPC, City, Agency, or to which PPC, City, or Agency has consented in writing.

4.7 Obligations. From and after the date of this Agreement, Borrower shall not be in default on any obligation for borrowed money (including purchase money obligations) or under any other material lease, commitment, contract, instrument or obligation.

## **ARTICLE V** **COVENANTS**

Borrower agrees that so long as Borrower is indebted to PPC under this Agreement, and until payment in full is received under the terms of the Note, Borrower shall, in addition to any other covenants in the Loan Documents, faithfully perform the following covenants:



5.1 Accounting Records/Collateral Inspection. Borrower shall maintain adequate books and accounts in accordance with generally accepted accounting principles, consistently applied, and Borrower shall permit any authorized representative of PPC, at any reasonable time, to inspect, audit and examine such books and to inspect the real and personal properties of Borrower.

5.2 Maintenance of Licenses and Permits/Legal Compliance. Borrower will preserve and maintain the existence of Borrower's respective licenses, rights, franchises and privileges in the jurisdiction of their formation and all authorizations, consents, approvals, orders, licenses, permits, or exemptions from or registrations with, any governmental agency that are necessary for the transaction of their respective businesses, and qualify and remain qualified to transact business in each jurisdiction in which such qualification is necessary. Borrower agrees to comply with, and will cause each guarantor to comply with, all federal, state and local rules, statutes, ordinances and laws which apply to the conduct of its business activities and the construction, improvement and maintenance of its property; Borrower further agree to notify PPC in writing within ten (10) days of its receipt of service or notice in any administrative or judicial proceeding in which Borrower or any guarantor is named as a party; that is related to the occupation or use of the premises which are security for the loans made hereunder; or that is related to the licensing of Borrower or any guarantor, including any petitions, complaints or administrative proceedings to amend, modify, counsel, revoke, diminish or otherwise affect any licenses or authorities currently granted to, or in the possession of, Borrower or any guarantor including, but not limited to, business licenses, liquor licenses, or grants or authorities.

5.3 Insurance. Borrower shall maintain insurance in responsible companies in such amounts and against such risk as is satisfactory to PPC, including, without limitation, the insurance in the amount of the replacement value for all the collateral for the Loan. As required by PPC, Borrower will cause PPC to be designated as additional insured and loss payee with respect to such insurance, and will obtain the written agreement of such insurers that such insurance shall not be canceled or terminated, nor will the coverage or terms or exclusions thereof be materially modified, without at least thirty (30) days prior written notice to PPC. For any claims related to the Property, Borrower's insurance coverage shall be primary insurance as respects the PPC, its officers, employees and agents. Borrower hereby grants to PPC a waiver of any right to subrogation which any insurer of Borrower may obtain against the PPC, its officers, employees or agents by virtue of the payment of any loss under such insurance. Borrower agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not Borrower has received a waiver of subrogation endorsement from the insurer.

5.4 Notice to PPC. Borrower shall, within ten (10) calendar days of any of the following, provide notice to PPC of the occurrence of any Event of Default as defined in this Agreement or in any other Loan Document, or any event, act or condition which, with the giving of notice or the passage of time or both would constitute an Event

of Default hereunder or thereunder; and (b) any uninsured, or partially insured, loss from fire, theft, liability or other damage to the Property in excess of an aggregate of Fifty Thousand Dollars (\$50,000).

5.5 Payment of Taxes and Other Potential Liens. Borrower will promptly pay all taxes, assessments and governmental charges or levies imposed upon her, upon her respective properties, except that Borrower shall not be required to pay or cause to be paid any tax, assessment, charge or levy that is not yet past due, or is being contested by Borrower in good faith by appropriate proceedings, so long as the relevant entity has established and Borrower maintains adequate reserves for the payment thereof and by reason of such nonpayment and contest no material asset of Borrower are in jeopardy of being seized, levied upon or forfeited.

5.6 Maintenance of Properties. Borrower will maintain, preserve and protect the Property in good order and condition, subject to wear and tear in the ordinary course of business, and not permit any waste of its assets, except that the failure to maintain, preserve and protect a particular item of property that is not of significant value, either intrinsically or to the operations of Borrower will not be a violation of this covenant.

5.7 Financial Covenants. At all times during the pendency of the Loan, Borrower shall incur no additional secured or unsecured debt in any amount without prior written consent of PPC.

## **ARTICLE VI**

### **OTHER OBLIGATIONS; INDEMNIFICATION**

6.1 Prevailing Wages. If applicable, Borrower and all of Borrower's contractors, if any, shall comply with California Labor Code Sections 1720, *et seq.*, and all regulations adopted pursuant thereto and be responsible for carrying out the requirements of such provisions. Borrower shall indemnify, defend and hold harmless the PPC, its officers, employees and agents from and against any and all claims whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction improvements to the Property Failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Sections 1720, *et seq.*, or any act or omission of PPC or Borrower related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims. The Parties further agree that PPC does not, and shall not, waive any rights against Borrower which it may have by reason of this indemnity and hold harmless provision because of the acceptance by PPC, or the deposit with PPC by Borrower, of any of the insurance policies described in this Agreement.

6.2 Indemnification. Borrower shall indemnify, defend (with counsel reasonably acceptable to PPC), and hold harmless the PPC, its officers, agents and employees from and against all claims arising directly or indirectly in any manner in connection with or as a result of (i) any breach of Borrower's covenants under the Loan Documents, (ii) any representation by Borrower in any Loan Document which proves to be false or misleading in any material respect when made, (iii) injury or death to persons or damage to property or other loss occurring on the Property or in any improvement located thereon, whether caused by the negligence or any other act or omission of Borrower or any other person or by negligent, faulty, inadequate or defective design, building, construction or maintenance or any other condition or otherwise, and (iv) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against PPC which relates to or arises out of the Property, or any Loan Document or any transaction contemplated thereby, or any failure of Borrower to comply with all applicable state, federal and local laws and regulations applicable to the Property, provided that PPC shall not be entitled to indemnification under this Section for matters caused PPC's gross negligence or willful misconduct. The obligations of Borrower under this Section shall survive the repayment of the Loan. Notwithstanding any contrary provision contained herein, the obligations of Borrower under this Section shall survive any foreclosure proceeding, any foreclosure sale, any delivery of a deed in lieu of foreclosure, any reversion in interest, and any release or reconveyance of the Deed of Trust.

## **ARTICLE VII**

### **DEFAULT**

7.1 Events of Default. Upon the happening of any one or more of the following events of default, the principal unpaid balance of the Note, plus accrued and unpaid interest thereon, shall, at the option of PPC and without notice or demand, become due and payable. The following shall constitute events of default:

- (a) Borrower's failure to make any payment of interest or principal when due in accordance with the Note.
- (b) The failure of Borrower to perform any covenant or obligation to the PPC, under the Note, this Agreement, or the Loan Documents.
- (c) The failure of Borrower to perform under the terms of any other agreement, note, or instrument, now or hereafter existing, as and when due (whether at maturity or by acceleration and no prior demand therefore by the PPC being necessary).
- (d) The filing by Borrower of a voluntary petition in bankruptcy, or other proceeding seeking liquidation, reorganization or other relief with respect to themselves or their respective debts under any bankruptcy, insolvency or other similar debtor relief

law now or hereafter in effect or seeking the appointment of a trustee, receiver, liquidator, custodian or other similar official of them, or any of them, or any substantial part of their property, or shall consent to any such relief or to the appointment or taking possession by any such official in any involuntary case or other proceeding commenced against any of them.

(e) The commencement of an involuntary case or other proceeding against Borrower seeking liquidation, reorganization or other relief with respect to themselves or their respective debts under any bankruptcy, insolvency or other similar debtor relief law now or hereafter in effect or seeking the appointment of a trustee, receiver, liquidator, custodian or other similar official of them, or any substantial part of their property, and such involuntary case or other proceeding remaining undismissed and unstayed for a period of sixty (60) days.

(f) Borrower and/or any guarantor, or any of them, making an assignment for the benefit of creditors, or admitting in writing their inability to pay their debts generally as they become due.

(g) Any representation or warranty made by Borrower in connection with this Agreement or the Loan Documents, or any document or agreement made or submitted in connection herewith, is materially false or misleading.

(h) The acquisition at any time of any interest (in whole or in part), by any person or entity other than Borrower, in either the Property or the collateral secured by the Deed of Trust.

