

**Appendix F:
Phase I Environmental Site Assessment**

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**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**SPOTORNO PROPERTY
PLEASANTON, CA**

The logo for ENGEEO is rendered in large, white, 3D block letters. The letters are set against a background of a green, rolling hill under a blue sky. The 'E' and 'O' are particularly prominent. The logo is positioned in the center of the page, overlapping a horizontal band that also contains the slogan 'Expect Excellence'.

Expect Excellence

Submitted to:
Mr. Mike O'Hara
Tim Lewis Communities
3500 Douglas Boulevard, Suite 270
Roseville, CA 95661

Prepared by:
ENGEEO Incorporated

January 9, 2015

Project No:
6103.200.000

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Project No.
6103.200.000

January 9, 2015

Mr. Mike O'Hara
Tim Lewis Communities
3500 Douglas Boulevard, Suite 270
Roseville, CA 95661

Subject: Spotorno Property
Pleasanton, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr.O'Hara:


ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Pleasanton, 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. 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 1527-13.

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


Kelsey Gerhart, EIT

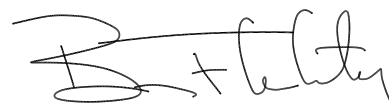

Brian Flaherty, CHG

TABLE OF CONTENTS

Letter of Transmittal

	<u>Page</u>
EXECUTIVE SUMMARY.....	1
1.0 INTRODUCTION	2
1.1 SITE LOCATION	2
1.2 SITE AND VICINITY CHARACTERISTICS.....	2
1.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS.....	3
1.4 CURRENT USE OF ADJOINING PROPERTIES.....	3
1.5 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT	3
1.6 DETAILED SCOPE OF SERVICES.....	3
1.7 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE	4
1.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT	4
1.9 SPECIAL TERMS AND CONDITIONS	4
2.0 USER-PROVIDED INFORMATION	5
2.1 PROPERTY RECORDS.....	5
2.1.1 Title Report/Ownership	5
2.1.2 Environmental Liens and Activity Use Limitations	5
2.2 USER KNOWLEDGE OF PROPERTY	5
3.0 RECORDS REVIEW	6
3.1 PREVIOUS ENVIRONMENTAL REPORTS	6
3.2 HISTORICAL RECORD SOURCES.....	6
3.2.1 Historical Topographic Maps	6
3.2.2 Aerial Photographs.....	7
3.2.3 Fire Insurance Maps.....	8
3.2.4 City Directory	8
3.3 ENVIRONMENTAL RECORD SOURCES.....	9
3.3.1 Standard Environmental Records	9
3.3.1.1 Subject Property.....	9
3.3.1.2 Other Properties	9
3.3.2 Additional Environmental Records.....	9
3.3.2.1 Subject Property.....	9
3.3.2.2 Other Properties	9
3.4 REGULATORY AGENCY FILES AND RECORDS.....	10
4.0 SITE RECONNAISSANCE.....	11
4.1 METHODOLOGY	11

TABLE OF CONTENTS (Continued)

4.2	GENERAL SITE SETTING.....	11
4.3	EXTERIOR OBSERVATIONS	12
4.4	INTERIOR OBSERVATIONS	13
4.5	ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT	13
4.6	INDOOR AIR QUALITY.....	13
5.0	INTERVIEWS.....	13
6.0	EVALUATION	13
6.1	FINDINGS.....	13
6.2	OPINIONS AND DATA GAPS.....	14
6.3	CONCLUSIONS.....	14

REFERENCES

FIGURES

- 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
- APPENDIX D** – North 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** – Environmental Data Resources, Inc., File Review Excerpts
- APPENDIX I** – Environmental Site Assessment Questionnaires (2)
- APPENDIX J** – Qualifications of Environmental Professional

EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the Spotorno Property located east of Alisal Street and north of Westbridge Lane at 1000 Minnie Street in Pleasanton, California (Figures 1 and 2). The Property is irregular in area, encompassing approximately 112 acres, and is identified as Assessor Parcel Number (APN) 949-16-6 (Figure 3). The Property consists of undeveloped land currently used as livestock pasture.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about current and past site use.

A review of historic resources indicates that the land has never been developed. Additionally, there is no evidence of past orchards on the Property.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 for the Property. Based on the findings of this assessment, no further environmental studies are recommended at this time.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for the Spotorno Property located east of Alisal Street and north of Westbridge Lane at 1000 Minnie Street in Pleasanton, California (Figures 1 and 2). The Property is irregular in area, encompassing approximately 112 acres, and is identified as Assessor Parcel Number (APN) 949-16-6 (Figure 3). The Property consists of undeveloped land currently used as livestock pasture.

1.1 SITE LOCATION

The Property is located at 1000 Minnie Street, Pleasanton, California (Figures 1 and 2). The approximately 112-acre Property is identified as Assessor Parcel Number (APN) 949-16-6 (Figure 3).

1.2 SITE AND VICINITY CHARACTERISTICS

Review of published topographic maps found that the southwestern portion of the Property is relatively level at approximately 404 feet above mean sea level (msl). The eastern side of the Property is hilly terrain ranging between approximately 400 feet and 800 feet above msl. A review of the 1991 Wagner et al. Geologic Map (Wagner 1991) found that the Property is primarily underlain by sand and gravel (QT, Pilo-Pleistocene non-marine deposits).

Geocheck – The Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated two Federal United States Geological Survey (USGS) wells located within 1 mile of the Property. Well Number USGS40000184347 is mapped approximately 0.25 miles north-northwest of the Property with no groundwater level measurements reported for this well. Well Number USGS40000184367 is mapped approximately 0.45 miles northwest of the Property with no groundwater level measurements reported for this well.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the site. The database did not identify wells with groundwater measurements within 1 mile of the Property.

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. We were unable to find any groundwater information in the vicinity of the Property.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) web site and map database to determine if historic oil and/or gas wells were located within the Property. One well (API 00100021) is mapped approximately 0.5 miles southeast of the Property. The operator, Chevron U.S.A Inc., abandoned the well in December of 1958.

1.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

The Property consists of undeveloped land currently used as livestock pasture. A review of historic resources indicates that the land has never been developed and there is no evidence of past orchard use on the Property.

1.4 CURRENT USE OF ADJOINING PROPERTIES

The Property is subdivided into five lots that consist of undeveloped land currently used for livestock pasture (Figure 3). The southwestern portion of the Property is composed of three lots (Lots 8, 12, and 13) that are relatively flat and unoccupied with the exception of a windmill well pump. The eastern portion of the Property is divided into two larger lots (Lots 14 and 15) consisting of hilly terrain and open-space.

1.5 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Tim Lewis Communities 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 E 1527-13, an REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at on 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.”

1.6 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- 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.

1.7 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

There were no significant deviations from the ASTM Standard Practice.

1.8 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.

1.9 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, Tim Lewis Communities. 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 USER-PROVIDED INFORMATION

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 November 26, 2014, was provided for our review. The Property title is vested in AVS Ranch, Llc, A California Limited Liability Company (successor by merger to the Alex V. Spotorno Family Living Limited Partnership, A California Limited Partnership) and Alex V. Spotorno, Trustee of The Alex V. Spotorno Trust, Utd (12/11/86).

No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix D.

2.1.2 Environmental Liens and Activity Use Limitations

Environmental Data Resources, Inc. (EDR) did not provide an Environmental Lien Search Report for the Property at the time of report preparation.

2.2 USER KNOWLEDGE OF PROPERTY

Completed Client and Key Site Manager questionnaires were not provided for our review prior to publication of this report.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

TERRASEARCH, Inc.; “Phase I Environmental Site Assessment on 166 Acre Parcel; Spotorno Property, Pleasanton, California; July 24, 1997.

According to the Phase I Environmental Site Assessment completed by TERRASEARCH in 1997, the Property has been used for ranching and grazing since the early 1900s. Based on the findings of their research, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property. In their report, TERRASEARCH, Inc. concluded that further environmental assessment of the subject site is not warranted.

3.2 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.

3.2.1 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 3.2.1-1
Historical Topographic Maps

Quad	Year	Series	Scale
Pleasanton	1906	15	1:62500
Pleasanton	1947	15	1:50000
Livermore	1953	7.5	1:24000
Livermore	1953	15	1:62500
Livermore	1961	7.5	1:24000
Livermore	1961	15	1:62500
Livermore	1968	7.5	1:24000
Livermore	1973	7.5	1:24000
Livermore	1980	7.5	1:24000

1906 and 1947 Maps – No structures are mapped on the Property. Roads are mapped in the current locations of Happy Valley Road, Alisal Street, Sycamore Road, and Sunol Boulevard. Pleasanton Ridge and Arroyo de la Laguna. The Southern Pacific Railway and the Western Pacific Railway are mapped west of the Property.

1953 and 1961 Maps – Conditions at the Property are similar to those depicted in the previous maps. Several smaller structures are south and west of the Property. Minnie Street and a well are mapped north-northwest of the Property. A second well is mapped further south of the parcel. The City of Pleasanton appears to be further developed with the inclusion of Amador Valley High School, U.S. Gov’t Nursery, and Kottinger Village. Small orchards are west, northwest, and southwest of the Property. The Castlewood Country Club is mapped west of the Property and the City of Livermore is mapped north-northeast of the Property.

1968 Maps – Conditions at the Property and surrounding area are similar to those depicted in the previous maps.

1973 and 1980 Maps – Conditions shown at the Property are similar to those depicted in the previous maps. One large structure is now south of the Property and several structures have been added to the adjacent parcels north and west of the Property.

3.2.2 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 3.2.2-1
Aerial Photographs

Flyer	Year	Scale
USGS	1939	1"=500'
USGS	1940	1"=500'
USGS	1949	1"=500'
USGS	1958	1"=500'
USGS	1966	1"=500'
USGS	1968	1"=500'
USGS	1979	1"=500'
USGS	1982	1"=500'
USGS/DOQQ	1993	1"=500'
USGS	1998	1"=500'
USDA/NAIP	2005	1"=500'
USDA/NAIP	2006	1"=500'

Flyer	Year	Scale
USDA/NAIP	2009	1"=500'
USDA/NAIP	2010	1"=500'
USDA/NAIP	2012	1"=500'

1939 and 1940 Photographs – No structures are visible on the Property. Roads are evident in the current locations of Happy Valley Road, Alisal Street, and Sycamore Road. Several residential structures are apparent on the adjacent parcels south and west of the Property. The surrounding parcels support agricultural practices, including small orchards southwest, west, and northwest of the Property.

1949 and 1958 Photographs – The Property appears to consist of dry crops and open pasture. A large structure that appears to support agricultural practices is present on the adjacent parcel located north of the rectangular area that makes up the southwestern portion of the Property. Additional residential structures are now evident south of the Property.

1966 through 1998 Photographs – Conditions at the Property are similar to those visible in the previous photographs. Residential structures located northeast of the Property boundary appear to be their current locations. Development is evident west of the Property.

2005 through 2012 Photographs – Conditions at the Property are similar to those visible in the previous photographs. Residential developments are on the adjacent parcel west and northwest of the Property. The Callippe Preserve Golf Course is evident south of the Property.

3.2.3 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. The Sanborn Map Report is presented in Appendix B.

3.2.4 City Directory

City Directories, published since the 18th century for major towns and cities, list the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F.

Alex Spotorno was the only listing reported in the city directory search under the address 1000 Minnie Street (2013, 2008, 1999).

Other listings in the vicinity of the Property are primarily associated with residential use.

3.3 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.

3.3.1 Standard Environmental Records

3.3.1.1 Subject Property

The Property is not listed on any of the EDR-provided Federal ASTM Standard sources.

3.3.1.2 Other Properties

The following database includes a facility listed within the appropriate ASTM search distances of the Property on Standard Environmental Records source.

TABLE 3.3.1.2-1

Facility	Street	Database
Applied Biosystems	6001 Sunol Boulevard	ENVIROSTOR, VCP

3.3.2 Additional Environmental Records

3.3.2.1 Subject Property

The Property is not listed on any of the EDR provided Federal ASTM Additional sources.

3.3.2.2 Other Properties

The following database includes a facility listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record source.

TABLE 3.3.2.2-1

Facility	Street	Database
Applied Biosystems	6001 Sunol Boulevard	DEED, WDS, NPDES

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is likely that the above-stated database site does not pose an environmental risk to the Property. Properties that are on the “Orphan Summary” list appear to be located beyond the ASTM recommended radius search criteria.

3.4 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

- City of Pleasanton Community Development Department, Building & Safety Services Division
- City of Pleasanton Community Development Department, Planning Services Division
- Livermore-Pleasanton Fire Department
- Alameda County Environmental Health Department
- Alameda County Fire Department
- Alameda County Public Works Agency, Building Inspection Division
- Alameda County Assessor's Office
- California Regional Water Quality Control Board
- Department of Toxic Substances Control

City of Pleasanton Community Development Department, Building and Safety Services Division – The City of Pleasanton Community Development Department, Building & Safety Services Division was contacted regarding historical records pertaining to the Property. On January 7, 2015, we searched the database located in the City of Pleasanton's Civic Center and found several permits and inspection reports regarding the installation of a furnace (2005- 2007). However, the permits identified refer to a residence outside of our study area. No other documentation relating to the Property was identified.

City of Pleasanton Community Development Department, Planning Services Division – The City of Pleasanton Community Development Department, Planning Services Division was contacted regarding historical records pertaining to the Property. On January 6, 2015, a representative reported the following:

- A lot line adjustment was approved in 2010, Case PLLA-105.
- The Property was adopted into the "Happy Valley Specific Plan Area" in June 1998. The eastern portion of the Property is identified as "Agricultural/Open Space" (PUD-A/OS).

The documents provided by the City of Pleasanton Community Development Department, Planning Services Division can be found in Appendix G.

Livermore-Pleasanton Fire Department – The Livermore-Pleasanton Fire Department was contacted regarding files for the Property. We were informed by a representative on January 7, 2015 that no files were identified relating to the Property.

Alameda County Environmental Health Department – The ACEH Department was contacted to determine if files exist for the Property. We were informed by a representative on January 6, 2015 that no files were identified relating to the Property.

Alameda County Fire Department – The Alameda County Fire Department was contacted to determine if files exist for the Property. We did not receive a response at the time of report completion.

Alameda County Public Works Agency, Building Inspection Division – The Alameda County Public Works Agency, Building Inspection Division was contacted to determine if files exist for the Property. We did not receive a response at the time of report completion.

Alameda County Assessor's Office – The Alameda County Assessor's Office website was viewed for information regarding the Property. Information on the website confirmed that the Property is identified by APN 949-16-6.

California Regional Water Quality Control Board – The California Regional Water Quality Control Board's online database, GeoTracker, was reviewed for files relating to the Property and surrounding properties. There were no listings for the Property.

Department of Toxic Substances Control – We reviewed the EnviroStor Database maintained by the Department of Toxic Substances Control (DTSC) to identify ongoing environmental site assessment and remedial activities within the immediate vicinity of the Property. There were no records for the Property listed in the EnviroStor Database.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on January 6, 2015. The reconnaissance was performed by Randy Hildebrant, 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 site 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 Figure 4.

4.2 GENERAL SITE SETTING

The Property is subdivided into five lots that consist of undeveloped land currently used as livestock pasture (Figure 3). The southwestern portion of the Property is made up of three lots (Lots 8, 12, and 13) that are relatively flat and unoccupied with the exception of a windmill well pump. The eastern portion of the Property is divided into two larger lots (Lots 14 and 15) consisting of hilly terrain and open-space.

The ridge of lots 14 and 15, located on north-northeastern side of the Property, was inaccessible during the reconnaissance; however, based on our understanding of the Project, this portion of the Property will remain open-space.

4.3 EXTERIOR OBSERVATIONS

Structures. No structures were observed on the Property during the reconnaissance.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. No hazardous substances or petroleum products were observed within the Property during the reconnaissance.

Storage Tanks. No above-ground storage tanks or evidence of existing underground storage tanks was observed during the site reconnaissance.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.

Drums. No drums were observed on the Property at the time of our reconnaissance.

Hazardous Substance and Petroleum Product Containers. No hazardous substance or petroleum product containers were observed on the Property at the time of our reconnaissance.

Polychlorinated Biphenyls (PCBs). No PCB-containing materials, including transformers, were observed within the Property during our site reconnaissance.

Pits, Ponds and Lagoons. No pits, ponds or lagoons were observed within the Property at the time of our reconnaissance.

Stained Soil/Pavement. No stained soil or pavement was observed within the Property at the time of our reconnaissance.

Stressed Vegetation. No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.

Solid Waste/Debris. No disposal of solid waste was observed at the Property.

Wastewater. No wastewater conveyance systems were observed at the Property during the reconnaissance.

Wells. A windmill powered well located on the southwestern side of the Property was observed at the time of site reconnaissance.

Septic Systems. No evidence of an existing septic system was observed at the time of our reconnaissance.

4.4 INTERIOR OBSERVATIONS

There are no structures on the Property.

4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment.

4.6 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 27 tests were conducted within the Property zip code, with 2 of the tests exceeding the current EPA action level of 4 picocuries per liter [pCi/L]¹).

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, and no potential volatile organic compound (VOCs) sources within 1/3 mile of the Property.

5.0 INTERVIEWS

Completed Client and Key Site Manager questionnaires were not provided for our review prior to publication of this report.

6.0 EVALUATION

6.1 FINDINGS

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past 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.

The Phase I completed by TERRARESEARCH in 1997 found that further environmental assessment of the subject site is not warranted.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the Property.

¹ California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>).

6.2 OPINIONS AND DATA GAPS

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 appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified:

- The Alameda Fire Department did not respond to our request prior to publication of this report.
- The Alameda County Public Works Agency, Building Inspection Division did not respond to our request prior to publication of this report.
- Completed Client and Key Site Manager questionnaires were not provided for our review prior to publication of this report.
- The ridge of lots 14 and 15, located on north-northeastern side of the Property, was inaccessible during the reconnaissance; however, based on our understanding of the Project, this portion of the Property will remain open-space.

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.

6.3 CONCLUSIONS

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about current and past site use.

A review of historic resources found that there is no history of site development. Additionally, there is no evidence of past orchards on the Property.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 for the Property. Based on the findings of this assessment, no further environmental studies are recommended at this time.