(i) A voluntary or involuntary lien is attached to the Property in favor of a person or entity other than PPC.

(j) A material adverse change in Borrower's financial condition.

7.2 Default Interest. In the event that any amount due under this Agreement is reduced to judgment, or if the Borrower is ten (10) or more days late in making any payment required to be made under the Note, or if any non-monetary Event of Default shall occur, and said default is not cured within thirty (30) days after the date of written notice sent by PPC to the Borrower at the address set forth herein notifying Borrower of the default, the total unpaid balance of principal of the Note and accrued and unpaid interest thereon (past due interest being compounded) shall then begin accruing interest at the Default Rate, to the fullest extent permitted by law, until such time as the Event of Default in question is cured. At that time, the interest rate will revert to that rate provided in the Note. Borrower acknowledges that the effect of this Default Rate could operate to compound some of the interest obligations due, and the Borrower hereby expressly assents to such compounding should it occur. Notwithstanding the foregoing, nothing in this section shall be construed as allowing Borrower to cure any default and reinstate the terms of this Note absent the express written consent of PPC. Borrower specifically consents to the compounding of interest.



7.3 Remedies. Without limiting the foregoing, upon the occurrence of an Event of Default, PPC may:

(a) declare any indebtedness owed by Borrower to PPC to be forthwith due and payable, whereupon the unpaid principal amount of such indebtedness, together with accrued interest thereon, shall become immediately due and payable without presentment, demand or protest, or other notice of any kind, all of which are hereby expressly waived, anything contained herein or in any Loan Documents to the contrary notwithstanding; and

(b) foreclose under the Deed of Trust; and

(c) proceed to enforce any of its remedies under this Agreement, any Loan Document or pursuant to California law or any other applicable law.

No remedy conferred upon or reserved to PPC herein is intended to be exclusive of any other remedy given under this Agreement or the Loan Documents, or now or hereafter existing at law or in equity or by statute.

## **ARTICLE VIII** **MISCELLANEOUS**

8.1 Waiver. No delay or failure of PPC, or any holder of the Note, in exercising any right, power or privilege, nor any single or partial exercise thereof or any abandonment or discontinuance of steps to endorse such a right, power or privilege, shall be deemed a waiver of PPC's right to exercise such power or privilege in the future. The rights of PPC hereunder are cumulative and not exclusive. Any waiver, permit, consent or approval of any kind by PPC, or any holder of the Note, of any breach or default hereunder must be in writing and shall be effective only to the extent set forth in such writing.

8.2 Notices. All notices, requests and demands given to, or made upon, any party to this Agreement shall be deemed to have been given or made when properly deposited in the U.S. mail and addressed as follows:

Borrower: Natalie Cooper  
[INSERT ADDRESS]  
Pittsburg, CA 94565

Pittsburg Power Company: Pittsburg Power Company  
Attn: Executive Director  
65 Civic Avenue  
Pittsburg, CA 94565

With copy to: Ruthann G. Ziegler  
Agency Counsel  
555 Capitol Mall, Suite 1200  
Sacramento, CA 95814

8.3 Attorney Fees. Borrower shall reimburse PPC for all costs, expenses and attorney's fees expended or incurred by PPC in negotiating, preparing, amending or enforcing this Agreement or any provision of any Loan Document, in actions for declaratory relief in any way related to this Agreement or any other Loan Document, or in collecting any sum which becomes due PPC on the Note.

8.4 Applicable Law. This Agreement shall be constructed and construed in accordance with the laws of the State of California.

8.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of PPC and Borrower and to their respective heirs, successors and assigns.

8.6 Amendments. This Agreement may not be altered or amended, except with the written consent of each of the Parties. PPC hereby authorizes the Executive Director to execute minor amendments to this Agreement, or to waive requirements under this Agreement, on behalf of PPC.

8.7 PPC's Reliance on Borrower's Representation. All covenants, warranties, representations and affirmations made by Borrower are considered material to this Agreement, and PPC has relied upon same in contemplating the extension of credit to Borrower.

8.8 Joint and Several Liability. The Borrower hereunder consists of more than one person, each of whom shall be jointly and severally liable to PPC for the performance of this Agreement and the Loan Documents. Each individual comprising Borrower is responsible for this Agreement with respect to each Borrower's separate and community property.

8.9 Severability. The invalidity or unenforceability of one or more provisions of this Agreement shall in no way affect the remaining provisions.

8.10 Construction. The singular shall include the plural; the plural shall include the singular, unless the context of the Agreement requires otherwise.

8.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when taken together, will be deemed to be an original and one and the same instrument. This Agreement will not become effective until all counterparts hereof have been duly executed by all parties hereto.

8.12 PPC's Right to Assign. Notwithstanding any other provision of this Agreement, there shall be no restrictions on PPC's right to assign this Agreement, any note and any obligation arising hereunder to any third person or entity.

8.13 Waivers. To the extent permitted by law, Borrower hereby waives and relinquishes: (i) the defense of the statute of limitations in any action hereunder or in any action for the collection of any indebtedness or the performance of any obligation arising in connection with the Note; (ii) any defense that may arise by reason of the incapacity, lack of authority, death or disability of any other person or persons or the failure of PPC to file or enforce a claim against the estate (in administration, bankruptcy or any other proceeding) of any other person or persons; (iii) demand, protest and notice of any kind; (iv) any defense based upon an election of remedies by PPC, including, without limitation, the marshaling of assets (or any defense based upon any statute or rule of law which provides that the obligation of a surety must be neither larger in amount nor in other respects more burdensome than that of the principal); (v) any defense arising because of PPC's election, in any proceeding instituted under the Federal Bankruptcy Code, of the application of Section 1111(b) of the Federal Bankruptcy Code; (vi) any defense based on any borrowing or grant of a security interest under Section 364 of the Federal Bankruptcy Code; (vii) any defense based upon an election of remedies by PPC, including, without limitation, any election to proceed by judicial or non-judicial foreclosure of any security, whether real property or personal property security, or by deed in lieu thereof, and whether or not every aspect of any foreclosure sale is commercially reasonable, or any election of remedies.

8.14 Renewal. PPC has made no commitment to extend the term of this Agreement or the Note.

8.15 No Joint Venture. By entering into this Agreement, the Parties do not intend to create a joint venture among them. The purpose of this Agreement is as indicated in the Recitals.

8.16 Entire Agreement. This Agreement and the Exhibits attached hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. This Agreement supersedes any prior agreement between the Parties with respect to the subject matter of this Agreement.

8.17 Time. Time is of the essence in the performance of the terms and conditions of this Agreement.

8.18 No Liability of Officials, Officers, Employees or Agents. No official, officer, employee or agent of PPC shall be held personally liable in the event of any default or breach hereunder by either Party.

8.19 Headings. The headings within this Agreement are for the purpose of reference only and shall not limit or otherwise affect any of the terms of the Agreement.

9.20 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any non-signator third parties.

IN WITNESS WHEREOF, the parties above-mentioned have entered into this Agreement the day and year first above mentioned.

BORROWER

PITTSBURG POWER COMPANY

By: \_\_\_\_\_  
Natalie Cooper

By: \_\_\_\_\_  
Joe Sbranti, Executive Director

Approved as to Form:

Attest:

By: \_\_\_\_\_  
Ruthann G. Ziegler, PPC Counsel

\_\_\_\_\_  
Alice Evenson, Agency Secretary



## EXHIBIT A

### Form of Promissory Note

#### **PROMISSORY NOTE SECURED BY DEED OF TRUST AND SECURITY AGREEMENT**

**Pittsburg, California**

September 4, 2018

FOR VALUE RECEIVED, the undersigned, Natalie Cooper, an individual, doing business as Lumpy's Diner Pittsburg (the "**Maker**" or "**Borrower**"), promises to pay to the order of the Pittsburg Power Company, a Joint Powers Authority ("**PPC**" or "**Holder**"), the principal sum of Three Hundred Forty-Eight Thousand, Two Hundred Six Dollars and Eight Cents (\$348,206.08), or so much thereof that may be advanced hereunder, together with interest at an annual rate as set forth below. Capitalized terms used but not defined herein shall have the same meaning as set forth in the Loan Agreement (defined below).