SELECTED REFERENCES

California Department of Water Resources (<http://wdl.water.ca.gov>).

California Department of Conservation, Department of Oil, Gas and Geothermal Resources Website; Oil and Gas Maps, (http://www.consrv.ca.gov/dog/maps/pages/index_map.aspx).

California Department of Health Services – Division of Drinking Water and Environmental Management – Radon
(<http://ww2.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>)

EnviroStor Website, Department of Toxic Substances Control,
<http://www.envirostor.dtsc.ca.gov/public/>

GeoTracker Website, State Water Resources Control Board, <http://geotracker.swrcb.ca.gov/>.

Google Maps (<http://maps.google.com>)

United States Environmental Protection Agency Indoor Air Quality Website
(<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>)

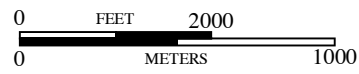
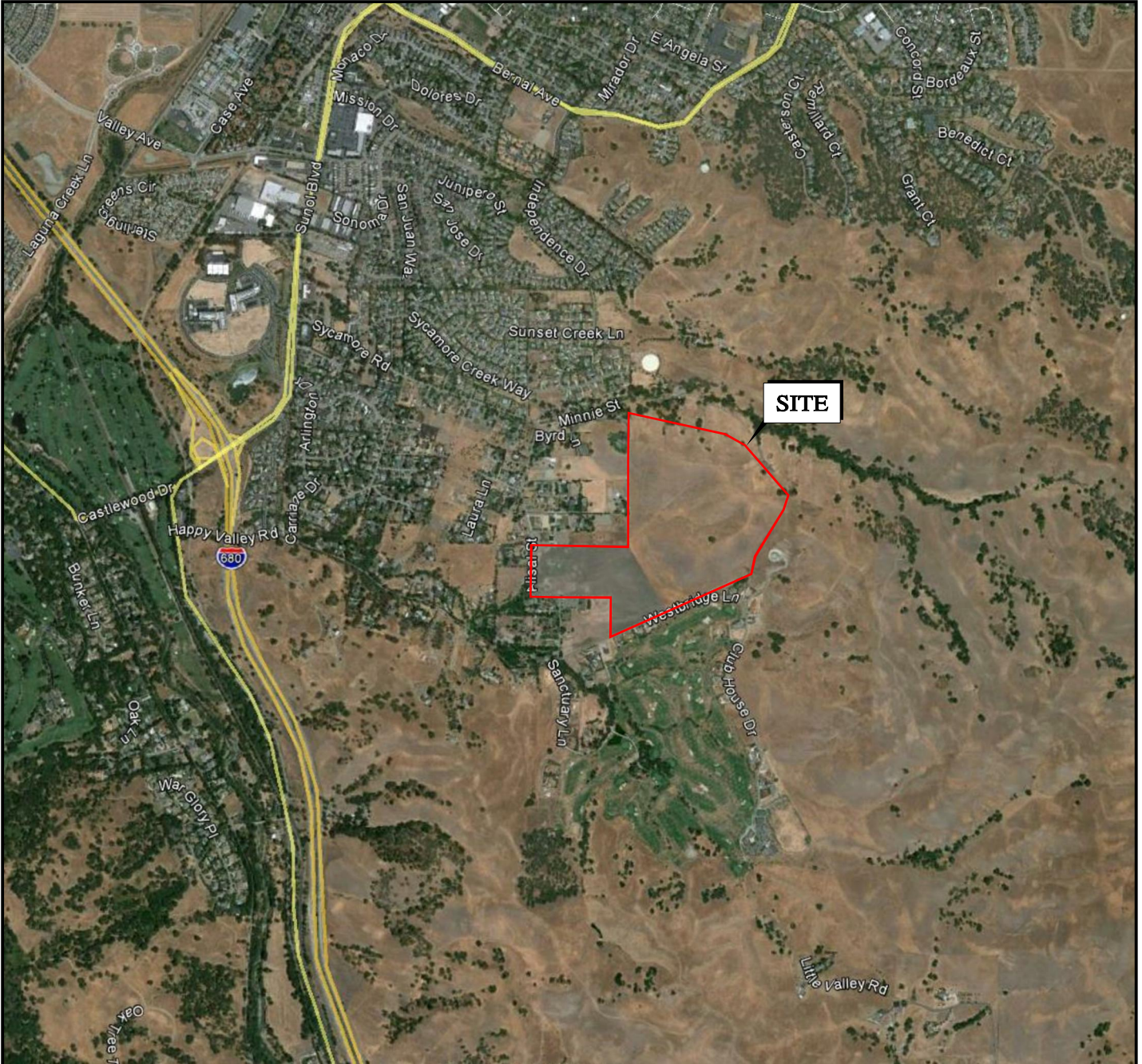
Wagner, D.L, et al., Geologic Map of the San Francisco- San Jose Quadrangle, 1991.

LIST OF FIGURES

- Figure 1 - Vicinity Map**
- Figure 2 - Site Map**
- Figure 3 - Assessor's Parcel Map**
- Figure 4A and 4B - Site Photographs**



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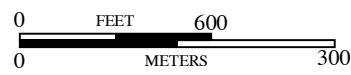
BASE MAP SOURCE: GOOGLE EARTH PRO



VICINITY MAP
 SPOTORNO PROPERTY
 PLEASANTON, CALIFORNIA

PROJECT NO.: 6103.200.000	FIGURE NO. 1
SCALE: AS SHOWN	
DRAWN BY: LL CHECKED BY: RG	

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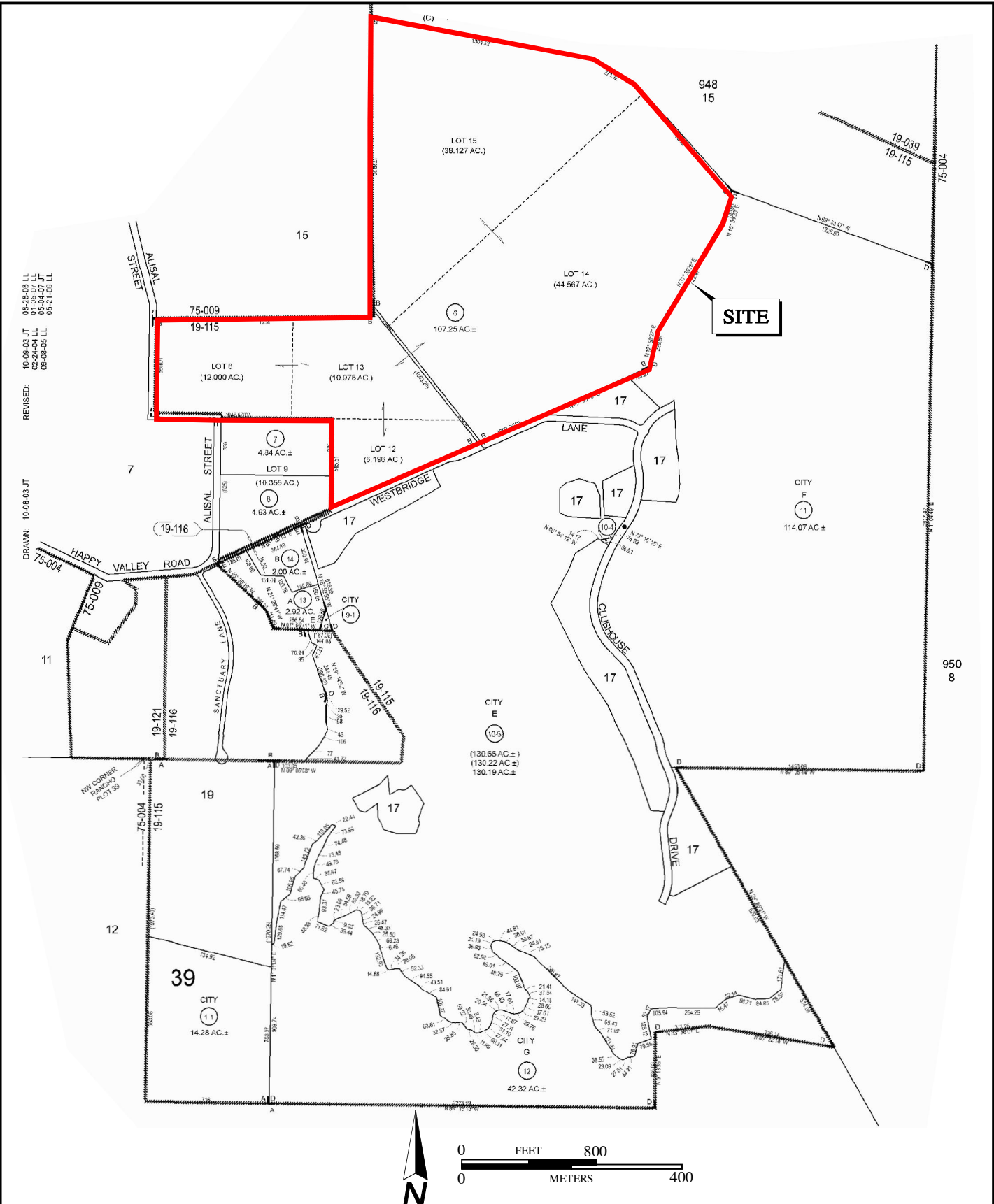
BASE MAP SOURCE: GOOGLE EARTH PRO