1. This Promissory Note (this "**Note**") has been executed and delivered in accordance with a Loan Agreement dated September 4, 2018, (the "**Loan Agreement**") between Maker and Holder, which details the terms under which Holder agrees to lend Maker up to Three Hundred Forty-Eight Thousand Two Hundred Six Dollars and Eight Cents (\$348,206.08). The rights and obligations of Maker under this Note shall be governed by the Loan Agreement, the Deed of Trust (defined below) and by the terms set forth in this Note.

2. Terms of Promissory Note.

(a) Loan Amount. Agency agrees to lend to Borrower, subject to the terms of the Loan Agreement, a loan not to exceed Three Hundred Forty-Eight Thousand, Two Hundred Six Dollars and Eight Cents (\$348,206.08).

(b) Interest Rate. Interest shall accrue and be paid in accordance with the following terms:

(1) Commencing on October 1, 2018 and continuing until all amounts due under the Note are repaid, interest shall accrue at the rate of five percent (5%) per annum, computed on the basis of the actual number of days principal is outstanding and a year of 360 days.

(2) From and after October 1, 2018, interest shall be due and payable monthly, together with principal amounts due under Section 2(c) herein.

(c) Loan Repayment. The principal balance and interest shall be repaid over the term of two hundred thirty-nine (239) months in equal monthly payments of Two Thousand Two Hundred Ninety-eight Dollars and One Cent (\$2,298.01) and one (1) final payment of Two Thousand Two Hundred Eighty-Eight Dollars and Forty-Seven Cents (\$2,288.47) (the "Monthly Payments"). The first (1<sup>st</sup>) Monthly Payment shall be due October 1, 2018 and the remaining payments are due on the first (1<sup>st</sup>) day of every month thereafter.

(1) Late Payment Fees. For any monthly payment that is not received by the fifteenth (15<sup>th</sup>) calendar day after which it was due, Borrower shall pay a late fee of ten percent (10%) of the amount unpaid. PPC and Borrower agree that the actual damages and costs sustained by PPC due to failure to make timely payments would be extremely difficult to measure and that the charges specified in this paragraph represent a reasonable estimate by PPC and Borrower of fair average compensation for such damages and costs. Such charges shall be paid by Borrower without prejudice to the right of PPC to collect any other amounts provided to be paid under this Loan Agreement, Promissory Note, or Deed of Trust, or with respect to late payments, to declare default.

(d) Term. The final principal and interest payment, and all other amounts that may be due under the Loan Agreement or this Note, is due and payable on September 1, 2038 (the "Maturity Date").

(e) Prepayment. The Note or any portion of the outstanding principal balance due under the Note may be prepaid at any time and from time to time, without premium or penalty. Any prepayment of principal must be accompanied by interest accrued but unpaid to the date of receipt of prepayment. Prepayments shall be applied first to any unpaid late charges and other costs and fees then due, then to accrued but unpaid interest and then to principal.

(f) Security. This Note is hereby secured by that certain Deed of Trust and Security Agreement ("**Deed of Trust**") dated September 4, 2018, executed by Borrower as trustor for the benefit of Holder and all sums advanced hereunder are secured thereby.

### 3. Terms of Payment.

(a) Place and Manner of Payment. Payment shall be made in lawful money of the United States at Holder's address for notices set forth in Section 8 of this Note.

(b) Lawful Interest. Notwithstanding any other provisions of this Note, or any instrument securing the obligations of Maker under this Note, if, for any reason whatsoever, the payment of any sums by Maker pursuant to the terms of this Note would result in the payment of interest which would exceed the amount that Holder may legally charge under the laws of the State of California, then the amount by which

payment exceeds the lawful interest rate shall automatically be deducted from the principal balance owing on this Note, so that in no event shall Maker be obligated under the terms of this Note to pay any interest which would exceed the lawful rate.

4. Default.

(a) Events of Default. Each of the following events will constitute an event of default ("Event of Default") under this Note:

(1) Loan Agreement/Promissory Note Default. Maker's breach of any other promise or obligation in this Note, the Loan Agreement or in any other instrument now or hereafter securing the indebtedness evidenced by this Note.

(2) False Representations. Any material representation or disclosure made to Holder by Maker in this Note that proves to be false or misleading in any way.

(3) Bankruptcy. The filing by or against Maker of a voluntary or involuntary petition in bankruptcy or the adjudication of Maker as bankrupt or insolvent, or the filing of any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under present or any future federal bankruptcy act or any other present or future applicable federal, state or other statute or law, or the seeking or consenting to or acquiescing in the appointment of any trustee, receiver, liquidator of Maker or any substantial part of or all of the property of Maker, and if any such proceeding is not dismissed within sixty (60) days; the Maker is named in any such proceeding and the same is not dismissed within one hundred twenty (120) days.

(b) Default Interest. Upon the occurrence of any Event of Default all amounts owing under this Note shall accrue interest at the rate of 10% per annum.

5. Remedies. Upon the occurrence of any Event of Default, in addition to its other rights in this Note, the Deed of Trust, and the Loan Agreement, at law, or in equity, Holder may exercise any one or more of the following rights and remedies without prior demand:

(a) Acceleration. Holder may declare the outstanding principal balance of this Note, all interest accrued thereon, if any, and all other sums owing to Holder immediately due and payable; and

(b) Foreclosure. Holder may foreclose under the Deed of Trust.

(b) Proceed as Authorized at Law or in Equity. Holder may proceed as authorized at law or in equity with respect to the Event of Default, and in connection with that, remain entitled to exercise all other rights and remedies described in this Note, or the Loan Agreement.

6. Maker's Waivers.

(a) Additional Security. Maker expressly agrees that Holder may accept further security for this Note, all without in any way affecting the obligations of Maker under this Note.

(b) Original Liability. No extension of time for payment of this Note or any installment hereof made by agreement by Holder with any person now or hereafter liable for the payment of this Note shall operate to release, discharge, modify, change or affect the original liability of Maker under this Note, either in whole or in part.

(c) Obligations Absolute. The obligations of Maker under this Note shall be absolute and Maker waives any and all rights to offset, deduct or withhold any payments or charges due under this Note for any reasons whatsoever.

(d) Waivers. Maker hereby waives (i) any notice of default or delinquency in addition to any notice expressly required by this Note; (ii) notice of acceleration; (iii) any notice of nonpayment in addition to any notice required by this Note; (iv) notice of costs, expenses, losses and interest thereon; (v) notice of interest on interest and late fees; (vi) diligence in taking any action to collect any sums owing under the Promissory Note or in proceeding against any of the rights and interest in and to properties securing payment of the Promissory Note; and (vii) presentment for payment, demand, protest, and notices of dishonor and/or protest.

7. Holder Forbearance. No waiver of any breach, default or failure of condition under the terms of this Note or the Loan Agreement or the obligations secured thereby shall be implied from any failure of Holder to take, or any delay by Holder in taking, action with respect to such breach, default or failure or from any previous waiver of any similar or unrelated breach, default or failure; and a waiver of any term of this Note, or the Loan Agreement or any of the obligations secured thereby must be made in writing and shall be limited to the express written terms of such waiver.

8. Miscellaneous Provisions.

(a) Notices. All notices, requests and demands given to, or made upon, any party to this Agreement shall be deemed to have been given or made when properly deposited in the U.S. mail and addressed as follows:

If to Borrower:                      Natalie Cooper  
                                                 [INSERT ADDRESS]  
                                                 Pittsburg, CA 94565

If to City:                                Pittsburg Power Compnay  
                                                 Attn: Executive Director  
                                                 65 Civic Avenue  
                                                 Pittsburg, CA 94565



With copy to: Ruthann G. Ziegler  
Agency Counsel  
555 Capitol Mall, Suite 1200  
Sacramento, CA 95814

or to such other addresses as the parties may designate by notice as set forth above.

(b) Successors and Assigns. This Promissory Note (i) may not be assigned by Maker, (ii) may be assigned by Holder, at its sole option, and (iii) shall be binding on all successors and assigns of Holder and Maker.

(c) Attorneys' Fees. If any action is instituted by Holder to enforce this Note or to collect any sums due hereunder, Holder shall be entitled to collect from Maker all costs and expenses of such action, including, but not limited to, reasonable attorneys' fees.

(d) Severability. If a court of competent jurisdiction finds any provisions of this Note invalid or unenforceable, the remaining provisions shall not in any way be affected or impaired thereby, and all other provisions of this Note shall remain in full force and effect.

(e) Time. Time is of the essence in the performance of the terms and conditions of this Note.