SITE MAP
SPOTORNO PROPERTY
PLEASANTON, CALIFORNIA

PROJECT NO.: 6103.200.000	FIGURE NO. 2
SCALE: AS SHOWN	
DRAWN BY: LL	CHECKED BY: RG

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BASE MAP SOURCE: COUNTY ASSESSOR'S OFFICE



ASSESSOR'S PARCEL MAP
 SPOTORNO PROPERTY
 PLEASANTON, CALIFORNIA

PROJECT NO.: 6103.200.000	
SCALE: AS SHOWN	
DRAWN BY: LL	CHECKED BY: RG

FIGURE NO.
3

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PHOTO 1

VIEW CAPTURED FROM THE PROPERTY ENTRANCE
LOCATED ON ALISAL STREET



PHOTO 2

A WINDMILL WELL PUMP LOCATED ON THE
SOUTHWESTERN SIDE OF THE PROPERTY



PHOTO 3

VIEW OF THE PROPERTY CAPTURED FROM THE SOUTHEAST



PHOTO 4

VIEW OF THE SOUTHEASTERN PORTION OF THE PROPERTY



PHOTO 5

OPEN-SPACE LOCATED ON THE EASTERN SIDE OF THE
PROPERTY (LOT 14)



PHOTO 6

OPEN-SPACE LOCATED ON THE EASTERN SIDE OF THE
PROPERTY-2 (LOT 14)



SITE PHOTOGRAPHS
SPOTORNO PROPERTY
PLEASANTON, CALIFORNIA

PROJECT NO.: 6103.200.000

SCALE: NO SCALE

DRAWN BY: LL

CHECKED BY: RG

FIGURE NO.

4

**A
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A**

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Radius Map Report



Sportono Ranch

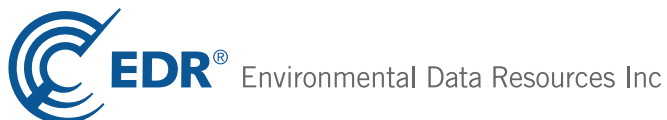
1000 Minnie Street

Pleasanton, CA 94566

Inquiry Number: 04173137.2r

January 05, 2015

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	12
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	PSGR-1

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

1000 MINNIE STREET
ALAMEDA County, CA 94566

COORDINATES

Latitude (North): 37.6359000 - 37° 38' 9.24"
Longitude (West): 121.8665000 - 121° 51' 59.40"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 600012.4
UTM Y (Meters): 4165818.0
Elevation: 404 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 37121-F7 LIVERMORE, CA
Most Recent Revision: 1980

South Map: 37121-E7 LA COSTA VALLEY, CA
Most Recent Revision: 1999

Southwest Map: 37121-E8 NILES, CA
Most Recent Revision: 1980

West Map: 37121-F8 DUBLIN, CA
Most Recent Revision: 1980

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120520
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

EXECUTIVE SUMMARY

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

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

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

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
SLIC..... Statewide SLIC Cases
Alameda County CS..... Contaminated Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
WMUDS/SWAT..... Waste Management Unit Database

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST..... Facility Inventory Database
HIST UST..... Hazardous Substance Storage Container Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

LIENS 2..... CERCLA Lien Information

EXECUTIVE SUMMARY

LIENS..... Environmental Liens Listing
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
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System
RMP..... Risk Management Plans
CA BOND EXP. PLAN..... Bond Expenditure Plan
NPDES..... NPDES Permits Listing
UIC..... UIC Listing
Cortese..... "Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE..... Hazardous Waste & Substance Site List
CUPA Listings..... CUPA Resources List
Notify 65..... Proposition 65 Records
DRYCLEANERS..... Cleaner Facilities
WIP..... Well Investigation Program Case List
ENF..... Enforcement Action Listing
HAZNET..... Facility and Manifest Data
EMI..... Emissions Inventory Data
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER..... PCB Transformer Registration Database
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
LEAD SMELTERS..... Lead Smelter Sites
PRP..... Potentially Responsible Parties
2020 COR ACTION..... 2020 Corrective Action Program List
COAL ASH DOE..... Steam-Electric Plant Operation Data

EXECUTIVE SUMMARY

HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
PROC.....	Certified Processors Database
Financial Assurance.....	Financial Assurance Information Listing
WDS.....	Waste Discharge System
MWMP.....	Medical Waste Management Program Listing
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat.....	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry 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.

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

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 11/03/2014 has revealed that there is

EXECUTIVE SUMMARY

1 ENVIROSTOR site 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>
APPLIED BIOSYSTEMS Status: Certified / Operation & Maintenance	6001 SUNOL BOULEVARD	NW 1/2 - 1 (0.822 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

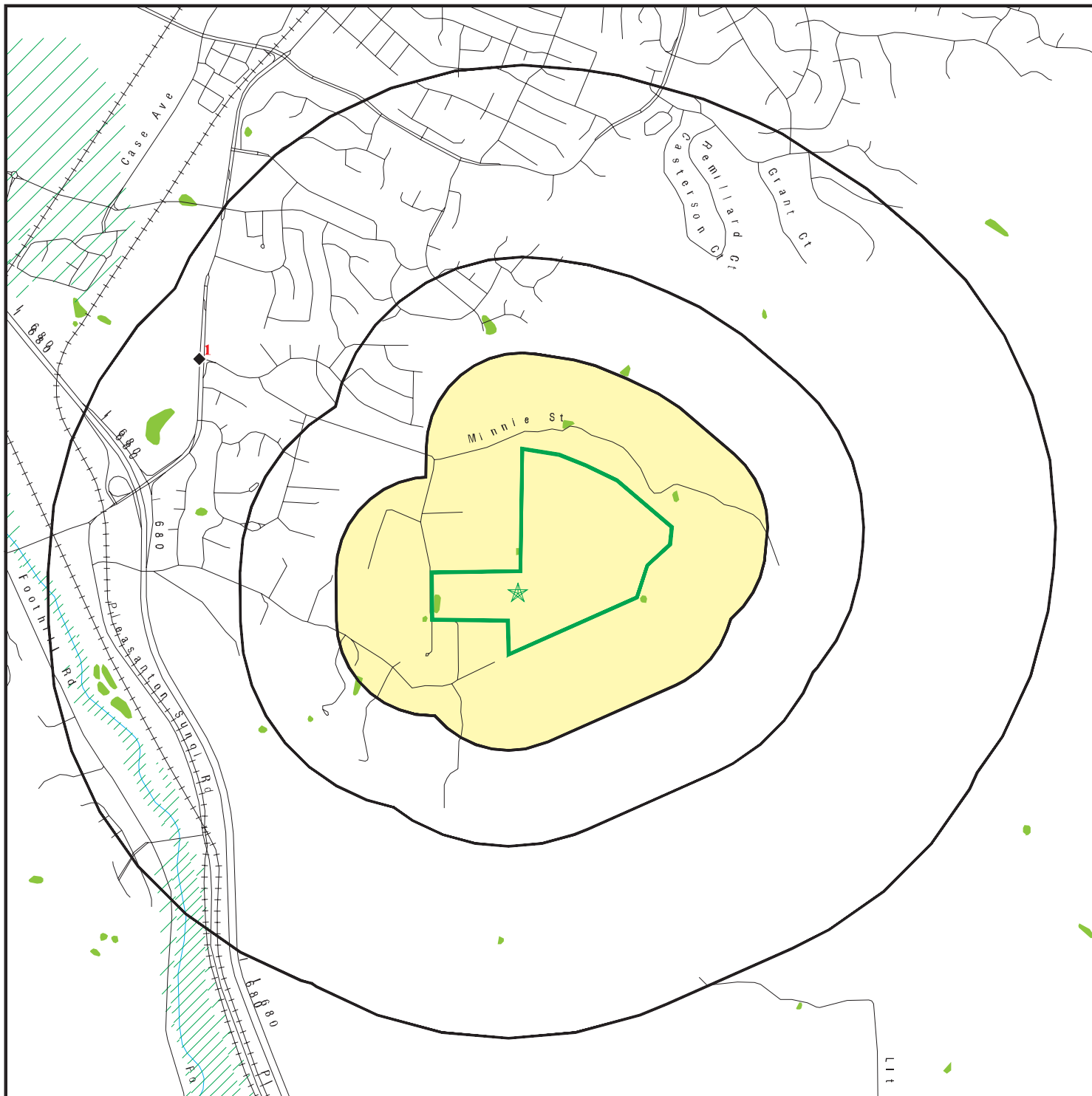
Site Name

L-3 RANCH
L-3 RANCH


Database(s)