(f) Governing Law. The laws of the State of California shall govern this Note.

(g) Joint and Several Liability. Maker consists of more than one person, each of whom is jointly and severally liable to Agency for the performance of this Note.

(h) Amendment. This Promissory Note may not be changed orally, but only by an amendment in writing signed by Maker and approved by Holder.

(i) Headings. The headings within this Note are for the purpose of reference only and shall not limit or otherwise affect any of the terms of the Promissory Note.

(j) Assumptions. This Promissory Note, may not be assumed in whole or in part without the prior written consent of Holder, which consent shall be given or withheld at the sole discretion of Holder. Holder may condition its consent to an assumption of this Note on the satisfaction of conditions reasonably required by Holder at the time of the assumption. Conditions may include, but not be limited to, Holder's satisfaction, in its sole discretion, with the proposed assuming party's ability to meet the obligations required hereunder, the payment of an assumption fee and reimbursement

of Holder's fees and costs incurred by reason of the assumption.

EXECUTED IN PITTSBURG, CALIFORNIA AND DELIVERED AS OF  
THE 4<sup>th</sup> DAY OF September 2018.

---

Natalie Cooper

EXHIBIT B

Form of Deed of Trust and Security Agreement

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Natalie Cooper  
[INSERT ADDRESS]  
Pittsburg, CA 94565

APN: 085-171-012

EXEMPT FROM RECORDING FEES PER  
GOVERNMENT CODE §§ 6103, 27383

Space above this line for Recorder's use

**DEED OF TRUST AND SECURITY AGREEMENT**

THIS DEED OF TRUST AND SECURITY AGREEMENT (this "**Deed of Trust**") is made as of September 4, 2018, by Natalie Cooper, an individual, doing business as Lumpy's Diner Pittsburg ("**Trustor**") to Old Republic Title Company, as trustee ("**Trustee**") for the benefit of the Pittsburg Power Company, a Joint Powers Authority ("**Beneficiary**").

RECITALS

A. Trustor owns fee simple title to the real property known as 615 Railroad Avenue, known as APN No. 085-171-012, in the City of Pittsburg as more particularly described in Exhibit A attached hereto and incorporated herein by this reference ("**Land**").

B. Trustor and Beneficiary have entered into a loan agreement dated September 4, 2018 ("**Loan Agreement**") pursuant to which Beneficiary will carry an acquisition loan to Trustor not to exceed Three Hundred Forty-Eight Thousand, Two Hundred Six Dollars and Eight Cents (\$348,206.08) ("**Loan**"). Trustor has also executed a promissory note evidencing the amount of the Loan ("**Note**").

C. As a condition to making the Loan, Beneficiary has required that Trustor enter into this Deed of Trust and grant to Trustee for the benefit of Beneficiary, a lien and security interest in the Property (as defined below) to secure repayment of the Loan.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustee agrees as follows:

1. Grant in Trust. Trustor irrevocably grants and conveys the Land to Trustee, in trust, with power of sale, together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), all of which shall be deemed to be and remain a part of the Property secured by this Deed of Trust; and all of the foregoing, together with the Land are hereinafter referred to as the "Property."

Trustor covenants that it lawfully holds the estate hereby conveyed and has the right to grant and convey the Property, and that, to the best of Trustor's knowledge, the Property is unencumbered except for encumbrances of record. Trustor warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

2. Obligations Secured. This Deed of Trust is given for the purpose of securing payment and performance of all present and future indebtedness evidenced by the Note, the Loan Agreement and any amendment thereof, including principal, interest, and all other amounts payable under the Loan Agreement and the Note.

3. Preservation and Maintenance of Property. Trustor agrees to keep the Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or permit any act upon the Property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general.

4. Hazardous Materials. Trustor shall not cause or permit any Hazardous Materials (as defined in below) to be brought upon, kept, stored or used in, on, or about the Land by Trustor, or the agents, employees, contractors or invitees of Trustor except for materials commonly used in operation and maintenance of the Property, in each case in compliance with all applicable laws, and shall not cause any release of Hazardous Materials into, onto, under or through the Land. If any Hazardous Material is discharged, released, dumped, or spilled in, on, under, or about the Land and results in any contamination of the Land or adjacent property, or otherwise results in the release or discharge of Hazardous Materials in, on, under or from the Land, Trustor shall promptly take all actions at Trustor's sole expense as are necessary to comply with all Hazardous Materials Laws (as defined below).

Trustor shall indemnify, defend (with counsel approved by Beneficiary) and hold Beneficiary harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities and losses (including, without limitation, diminution in value of the Property, and sums paid in settlement of claims, attorney's fees, consultant



fees and expert fees) which arise during or after the term of this Deed of Trust as a result of any breach, contamination, discharge, or release of Hazardous Materials. This indemnification of Beneficiary by Trustor includes, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Materials present in, on or under the Land or adjacent property caused by or a result of Trustor's activities. If any Hazardous Materials are discharged, released, dumped, or spilled in, on, under, or about the Land after Trustor obtains ownership and results in any contamination of the Land or adjacent property, or otherwise results in the release or discharge of Hazardous Materials in, on, under or from the Land, Trustor shall promptly take all actions at its sole expense as are necessary to comply with all Hazardous Materials Laws.

4.1 As used in this Deed of Trust, "**Hazardous Materials**" means any substance, material, or waste which is or becomes regulated by any local, state or federal authority, agency or governmental body, including any material or substance which is: (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste," "pollutant," or any other terms comparable to the foregoing terms under any provision of California law or federal law as any such statutes and regulations now exist or may hereafter be amended, (ii) petroleum or petroleum products; (iii) asbestos; (iv) polychlorinated biphenyls, (v) radioactive chemicals, (vi) any material determined to hazardous based on deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity or toxicity, (vii) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act (33 U.S.C. § 1317); (viii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* (42 U.S.C. § 6903); (ix) defined as "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601, *et seq.*; or (x) determined by California, federal or local governmental authority to be capable of posing a risk of injury to health, safety or property.

4.2 As used in this Deed of Trust "**Hazardous Materials Laws**" means all federal, state and local laws, ordinances, regulations, orders and directives pertaining to Hazardous Materials, including without limitation, the laws, statutes and regulations cited in the preceding Section 4.1, as they may be amended from time to time.

5. Charges; Liens. Trustor shall pay at least ten days before delinquency all taxes, levies, assessments and other charges affecting the Property that are (or if not paid may become) a lien on all or part of the Property. Trustor shall pay when due, all obligations secured by or reducible to a lien, charge or encumbrance which does now or later may encumber all or part of the Property or any interest in it, whether or not such lien, charge or encumbrance is or would be senior or subordinate to this Deed of Trust. Trustor shall give prompt notice to Beneficiary of any default under any mortgage, deed of trust or other security agreement with a lien on the Property.

6. Insurance. At all times during the term hereof, Trustor shall at Trustor's

expense, maintain the insurance policies required under Section 5.3 of the Loan Agreement. Trustor shall file with Beneficiary prior to recordation of this Deed of Trust, certificates (or such other proof as Beneficiary may reasonably require, including without limitation copies of the required insurance policies) evidencing each of the insurance policies and endorsements thereto, and such certificates (or policies) shall provide that at least thirty (30) days' prior written notice shall be provided to Beneficiary prior to the expiration, cancellation or change in coverage under each such policy. If any insurance policy required pursuant to this Deed of Trust is canceled or the coverage provided thereunder is reduced, Trustor shall, within ten (10) days after receipt of written notice of such cancellation or reduction in coverage, but in no event later than the effective date of cancellation or reduction, file with Beneficiary a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies. Upon failure to so file such certificate, Beneficiary may, without further notice and at its option, procure such insurance coverage at Trustor's expense, and Trustor shall promptly reimburse Beneficiary for such expense upon receipt of billing from Beneficiary.

7. Defense of Security. Trustor agrees to appear in and defend an action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees, in any such action or proceeding in which Beneficiary or Trustee may appear.

8. Reimbursement of Costs. Trustor agrees to pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the amount allowed by law in effect at the date hereof.

9. Right to Cure. Should Trustor fail to make any payment or to comply with any provision herein, then Beneficiary or Trustee, each shall have the right but not the obligation, to make such payment or comply with such provision without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary and Trustee are hereby authorized to enter upon the Land for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; to pay, purchase, contest, or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel, and pay reasonable attorney's fees. Beneficiary may make or cause to be made reasonable entries upon the Land and inspections of the Property, provided that Beneficiary shall give Trustor reasonable notice prior to any such inspection.

10. Condemnation Award. Any award of damages in connection with any condemnation for public use of or injury to the Property or any part thereof is hereby

assigned and shall be paid to Beneficiary who may apply such moneys received by it to any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. Late Payment. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare an event of default under the Loan Agreement for failure so to pay.

12. Release and Subordination. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and Loan Agreement for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement.

13. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid, Trustee shall reconvey, without warranty, the Property. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustor shall pay all fees to Trustee and all recordation fees related to such reconveyance.

14. Indemnification. Trustor shall indemnify, defend (with counsel reasonably acceptable to Beneficiary), and hold harmless the Trustee and the Beneficiary from and against all claims arising directly or indirectly in any manner in connection with or as a result of (i) any breach of Trustor's covenants under the Loan Agreement, the Note, or this Deed of Trust (collectively the "**Loan Documents**"), (ii) any representation by Trustor in any Loan Document which proves to be false or misleading in any material respect when made, (iii) injury or death to persons or damage to property or other loss occurring on the Land or in any improvement located thereon, whether caused by the negligence or any other act or omission of Trustor or any other person or by negligent, faulty, inadequate or defective design, building, construction or maintenance or any other condition or otherwise, and (iv) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against Beneficiary which relates to or arises out of the Property, or any Loan Document or any transaction contemplated thereby, or any failure of Trustor to comply with all applicable state, federal and local laws and regulations applicable to the Property, provided that Beneficiary shall not be entitled to indemnification under this Section for matters caused Beneficiary's gross negligence or willful misconduct. The obligations of Trustor under this Section shall survive the repayment of the Loan. Notwithstanding any contrary provision contained herein, the obligations of Trustor under this Section shall survive any foreclosure proceeding, any foreclosure sale, any delivery of a deed in lieu of foreclosure, any reversion in interest, and any release or reconveyance of this Deed of

Trust.

15. Limitation of Liability. Beneficiary shall not be directly or indirectly liable to Trustor or any other person as a consequence of any of the following: (i) Beneficiary's exercise of or failure to exercise any rights, remedies or powers granted to Beneficiary in this Deed of Trust; (ii) Beneficiary's failure or refusal to perform or discharge any obligation or liability of Trustor under any agreement related to the Property or under this Deed of Trust; (iii) any waste committed by Trustor or any third parties, or (iv) any dangerous or defective condition of the Property. Trustor hereby expressly waives and releases all liability of the types described in this Section, and agrees that Trustor shall assert no claim related to any of the foregoing against Beneficiary.

16. Notice. Except for any notice required under applicable law to be given in another manner, any notice, request or consent required pursuant to this Agreement shall be deemed delivered upon receipt when delivered personally or by facsimile transmission, provided that a transmission report is generated reflecting the accurate transmission thereof, or three (3) business days after being deposited in the U.S. mail, first class postage prepaid, return receipt requested, or one (1) day after deposit with a nationally recognized overnight carrier addressed as follows:

City:               Pittsburg Power Company  
                      65 Civic Avenue  
                      Pittsburg, CA 94565  
                      Attn: Executive Director

Copy to:       Ruthann G. Ziegler  
                    Agency Counsel  
                    555 Capitol Mall, Suite 1200  
                    Sacramento, CA 94565

Developer:    Natalie Cooper  
                    [INSERT ADDRESS]  
                    Pittsburg, CA 94565

or to such other addresses as the parties may designate by notice as set forth above.

17. Due On Sale Without the Consent of Beneficiary. If the Property, any part of it, or interest in it is sold, or if Trustor agrees to sell, convey, or alienate said property, by operation of law or otherwise pursuant to the transfer provisions of Section 2.5 of the Loan Agreement, all obligations secured by this Deed of Trust shall immediately become due and payable.

18. Trustor's Right to Reinstate. Notwithstanding Beneficiary's acceleration of the sums secured by this Deed of Trust due to Trustor's breach, Trustor shall have the right to have any proceedings begun by Beneficiary to enforce this Deed of Trust discontinued at any time prior to entry of a judgment enforcing this Deed of Trust if:



(i) Trustor pays Beneficiary all sums which would be then due under this Deed of Trust if the Loan had no acceleration provision; (ii) Trustor cures all breaches of any other covenants or agreements of Trustor contained in this Deed of Trust; (iii) Trustor pays all reasonable expenses incurred by Beneficiary and Trustee in enforcing the covenants and agreements of Trustor contained in this Deed of Trust, and in enforcing Beneficiary's and Trustee's remedies as provided herein, including, but not limited to, reasonable attorney's fees; and (iv) Trustor takes such action as Beneficiary may reasonably require to assure that the lien of this Deed of Trust, Beneficiary's interest in the Property and Trustor's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Trustor, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Successors and Assigns. The terms, covenants and conditions of this Deed of Trust shall be binding on and inure to the benefit of the heirs, legatees, devisees, administrators, executors, successors in interest, transferees and assigns of the Trustor, Beneficiary and Trustee.

20. Substitution of Trustee. Beneficiary may from time to time or at any time substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the recorder in Contra Costa County, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the Trustee or Trustees named herein.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust.

**Trustor,**

**NATALIE COOPER**

By: \_\_\_\_\_

3009913.2



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 8/17/2018

**TO:** Mayor and Council Members

**FROM:** Joe Sbranti, City Manager

**SUBJECT:** Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for Teamsters Union, Local 856 for the Period July 1, 2018–June 30, 2020.

**MEETING DATE:** 9/4/2018

**EXECUTIVE SUMMARY**

The Memorandum of Understanding between the City of Pittsburg and the Teamsters Union, Local 856 expired on June 30, 2018. The City and Teamsters representatives have reached a tentative agreement on the terms and conditions of employment for fiscal years 2018–2019 and 2019–2020 that provides for a salary adjustment for all classifications, as well as the implementation of significant cost sharing measures relating to the California Public Employees Retirement System (CalPERS). Should Council approve these terms, staff will prepare successor MOUs that incorporate the agreed upon changes.

**FISCAL IMPACT**

The total net cost of the comprehensive compensation package is approximately \$463,000 over fiscal years 2018–19 and 2019–20. The Teamster agreement includes significant cost containment of the City's CalPERS employer contributions that reduces the City's financial obligation by approximately \$41,000 over the contract and has members contributing 8% normal costs and 1% toward the CalPERS unfunded liabilities. Due to the structure of the package negotiated approximately \$150,000 in costs were moved up to the first year of the two-year contract.

Additional appropriations in the amount of \$24,443 for the General Fund and a net increase of \$2,710 for all other funds are required for the current fiscal year as per attached.

Additionally, authorization is required for the use of one-time funds as described below.

Funding for FY 2019–20 will be incorporated into the City's future annual budgets.

The City shall issue all Teamsters employees a single payment of \$500 upon ratification of the contract and all Teamsters employees will be eligible payment(s) for one-time non-budgeted general fund revenues during the time period of April 1, 2019 to June 30, 2020 up to 50% of the total amount collected but not more than \$1,500 per employee or above 50% of any single payment received up to one-time payments received up to \$400,000.

Payments will be paid out based upon total available to all members proportionally to the total received when the funds are received on the next payroll check run after receiving the one-time funds.

## **RECOMMENDATION**

Adopt a Resolution approving the August 10, 2018 tentative agreement, authorizing the City Manager to prepare and execute a successor memorandum of understanding between the City of Pittsburgh and the Teamsters Union, Local 856 for the period of July 1, 2018 – June 30, 2020, and authorizing corresponding budget appropriations, expenditures, and funding to be incorporated into the 2019 and 2020 annual budgets.

## **BACKGROUND**

Pittsburg employees are deeply committed to providing a level of excellence in public service and strive to respond effectively and efficiently to the needs of the Pittsburgh community. City employees within the Teamsters bargaining unit have not received a salary adjustment since July 2017, at which time a 4% increase was applied. No other wage increase or cost of living adjustments have been provided since that time. The City is cautious that recruitment efforts may be impacted as the City's pay ranges for member classifications have remained stagnant while other organizations have provided cost of living increases and adjusted salary ranges accordingly. In addition, in recognition of the increasing cost and future liability created by CalPERS, the parties agreed to cost sharing of employer contributions made on behalf of the employee to the retirement system that results in significant cost containment savings. Council received a detailed briefing on these financial aspects at their public meeting of March 19, 2018.