CA FID UST, SWEEPS UST
HIST UST

OVERVIEW MAP - 04173137.2R



 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

 Areas of Concern

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

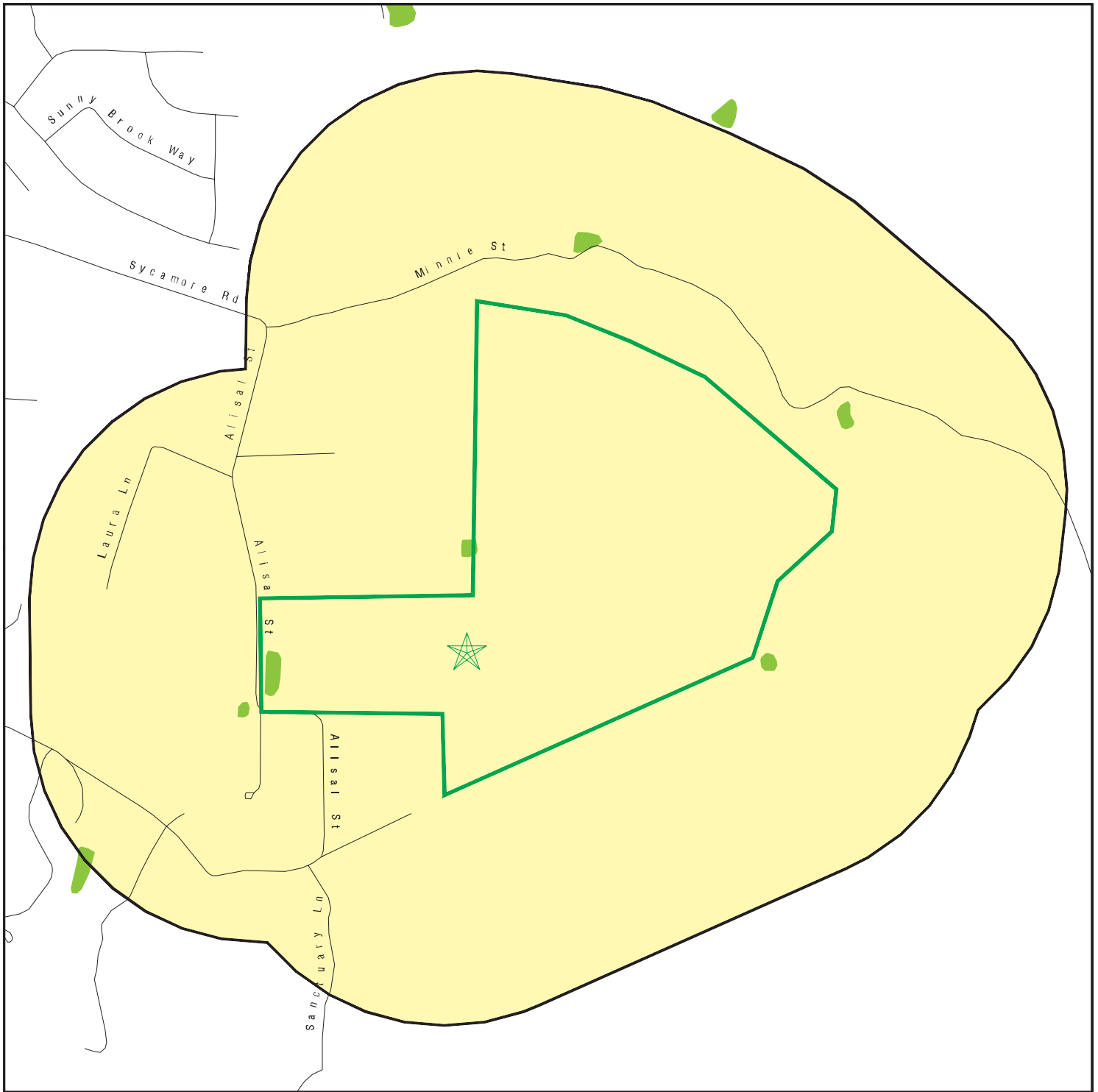









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Sportono Ranch
 ADDRESS: 1000 Minnie Street
 Pleasanton CA 94566
 LAT/LONG: 37.6359 / 121.8665

CLIENT: Engeo Inc.
 CONTACT: Richard Gandolfo
 INQUIRY #: 04173137.2r
 DATE: January 05, 2015 12:43 pm

DETAIL MAP - 04173137.2R



-  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

-  0 1/8 1/4 1/2 Miles
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  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: Sportono Ranch
 ADDRESS: 1000 Minnie Street
 Pleasanton CA 94566
 LAT/LONG: 37.6359 / 121.8665

CLIENT: Engeo Inc.
 CONTACT: Richard Gandolfo
 INQUIRY #: 04173137.2r
 DATE: January 05, 2015 12:48 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
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
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
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	1	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	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
SLIC	0.500		0	0	0	NR	NR	0
Alameda County CS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
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
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
SWEEPS UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	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
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	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
MWMP	0.250		0	0	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

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

1
NW
1/2-1
0.822 mi.
4342 ft.

APPLIED BIOSYSTEMS
6001 SUNOL BOULEVARD
PLEASANTON, CA 94566

NPDES **S106101766**
DEED **N/A**
VCP
ENVIROSTOR
WDS

Relative:
Lower

NPDES:
 Npdes Number: CAS000001
 Facility Status: Active
 Agency Id: 0
 Region: 2
 Regulatory Measure Id: 181247
 Order No: 97-03-DWQ
 Regulatory Measure Type: Enrollee
 Place Id: Not reported
 WDID: 2 011018034
 Program Type: Industrial
 Adoption Date Of Regulatory Measure: Not reported
 Effective Date Of Regulatory Measure: 04/02/2003
 Expiration Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: Not reported
 Discharge Name: Applied Biosystems
 Discharge Address: 6001 Sunol Blvd
 Discharge City: Pleasanton
 Discharge State: California
 Discharge Zip: 94566

Actual:
361 ft.

DEED:

Area: PROJECT WIDE
 Sub Area: Not reported
 Site Type: VOLUNTARY CLEANUP
 Status: CERTIFIED / OPERATION & MAINTENANCE
 Agency: Not reported
 Covenant Uploaded: Not reported
 Deed Date(s): 09/24/2003
 EDR Link ID: 1280050

Area: PROJECT WIDE
 Sub Area: Not reported
 Site Type: VOLUNTARY CLEANUP
 Status: CERTIFIED / OPERATION & MAINTENANCE
 Agency: Not reported
 Covenant Uploaded: Not reported
 Deed Date(s): 01/26/2000
 EDR Link ID: 1280050

Area: PROJECT WIDE
 Sub Area: Not reported
 Site Type: VOLUNTARY CLEANUP
 Status: CERTIFIED / OPERATION & MAINTENANCE
 Agency: Not reported
 Covenant Uploaded: Not reported
 Deed Date(s): 05/18/1996
 EDR Link ID: 1280050

Area: PROJECT WIDE
 Sub Area: Not reported
 Site Type: VOLUNTARY CLEANUP
 Status: CERTIFIED / OPERATION & MAINTENANCE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

APPLIED BIOSYSTEMS (Continued)

S106101766

Agency: Not reported
Covenant Upload: Not reported
Deed Date(s): 05/18/1996
EDR Link ID: 1280050

VCP:

Facility ID: 1280050
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: REM, MON, GW
Acres: 80
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jacinto Soto
Supervisor: Karen Toth
Division Branch: Cleanup Berkeley
Site Code: 200240
Assembly: 16
Senate: 07
Special Programs Code: Voluntary Cleanup Program
Status: Certified / Operation & Maintenance
Status Date: 12/12/2003
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 37.64146 / -121.8819
APN: 947-5-4-7
Past Use: MANUFACTURING - OTHER
Potential COC: 30018, 30022, 30024, 3002502
Confirmed COC: 30018,30022,30024,3002502
Potential Description: OTH, SOIL
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

ENVIROSTOR:

Facility ID: 1280050
Status: Certified / Operation & Maintenance
Status Date: 12/12/2003
Site Code: 200240

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

APPLIED BIOSYSTEMS (Continued)

S106101766

Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 80
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jacinto Soto
Supervisor: Karen Toth
Division Branch: Cleanup Berkeley
Assembly: 16
Senate: 07
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: REM, MON, GW
Funding: Responsible Party
Latitude: 37.64146
Longitude: -121.8819
APN: 947-5-4-7
Past Use: MANUFACTURING - OTHER
Potential COC: Polychlorinated biphenyls (PCBs Tetrachloroethylene (PCE TPH-diesel TPH-MOTOR OIL
Confirmed COC: Polychlorinated biphenyls (PCBs Tetrachloroethylene (PCE TPH-diesel TPH-MOTOR OIL
Potential Description: OTH, SOIL
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

CA WDS:

Facility ID: San Francisco Bay 011018034
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

APPLIED BIOSYSTEMS (Continued)

S106101766

Facility Telephone: 6505706667
Facility Contact: MILES MERETE K
Agency Name: APPLIED BIOSYSTEMS APPLERA CO
Agency Address: 850 Lincoln Centre Dr
Agency City,St,Zip: Foster City 944041128
Agency Contact: MILES MERETE K
Agency Telephone: 6505706667
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.