The key terms of the agreement are as follows, and apply to all employees represented by Teamsters:

### **COMPENSATION & TERM**

Term of contract:

Two (2) years (July 1, 2018 – June 30, 2020)

Compensation Adjustment:

Effective July 1, 2018, all employees will receive a five percent (5%) cost of living increase.

CalPERS UAL Cost Sharing:

Effective July 1, 2018, Tier I (2% @ 55 formula) and Tier II (2% @ 60 formula) employees will pay an additional one percent (1%) of his/her salary toward CalPERS unfunded accrued liability pension costs for a total of 9%.

Off Salary Range One-Time-Only Payment:

Effective the first full pay period following the ratification and adoption of this agreement by both parties, the City shall pay each bargaining unit member \$500.00.

Should the City realize up to \$400,000.00 in non-budgeted one-time general fund revenues between April 1, 2019 and June 30, 2020, the City shall pay each Teamsters member up to \$1,500.00 following receipt of the one-time revenue. If amounts less than the full \$400,000.00 are received, proportionate payments will be made to Teamsters members based upon the funds received on a quarterly basis or as soon as possible.

## BENEFIT ADJUSTMENTS

### Medical Insurance:

The City's contribution toward a medical insurance plan shall be set at 100% of the applicable Kaiser rate.

### Uniform Allowance:

The City shall increase uniform allowance for work boots/shoes and work pants to \$550.00 per year.

### Deferred Compensation:

The City's matching contribution to the 457 Plan shall increase to \$125.00 per month.

### Service Awards:

Effective July 1, 2018, the City shall discontinue issuing service awards.

### Service Achievement Incentive Plan:

Effective July 1, 2018, at the completion of milestones of service, the City shall issue the following hours into the employee's reserve vacation bank:

Five (5) years of service – 40 hours

Ten (10) years of service – 50 hours

Fifteen (15) years of service – 60 hours

Twenty (20) years of service – 70 hours

Twenty-five (25) years of service – 80 hours

Thirty (30) years of service – 80 hours

Thirty-five (35) years of service – 80 hours

Forty (40) years of service – 80 hours

Upon implementation, employees with at least five (5) years of service, but less than 10 years of service, shall receive a preliminary reserve vacation bank of 20 hours; employees with 10 years or more of service shall receive a preliminary reserve vacation bank of 40 hours.

The Teamsters membership ratified the parameters of the tentative agreement on August 15, 2018. For additional details and changes to terms and conditions of employment, please refer to Attachment 1 (Tentative Agreement between the City of Pittsburgh and Teamsters, dated August 10, 2018).

## **SUBCOMMITTEE FINDINGS**

Not applicable.

## **STAFF ANALYSIS**

The Memorandums of Understanding between the City of Pittsburgh and the Teamsters Union, Local 856 expired on June 30, 2018. The City and Teamsters representatives have been meeting since May 2018 to develop a successor Memorandum of Understanding.

The City Council had four goals for this round of negotiations:

1. Treat employees fairly;
2. Position the City to be competitive for recruitment and retention;
3. Obtain agreements that meet the City's long-term goal of fiscal sustainability; and



4. Modify CalPERS cost sharing to achieve sustainability of the benefit and significantly reduce the City's unfunded liability.

All of these goals have been achieved by the Agreement. The cost containment measures for the CalPERS cost sharing will have a positive and significant financial impact on the City and result in a more sustainable retirement program for current and future retirees. Should Council approve these terms, staff will prepare a successor MOU that incorporate the agreed upon changes.

- ATTACHMENTS:
1. Tentative Agreement dated August 10, 2018 between the City of Pittsburg and the Teamsters Union, Local 856
  2. FY 18/19 Appropriations and Net Increase Table
  3. Resolution No. 18-\_\_\_\_\_

Report Prepared By: Stacy R. Shell  
Director of Human Resources

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

May 24, 2018

## 2. Term

This Memorandum of Understanding shall be in effect July 1, 201~~8~~<sup>5</sup>, except for those provisions of the Memorandum of Understanding which have been assigned other effective dates as hereinabove set forth, and shall remain in full force and effect to and including June 30, 20~~2018~~<sup>2018</sup> and shall continue thereafter from year to year unless during the thirty (30) day period beginning February 15, 20~~2018~~<sup>2018</sup> or February 15 of any subsequent year either party has delivered written notice to the other of its desire to amend, modify, or terminate this Memorandum of Understanding. Unless mutually agreed to otherwise, negotiations for a successor Memorandum of Understanding shall begin no later than thirty (30) days subsequent to the delivery of such notification.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

May 24, 2018

Revised: July 17, 2018; July 27, 2018; August 10, 2018

## **4. Salaries**

Salary ranges for represented classification shall be as set forth in Appendix A, which is attached hereto and made a part hereof.

- A. Effective ~~July 5, 2015~~ July 1, 2018 the City shall provide a five percent (5%) ~~four percent (4%)~~ increase to all current salary steps within the unit.

- B. Off Salary Range One-Time-Only Payment(s)

Effective the first full pay period following the ratification and adoption of this agreement by both parties, the City shall pay each bargaining unit member \$500.00.

Should the City realize up to \$400,000.00 in non-budgeted one-time general fund revenue between April 1, 2019 and June 30, 2020, the City shall pay each bargaining unit member up to \$1,500.00 following the receipt of the one-time funds. If amounts less than the full \$400,000.00 are received, proportionate payments will be made to Teamsters members based upon the funds received. Proportionate payments will occur on the following quarter basis. ~~Effective the first pay period in Fiscal Year 2017/2018 (July 2, 2017) the City shall provide a five percent (5%) increase to all salary steps within the unit.~~

- C. Beginning July 5, 2015, the City shall implement 40.00 hours of an unpaid winter closure in each fiscal year. This shall be accomplished by a mandatory wage reduction of one point nine two five percent (1.925%). The Winter Closure shall take place sometime during the period of December 1 and January 31 of each fiscal year and shall consist of forty (40) hours time off during that time frame. The City shall determine the actual winter closure schedule for each employee in the unit based on the service needs of their department. This winter closure shall become the status quo.

TA \_\_\_\_\_

Date: \_\_\_\_\_

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Date: \_\_\_\_\_

**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

To accomplish a one point nine two five percent (1.925%) reduction in pay, bargaining unit members will have their salaries reduced by 1.54 hours per pay period beginning July 5, 2015. The hours will be noted as a separate line item deduction on the employee's paycheck and will equal 1.54 times the hourly rate of pay in effect at the time of the deduction. This deduction will not otherwise reduce the bargaining unit member's existing base salary amount for City benefit accrual purposes.

If a non-exempt employee is called in to work on an unplanned or emergency basis during his or her scheduled holiday closure time, that employee shall be paid overtime for any such hours worked (versus receiving additional holiday closure time to be taken at a later time).

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Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_



COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

May 24, 2018

Revised: July 17, 2018

## 5.1 Medical Insurance

The City will provide a medical insurance plan through Kaiser Permanente, and will make every reasonable effort to maintain a second option through a Non-Kaiser HMO plan that allows members to choose their physician based on that physician's ability to accept coverage through said plan. Additionally, the City will explore providing multiple co-pay options.

City's contribution toward ~~medical insurance~~Kaiser Permanente

~~Effective January 1, 2015 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Kaiser Permanente medical insurance shall be set at:~~

|                                    |                      |
|------------------------------------|----------------------|
| Employee only (single)             | \$708.91 per month   |
| Employee plus one (dual)           | \$1,417.87 per month |
| Employee plus two or more (family) | \$2,006.32 per month |

~~Effective January 1, 2016 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Kaiser Permanente medical insurance shall be set at:~~

|                                    |                      |
|------------------------------------|----------------------|
| Employee only (single)             | \$751.44 per month   |
| Employee plus one (dual)           | \$1,502.94 per month |
| Employee plus two or more (family) | \$2,126.70 per month |

~~Effective January 1, 2017 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Kaiser Permanente medical insurance shall be set at ninety-nine percent (99%) of the actual premium costs. Employees will be responsible for one percent (1%) of actual premium costs for the Kaiser Plan.~~

Effective January 1, 201~~9~~<sup>98</sup> the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for ~~Kaiser Permanente~~ medical insurance shall be set at one hundred percent (100%) of the Kaiser Permanente actual-premium ~~rate~~costs. Employees electing

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**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

to enroll in a medical insurance plan with premium rates higher than the Kaiser Permanente premium rate shall be required to pay the difference in premium rates between the Kaiser Permanente premium rate and the higher plan premium rate selected by the employee.