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PLEASANTON	U001598045	L-3 RANCH	1500 MINNIE ST.	94566	HIST UST
PLEASANTON	S101624072	L-3 RANCH	1500 MINNIE ST	94566	CA FID UST, SWEEPS UST

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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/24/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

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: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 10/07/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/19/2015
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This 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 a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/24/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
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: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
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: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

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: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
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: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Varies

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: 08/29/2014	Source: Department of the Navy
Date Data Arrived at EDR: 10/09/2014	Telephone: 843-820-7326
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/17/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Varies

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: 09/29/2014	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 09/30/2014	Telephone: 202-267-2180
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

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: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	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: 11/17/2014	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 11/19/2014	Telephone: 916-341-6320
Date Made Active in Reports: 12/24/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 10/28/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 10/30/2014	Telephone: see region list
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/30/2015
	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	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

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	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

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.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	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	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

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	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	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	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

SLIC: Statewide SLIC Cases

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: 10/28/2014
Date Data Arrived at EDR: 10/30/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 46

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 73

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

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: 11/04/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 10

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/22/2014
Date Data Arrived at EDR: 08/22/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 27

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/06/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 19

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Semi-Annually

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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/31/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/03/2014	Source: EPA, Region 5
Date Data Arrived at EDR: 11/05/2014	Telephone: 312-886-7439
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 12	Next Scheduled EDR Contact: 02/09/2015
	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: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/27/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/17/2014	Source: SWRCB
Date Data Arrived at EDR: 09/17/2014	Telephone: 916-341-5851
Date Made Active in Reports: 10/24/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 12/23/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/13/2015
	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: 11/03/2014	Source: EPA Region 5
Date Data Arrived at EDR: 11/05/2014	Telephone: 312-886-6136
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 12	Next Scheduled EDR Contact: 02/09/2015
	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: 10/06/2014	Source: EPA Region 6
Date Data Arrived at EDR: 10/29/2014	Telephone: 214-665-7591
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 8	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Semi-Annually

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)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/31/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

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: 08/20/2014
Date Data Arrived at EDR: 08/22/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 27

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/15/2014
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

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: 08/14/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

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: 11/04/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 10

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
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: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/31/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

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: 11/03/2014
Date Data Arrived at EDR: 11/04/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/04/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Quarterly

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: 09/22/2014
Date Data Arrived at EDR: 09/23/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/24/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: No Update Planned

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

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/16/2014
Date Data Arrived at EDR: 09/17/2014
Date Made Active in Reports: 10/23/2014
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/08/2014
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 10/22/2014
Number of Days to Update: 43

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/12/2014
Next Scheduled EDR Contact: 03/02/2015
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: 10/29/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Varies

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: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

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: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Quarterly

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.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	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: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

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: 06/30/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/02/2014	Telephone: 916-255-6504
Date Made Active in Reports: 09/24/2014	Last EDR Contact: 10/10/2014
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/19/2015
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

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: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	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: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 12/24/2014
Number of Days to Update: 8	Next Scheduled EDR Contact: 03/16/2015
	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

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.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Local Land Records

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 10/02/2014
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/05/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

DEED: Deed Restriction Listing

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: 09/08/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/22/2014
Number of Days to Update: 42

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/09/2014
Next Scheduled EDR Contact: 03/23/2015
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: 09/30/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/30/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Annually

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: 10/27/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 12/10/2014
Number of Days to Update: 42

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/29/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 10/28/2014
Date Data Arrived at EDR: 10/30/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 43

Source: State Water Quality Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 10/28/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 10/30/2014	Telephone: 866-480-1028
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

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	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/10/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/02/2014	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 11/04/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/16/2015
	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	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/07/2014
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: Semi-Annually

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
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: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/24/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

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: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Annually

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.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

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: 08/05/2014
Date Data Arrived at EDR: 09/04/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 74

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/30/2014
Next Scheduled EDR Contact: 03/16/2015
Data Release Frequency: Semi-Annually

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.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Annually

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Every 4 Years

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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/19/2014
Next Scheduled EDR Contact: 03/09/2015
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/19/2014
Next Scheduled EDR Contact: 03/09/2015
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
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: 12/17/2007
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.

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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 07/31/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
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: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/15/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Annually

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: 07/22/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/04/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

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: 10/07/2014
Date Data Arrived at EDR: 10/08/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/08/2014
Next Scheduled EDR Contact: 01/19/2015
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: 08/16/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/09/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

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: 08/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/12/2014	Telephone: 202-564-8600
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 86	Next Scheduled EDR Contact: 02/09/2015
	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: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 11/26/2014
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Biennially

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

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/17/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/19/2014	Telephone: 916-445-9379
Date Made Active in Reports: 12/29/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/14/2014	Source: Department of Conservation
Date Data Arrived at EDR: 09/17/2014	Telephone: 916-445-2408
Date Made Active in Reports: 10/23/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Varies

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: 09/29/2014	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/30/2014	Telephone: 916-323-3400
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 50	Next Scheduled EDR Contact: 04/13/2015
	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 [CAL SITES]. 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

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: 10/21/1993	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 12/18/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: No Update Planned

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: 06/28/2014	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 07/03/2014	Telephone: 916-327-4498
Date Made Active in Reports: 08/21/2014	Last EDR Contact: 12/22/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/23/2015
	Data Release Frequency: Annually

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	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 12/23/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/13/2015
	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: 11/10/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/12/2014	Telephone: 916-445-9379
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/07/2014
Number of Days to Update: 30	Next Scheduled EDR Contact: 02/09/2015
	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.

Date of Government Version: 12/31/2013	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-255-1136
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 10/15/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/26/2015
	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: 12/31/2012	Source: California Air Resources Board
Date Data Arrived at EDR: 03/25/2014	Telephone: 916-322-2990
Date Made Active in Reports: 04/28/2014	Last EDR Contact: 12/24/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Varies

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: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/07/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: Semi-Annually

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.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/18/2014
Number of Days to Update: 54	Next Scheduled EDR Contact: 02/02/2015
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administered 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/07/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: N/A

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: 11/19/2014
Next Scheduled EDR Contact: 03/09/2015
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: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/14/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/29/2015
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

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

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/14/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/16/2014
Date Data Arrived at EDR: 09/17/2014
Date Made Active in Reports: 10/23/2014
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Quarterly

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
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/31/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 10/28/2014
Date Data Arrived at EDR: 10/30/2014
Date Made Active in Reports: 12/10/2014
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 11/17/2014
Date Data Arrived at EDR: 11/18/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 41

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/02/2015
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
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

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: 08/20/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/23/2014
Number of Days to Update: 43

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/09/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Sleam-Electric Plan 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: 10/17/2014
Number of Days to Update: 76	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: Varies

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: 10/14/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-440-7145
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 10/15/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/24/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/25/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/30/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

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: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 12/23/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 12/23/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

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: 09/04/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/04/2014	Telephone: 202-566-1917
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/11/2014
Number of Days to Update: 46	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

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 US Hist Auto Stat: EDR Exclusive Historic Gas 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 US Hist Cleaners: EDR Exclusive Historic Dry 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: 10/21/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 35

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/21/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 38

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 09/08/2014
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 09/24/2014
Number of Days to Update: 15

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/05/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 20

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 11/06/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/06/2014
Date Data Arrived at EDR: 10/07/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 43

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/07/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/11/2014
Date Data Arrived at EDR: 08/14/2014
Date Made Active in Reports: 10/09/2014
Number of Days to Update: 56

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 11/03/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 11/03/2014
Date Data Arrived at EDR: 11/04/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 38

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 11/03/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/03/2014
Next Scheduled EDR Contact: 02/16/2015
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: 09/30/2014
Date Data Arrived at EDR: 10/14/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 36

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 09/10/2014
Date Data Arrived at EDR: 09/11/2014
Date Made Active in Reports: 09/25/2014
Number of Days to Update: 14

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 11/03/2014
Date Data Arrived at EDR: 11/04/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 38

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/19/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

KERN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 07/22/2014
Date Data Arrived at EDR: 11/12/2014
Date Made Active in Reports: 12/19/2014
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
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: 11/21/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 12/30/2014
Number of Days to Update: 35

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 07/23/2014
Date Data Arrived at EDR: 07/25/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 28

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Varies

LOS ANGELES COUNTY:

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: 12/18/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/17/2014
Number of Days to Update: 41

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/14/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/20/2014
Date Data Arrived at EDR: 10/22/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 51

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/22/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/17/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/2014
Date Data Arrived at EDR: 02/25/2014
Date Made Active in Reports: 03/25/2014
Number of Days to Update: 28

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/17/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 10/20/2014
Date Data Arrived at EDR: 10/22/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 54

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
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: 07/28/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/20/2014
Number of Days to Update: 23

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/13/2014
Date Data Arrived at EDR: 03/27/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 32

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/02/2014
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 48

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014
Date Data Arrived at EDR: 10/22/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 33

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 09/02/2014
Date Data Arrived at EDR: 09/05/2014
Date Made Active in Reports: 09/24/2014
Number of Days to Update: 19

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/16/2015
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 28

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/25/2014
Next Scheduled EDR Contact: 03/16/2015
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: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/25/2014
Next Scheduled EDR Contact: 03/16/2015
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 09/16/2014
Date Data Arrived at EDR: 09/18/2014
Date Made Active in Reports: 09/25/2014
Number of Days to Update: 7

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2014
Date Data Arrived at EDR: 11/12/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 30

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/01/2014
Date Data Arrived at EDR: 11/12/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 30

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2014
Date Data Arrived at EDR: 11/10/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 35

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/10/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/22/2014
Date Data Arrived at EDR: 09/23/2014
Date Made Active in Reports: 11/21/2014
Number of Days to Update: 59