City's contribution toward Non-Kaiser HMO Plan Option

In so long as the City maintains the ability to provide a Non-Kaiser HMO Plan option, the City shall provide:

Effective January 1, 2015 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

|                                    |                      |
|------------------------------------|----------------------|
| Employee only (single)             | \$791.27 per month   |
| Employee plus one (dual)           | \$1,582.51 per month |
| Employee plus two or more (family) | \$2,239.27 per month |

Effective January 1, 2016 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

|                                    |                      |
|------------------------------------|----------------------|
| Employee only (single)             | \$838.75 per month   |
| Employee plus one (dual)           | \$1,677.46 per month |
| Employee plus two or more (family) | \$2,373.63 per month |

Effective January 1, 2017 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

|                                    |                      |
|------------------------------------|----------------------|
| Employee only (single)             | \$893.26 per month   |
| Employee plus one (dual)           | \$1,786.50 per month |
| Employee plus two or more (family) | \$2,527.91 per month |

Effective January 1, 2018 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

|                          |                      |
|--------------------------|----------------------|
| Employee only (single)   | \$955.79 per month   |
| Employee plus one (dual) | \$1,911.55 per month |

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Date: \_\_\_\_\_

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Date: \_\_\_\_\_

**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

~~Employee plus two or more (family) — \$2,704.87 per month~~

City's contribution for regular part-time employees

The City's medical insurance premium contribution shall be pro-rated for represented part-time employees.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

May 24, 2018

5.8 Deferred Compensation

Effective ~~July 1, 2007~~the first full pay period in October 2018, the City will ~~make~~increase the "matching" contribution to ~~a the~~ 457 deferred compensation plan for participating regular full-time employees up to a maximum of one-hundred ~~twenty-five~~ dollars and zero cents (\$~~12500~~.00) per month. The City will make a "matching" contribution to the 457 deferred compensation plan for participating regular part-time employees up to a maximum of ~~fifty-sixty-two~~ dollars and ~~fiftyzero~~ cents (\$~~62.50~~50.00) per month.

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Date: \_\_\_\_\_

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Date: \_\_\_\_\_



COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

May 24, 2018

Revised: July 17, 2018; August 10, 2018

## 5.9 Retirement

All current and new employees will be covered by the Public Employees' Retirement System (PERS) plans in accordance with the California Public Employees' Pension Reform Act of 2013 (PEPRA).

- A. For all represented employees hired by the City of Pittsburg before July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date before July 10, 2011 the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract. This system, known as the 2% at 55 formula, is described periodically in brochures distributed by PERS.

The City agrees to provide PERS retirement benefits and maintain the following enhancements to the basic PERS 2% at 55 formula:

- a) One Year Final Compensation (Section 20042)
- b) Annual Cost-of-Living Increase at 3% (Section 21335)
- c) Military Service Credit as Public Service (Section 21024)
- d) Credit for Unused Sick Leave (Section 20965)
- e) EPMC as Additional Compensation (Section 20691)

- B. For all represented employees hired by the City of Pittsburg on or following July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date of July 10, 2011 or later the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract under the 2% at 60 formula, based on the average monthly pay over a thirty-six month period ("3 year average") with a 2% annual cost-of-living increase and as is described periodically in brochures distributed by PERS. The City agrees to provide and maintain the following enhancements to the basic PERS 2% at 60 formula:

- a) Military Service Credit as Public Service (Section 21024)

TA \_\_\_\_\_

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Date: \_\_\_\_\_

Date: \_\_\_\_\_

**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

- b) Credit for Unused Sick Leave (Section 20965)
- c) EPMC as Additional Compensation (Section 20691)

Employees enrolled in the 2% at 55 formula or the 2% at 60 formula shall contribute the entire seven percent (7%) employee share.

- C. For all represented employees hired on or after January 1, 2013, who are considered "new members" under California Government Code Section 7522.04(f), shall be in the 2% at 62 CalPERS retirement formula described in Government Code Section 7522.20(a). In addition, "new members" shall be subject to the equal sharing and contribution requirements in Section 7522.30(a) and (c) and shall pay at least 50% of the normal costs.

Effective for Fiscal Year 2017/18 and implemented on July 2, 2017 all employees within the unit will contribute an additional 1% of salary towards pension costs.

Effective July 1, 2018 all classic members within the unit will contribute an additional one percent (1%) of salary toward CalPERS unfunded accrued liability pension costs.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

July 17, 2018

Revised: July 27, 2018

## 6.1 Uniform Allowance

Employees who are required by their department head to wear a uniform shall be provided with work uniforms at City expense. Uniforms will be replaced, as needed, thereafter.

Work uniforms shall be appropriate for the typical functions performed and consistent with good safety practices. The department heads shall determine the color, style and lettering on the uniforms to be worn by their subordinates, subject in each case to the approval of the City Manager.

The City shall furnish as an initial issue to each regular employee three (3) work uniform shirts, and may include depending on the job function one (1) cold weather coat, and two (2) sweatshirts. The employee shall be responsible for laundering and mending their work uniforms at their expense. Whenever a work uniform shirt, or a part thereof, is worn out or damaged beyond repair, the employee shall turn said work uniform shirt in to his/her department head and shall be issued replacement work uniform shirts therefore.

1. The uniform allowance for work boots/shoes and work pants is five-hundred fifty dollars (\$~~550.00~~). The uniform allowance is payable twice a year with a regular paycheck, for the first pay period in June and the first pay period in December, representing payment for the prior six (6) month period. Employees not employed for the full six (6) month period will be entitled to a prorate share of the six (6) month allowance.

The department director shall prescribe minimum standards of appearance for their department's employees. Different standards may be applied to different classes, depending upon the type of work required of the employees. Employees shall be neatly groomed and suitably dressed for their duties, so that they present a favorable appearance to the public.

2. The City can meet its obligations under this Section by contracting with a uniform services firm to provide and launder work uniforms.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

July 27, 2018

## 6.6 Service Award

A regular full-time employee shall receive in December, if currently employed, service award pay based upon his/her total years of continuous City service, based on the following timetable and amounts:

| <u>Years of City Service</u> | <u>Service Award Amount</u> |
|------------------------------|-----------------------------|
| 10 years                     | \$200                       |
| 15 years                     | \$300                       |
| 20 years                     | \$400                       |
| 25 years                     | \$500                       |
| 30 years                     | \$600                       |
| 35 years                     | \$700                       |
| 40 years                     | \$800                       |
| 45 years                     | \$900                       |

Effective July 1, 2018, the City shall discontinue issuing service awards to employees and implement the Service Achievement Incentive Plan outlined in section 7.1 – Vacation Accrual. Upon implementation, employees eligible for service award pay between January 1, 2018 and June 30, 2018, shall receive a bank of reserve vacation hours in accordance with the provisions of the Service Achievement Incentive Plan, in lieu of receiving the pay associated with the service award in section 6.6.

## 7.1 Vacation Accrual

The vacation accrual rate for regular full-time employees shall be:

| <u>Years of City Service</u> | <u>Accrual Rate</u>                        |
|------------------------------|--------------------------------------------|
| 0-5 Years                    | Accrue 3.08 hours per pay period (10 days) |
| 6-10 years                   | Accrue 4.62 hours per pay period (15 days) |
| 11 years                     | Accrue 4.92 hours per pay period (16 days) |
| 12 years                     | Accrue 5.23 hours per pay period (17 days) |
| 13 years                     | Accrue 5.54 hours per pay period (18 days) |

TA \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

|                   |                                            |
|-------------------|--------------------------------------------|
| 14 years          | Accrue 5.85 hours per pay period (19 days) |
| 15-19 years       | Accrue 6.15 hours per pay period (20 days) |
| 20 and more years | Accrue 7.69 hours per pay period (25 days) |

A. Service Achievement Incentive Plan - The City acknowledges the value of retaining experienced employees. In recognition of previous years of full-time continuous service with the City, the City shall implement a Service Achievement Incentive Plan as follows:

1. At the completion of five (5) years of service, the employee shall receive 40 hours of vacation to be added to the employee's reserve vacation bank.
2. At the completion of 10 years of service, the employee shall receive 50 hours of vacation to be added to the employee's reserve vacation bank.
3. At the completion of 15 years of service, the employee shall receive 60 hours of vacation to be added to the employee's reserve vacation bank.
4. At the completion of 20 years of service, the employee shall receive 70 hours of vacation to be added to the employee's reserve vacation bank.
5. At the completion of 25 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
6. At the completion of 30 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
7. At the completion of 35 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
8. At the completion of 40 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

9. Upon initial implementation of the Service Achievement Incentive Plan, effective July 1, 2018:

- a) Employees with at least five (5) years, but less than 10 years of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 20 hours.
- b) Employees with 10 years or more of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 40 hours.