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/05/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/08/2014
Date Data Arrived at EDR: 10/10/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 41

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 01/05/2015
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/08/2014
Date Data Arrived at EDR: 10/10/2014
Date Made Active in Reports: 11/25/2014
Number of Days to Update: 46

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014
Date Data Arrived at EDR: 04/08/2014
Date Made Active in Reports: 04/29/2014
Number of Days to Update: 21

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
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: 10/21/2014
Date Data Arrived at EDR: 10/28/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 48

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/21/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Quarterly

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/06/2014
Date Data Arrived at EDR: 08/07/2014
Date Made Active in Reports: 09/30/2014
Number of Days to Update: 54

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/10/2014
Next Scheduled EDR Contact: 02/23/2015
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: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
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: 12/04/2014
Next Scheduled EDR Contact: 03/23/2015
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: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/05/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/20/2014
Date Data Arrived at EDR: 06/23/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 18

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/18/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/21/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 12/30/2014
Number of Days to Update: 36

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/06/2014
Date Data Arrived at EDR: 10/10/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 40

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/15/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/15/2014
Date Data Arrived at EDR: 09/16/2014
Date Made Active in Reports: 10/22/2014
Number of Days to Update: 36

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/11/2014
Next Scheduled EDR Contact: 03/30/2015
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: 11/19/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 12/30/2014
Number of Days to Update: 34

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/09/2015
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: 11/25/2014
Next Scheduled EDR Contact: 03/16/2015
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/10/2014
Date Data Arrived at EDR: 11/10/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 35

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/07/2014
Next Scheduled EDR Contact: 02/23/2015
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 12/31/2014
Number of Days to Update: 36

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 09/16/2014
Date Data Arrived at EDR: 09/18/2014
Date Made Active in Reports: 10/22/2014
Number of Days to Update: 34

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 07/25/2014
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/11/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 07/25/2014
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/11/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 10/02/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 49

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
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: 10/01/2014
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 11/20/2014
Number of Days to Update: 48

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/08/2014
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 10/24/2014
Number of Days to Update: 45

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/05/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 10/28/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 12/12/2014
Number of Days to Update: 44

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/29/2014	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 11/24/2014	Telephone: 805-654-2813
Date Made Active in Reports: 12/29/2014	Last EDR Contact: 11/17/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/02/2015
	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	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 10/03/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 01/12/2015
	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	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 11/17/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/02/2015
	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: 09/26/2014	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 10/29/2014	Telephone: 805-654-2813
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 44	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2014	Source: Environmental Health Division
Date Data Arrived at EDR: 09/17/2014	Telephone: 805-654-2813
Date Made Active in Reports: 10/28/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 09/23/2014	Source: Yolo County Department of Health
Date Data Arrived at EDR: 09/30/2014	Telephone: 530-666-8646
Date Made Active in Reports: 11/25/2014	Last EDR Contact: 12/18/2014
Number of Days to Update: 56	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Annually

YUBA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/17/2014
Date Data Arrived at EDR: 11/18/2014
Date Made Active in Reports: 12/30/2014
Number of Days to Update: 42

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 11/17/2014
Next Scheduled EDR Contact: 02/16/2015
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: 11/17/2014
Next Scheduled EDR Contact: 03/02/2015
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Annually

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: 11/01/2014
Date Data Arrived at EDR: 11/05/2014
Date Made Active in Reports: 11/24/2014
Number of Days to Update: 19

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/05/2014
Next Scheduled EDR Contact: 02/16/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/13/2014
Number of Days to Update: 29

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/26/2014
Next Scheduled EDR Contact: 03/09/2015
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 06/20/2014

Date Made Active in Reports: 08/07/2014

Number of Days to Update: 48

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 12/12/2014

Next Scheduled EDR Contact: 03/30/2015

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

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.

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, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SPORTONO RANCH
1000 MINNIE STREET
PLEASANTON, CA 94566

TARGET PROPERTY COORDINATES

Latitude (North): 37.6359 - 37° 38' 9.24"
Longitude (West): 121.8665 - 121° 51' 59.40"
Universal Tranverse Mercator: Zone 10
UTM X (Meters): 600012.4
UTM Y (Meters): 4165818.0
Elevation: 404 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 37121-F7 LIVERMORE, CA
Most Recent Revision: 1980

South Map: 37121-E7 LA COSTA VALLEY, CA
Most Recent Revision: 1999

Southwest Map: 37121-E8 NILES, CA
Most Recent Revision: 1980

West Map: 37121-F8 DUBLIN, CA
Most Recent Revision: 1980

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).

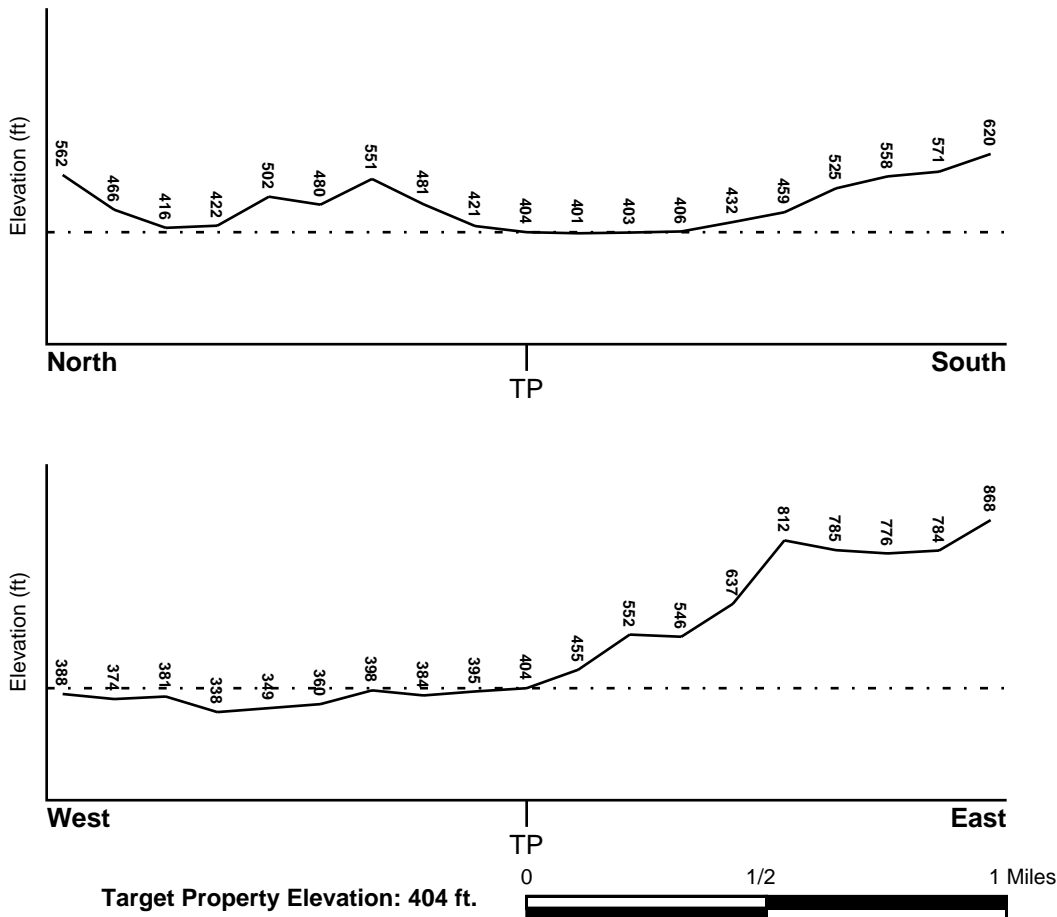
TOPOGRAPHIC INFORMATION

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 SW

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>Target Property County</u> ALAMEDA, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06001C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> LIVERMORE	NWI Electronic <u>Data Coverage</u> 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