The Service Achievement Incentive Plan bank shall not have a vacation leave accrual limit. Employees may utilize the reserve vacation bank accrued hours in accordance with section 7.2 - Use of Vacation.

Regular part-time employees shall accrue vacation in the amount proportionate to the ratio of scheduled hours of work per work week to the standard work week, but in no case shall the number of days of vacation accrued per year exceed those days allowed for a similarly classified full-time employee.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

August 10, 2018

## 15. Grievances

### 15.1 Grievance Definition

A grievance is any dispute which involves the claimed violation, the (mis)interpretation or (mis)application of the collective bargaining agreement, Personnel Rules, or department rules and regulations, resolutions, or ordinances. A grievant may be an employee, or any group of employees, or a represented bargaining unit. Disciplinary actions, performance evaluations, and other proceedings for which there are alternative appeal procedures or statutory remedies are not grievable.

### 15.2 Grievance Procedure

A grievance shall be processed in the following manner:

#### Step 1.

Within fourteen (14) days of the event or discovery of the event giving rise to the grievance, the grievant will discuss the grievance verbally with the grievant's immediate supervisor. For good and sufficient reason, the grievant may initiate the grievance at Step 2. The grievant will clearly state that a grievance is being initiated, and the parties will discuss the matter and attempt to resolve the grievance.

#### Step 2.

If the grievance is not resolved in Step 1, the grievance shall be reduced to writing and presented to the department head within twenty-eight (28) days of the event or discovery of the event giving rise to the grievance. The written grievance shall contain the following:

1. name of grievant(s)
2. class title(s)
3. department
4. mailing address(e's)

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

**COLLECTIVE BARGAINING BETWEEN**

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**AND**

**TEAMSTERS LOCAL 856**

5. a clear statement of the nature of the grievance (citing applicable sections of rules, regulations, resolutions, ordinances or existing practices)
6. the date(s) on which the event(s) giving rise to the grievance occurred
7. a proposed solution to the grievance
8. the date of execution of the grievance form
9. the signature of the grievant(s)
10. the signature of the bargaining unit representative, if such a representative is representing the grievant(s)
11. the date of the discussion meeting in Step 1 and the name of the supervisor involved

The department head will investigate the grievance and confer with the grievant(s) in an attempt to resolve the grievance. The department head will issue his/her decision regarding the grievance in writing within fourteen (14) days of receipt of the written grievance.

**Step 3.**

If the grievance is not resolved by the department head's decision in Step 2, the grievant(s) may appeal the written grievance to the City Manager or designee (other than the supervisor and/or department head involved) within fourteen (14) days of receipt of the department head's decision in Step 2. The City Manager or designee will investigate the grievance, confer with persons affected and their representatives, if any, to the extent he/she deems necessary and render a decision within fourteen (14) days of receipt of the written decision.

**Step 4.**

In the event the grievant disagrees with the decision of the City Manager or designee, the grievant shall have the opportunity to lodge a request for review by the City Council within seven (7) days of receipt of the City Manager's or designee's decision. The City Council shall conduct a review of the City Manager's decision with the authority to either affirm, reverse, or modify the City Manager's or designee's decision. The City Council shall render a decision

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_



**COLLECTIVE BARGAINING BETWEEN**

**CITY OF PITTSBURG**

**AND**

**TEAMSTERS LOCAL 856**

within two regularly scheduled City Council meetings following the request for review.

**15.3 General Conditions of Grievances**

1. The Human Resources Director will act as a central repository for all Step 2 and ~~Step 3~~beyond grievance records.
2. Any time limit may be extended only by mutual agreement in writing.
3. An aggrieved employee may be represented by another individual at any stage of the proceedings at his/her request. Both employee and representative (if employed by City) will be entitled to attend proceedings without loss of compensation, should such proceeding conflict with employee's and/or representative's normal working hours.
4. Proposals to add to or change the Personnel Rules shall not be considered under this section, and no proposal to modify, amend, or terminate any Memorandum of Understanding between the City and a collective bargaining unit may be considered under this section.
5. Failure by the grievant or grievant's representative to initiate or appeal a grievance within the prescribed time limits shall waive the right of the grievant, the grievant's representative, and the grievant's collective bargaining unit (if any) to initiate or appeal a grievance. In the case of an appeal, the last answer to the grievance shall be deemed to be the resolution to the grievance. Failure of the City to respond to a grievance within the prescribed time limits shall be cause for the grieving party to automatically move the grievance to the next step.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

COLLECTIVE BARGAINING BETWEEN

CITY OF PITTSBURG

AND

TEAMSTERS LOCAL 856

# CITY COUNTER PROPOSAL

July 27, 2018

Revised: August 10, 2018

{Insert new section}

## **16. Joint Labor Management Committee (JLMC)**

The City Manager or his/her designee and other management representatives chosen by the City Manager will meet on a quarterly basis with an equal number of representatives of the bargaining unit and a Teamsters 856 Business Representative to address relevant and timely labor relations issues, unless otherwise agreed to by the parties.

Effective upon ratification and adoption of this agreement, both parties will convene monthly for the first six (6) consecutive months to discuss the classification and/or compensation matters of the Marina Maintenance Worker, Utility Technician I/II, and Water Treatment Plant Operator classifications.

The JLMC meeting agenda shall include any matters within the scope of representation, with exception of those matters which have already been filed as grievances, unless otherwise agreed to by the parties. The City does not waive any management rights through its participation on this committee.

TA \_\_\_\_\_

Date: \_\_\_\_\_

TA \_\_\_\_\_

Date: \_\_\_\_\_

**TEAMSTERS - FY 18/19 Appropriations and Net Increase Table**

|          |          |          |          |
|----------|----------|----------|----------|
| Fund 110 | 19,991   | 4,452    | 24,443   |
| Fund 205 | 14,156   | 773      | 14,929   |
| Fund 207 | 3,267    | 1,586    | 4,852    |
| Fund 226 | 429      | 93       | 522      |
| Fund 501 | (12,053) | (35,302) | (47,355) |
| Fund 521 | 13,270   | (20,040) | (6,770)  |
| Fund 540 | 3,047    | 660      | 3,707    |
| Fund 550 | 6,227    | 1,339    | 7,566    |
| Fund 580 | 8,328    | 2,688    | 11,015   |
| Fund 590 | 1,968    | 406      | 2,373    |
| Fund 611 | 3,638    | 788      | 4,427    |
| Fund 621 | 6,093    | 1,349    | 7,442    |
|          |          |          |          |
|          | 68,361   | (41,208) | 27,153   |

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution Approving a Successor Memorandum of )  
Understanding between the City of Pittsburg and the ) RESOLUTION NO. 18-\_\_\_\_\_  
Teamsters Union, Local 856 for the Period of )  
July 1, 2018 through June 30, 2020 )

The City Council of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, the Memorandums of Understanding between the City of Pittsburg and the Teamsters Union, Local 856 expired on June 30, 2018; and

WHEREAS, City representatives and the duly appointed representatives of the Teamsters Union, Local 856 have met and conferred in accordance with Section 3500 et seq. of the California Government Code; and

WHEREAS, the membership of the Teamsters Union, Local 856 ratified the attached agreement on August 15, 2018; and

WHEREAS, the City Manager and City staff recommend the terms and conditions of the Memorandums of Understanding to be approved by the City Council.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pittsburg as follows:

Section 1. The recitals set forth above are true and correct statements and are hereby incorporated in conjunction with the staff report.

Section 2. The City Council adopts this Resolution 18-\_\_\_\_\_

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 4<sup>th</sup> day of September 2018 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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Dwaine "Pete" Longmire, Mayor

ATTEST:

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Alice E. Evenson, City Clerk