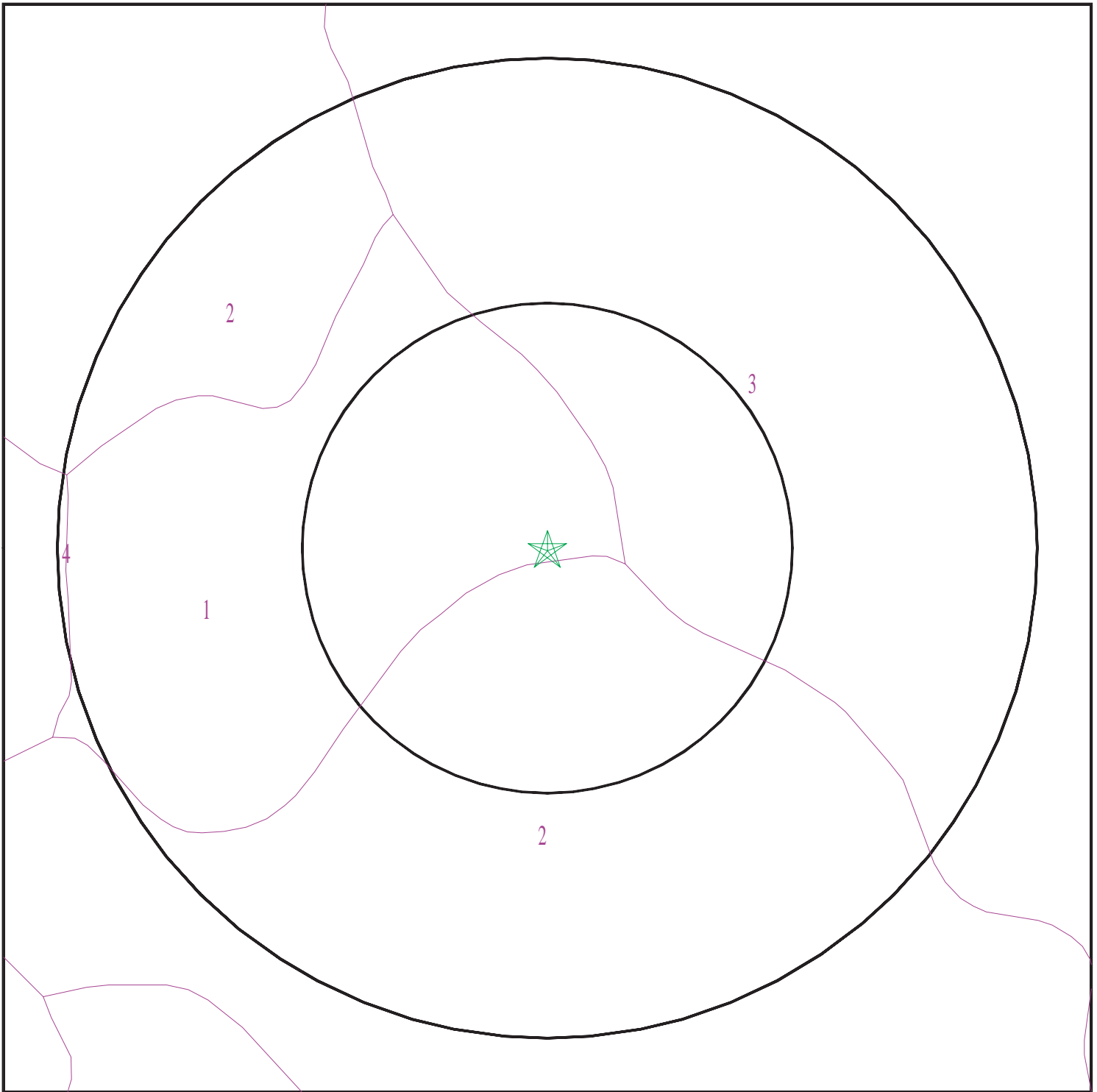
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm (decoded above as Era, System & Series)

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 - 04173137.2r



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Sportono Ranch
ADDRESS: 1000 Minnie Street
Pleasanton CA 94566
LAT/LONG: 37.6359 / 121.8665

CLIENT: Engeo Inc.
CONTACT: Richard Gandolfo
INQUIRY #: 04173137.2r
DATE: January 05, 2015 12:49 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: Rincon

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

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	16 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.6
2	16 inches	31 inches	sandy 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 Min: 0.42	Max: 7.8 Min: 6.6
3	31 inches	59 inches	stratified sandy loam to 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: 4 Min: 1.4	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Pleasanton

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

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	20 inches	gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	20 inches	64 inches	gravelly clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	64 inches	72 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 7.4

Soil Map ID: 3

Soil Component Name: Linne

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: 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 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: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	35 inches	40 inches	weathered bedrock	Not reported	Not reported	Max: 0 Min: 0	Max: Min:

Soil Map ID: 4

Soil Component Name: Positas

Soil Surface Texture: gravelly loam

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	11 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	11 inches	29 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 Soils.	Max: 0.42 Min: 0.01	Max: 7.8 Min: 5.6
3	29 inches	53 inches	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 Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
4	53 inches	59 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 7.4

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 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000184347	1/4 - 1/2 Mile NW
2	USGS40000184367	1/2 - 1 Mile NW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>No PWS System Found</u>	<u> </u>	<u> </u>

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

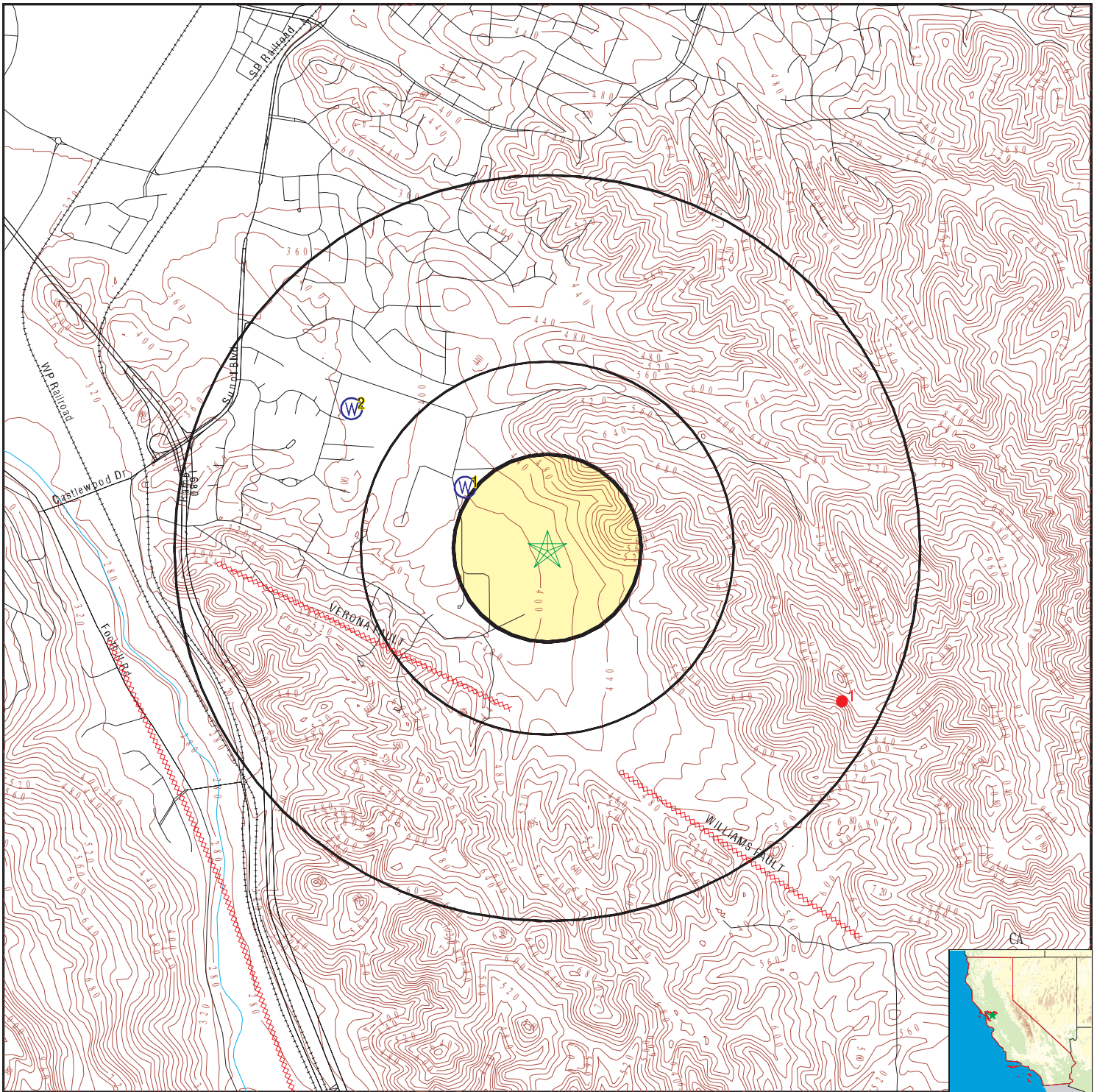
MAP ID	WELL ID	LOCATION FROM TP
<u>No Wells Found</u>	<u> </u>	<u> </u>

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

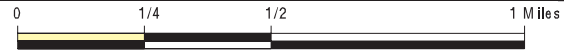
MAP ID	WELL ID	LOCATION FROM TP
<u>1</u>	<u>CAOG9A000206814</u>	<u>1/2 - 1 Mile ESE</u>

PHYSICAL SETTING SOURCE MAP - 04173137.2r



- 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: Sportono Ranch
 ADDRESS: 1000 Minnie Street
 Pleasanton CA 94566
 LAT/LONG: 37.6359 / 121.8665

CLIENT: Engeo Inc.
 CONTACT: Richard Gandolfo
 INQUIRY #: 04173137.2r
 DATE: January 05, 2015 12:49 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
NW
1/4 - 1/2 Mile
Lower **FED USGS** **USGS40000184347**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-373818121521001		
Monloc name:	003S001E28P081M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18050004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.6382653
Longitude:	-121.8705121	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

2
NW
1/2 - 1 Mile
Lower **FED USGS** **USGS40000184367**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-373829121523001		
Monloc name:	003S001E28L001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18050004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.6413208
Longitude:	-121.8760679	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type: Not Reported
Construction date: Not Reported
Welldepth units: Not Reported
Wellholedepth units: Not Reported

Welldepth: Not Reported
Wellholedepth: Not Reported

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
ESE
1/2 - 1 Mile

OIL_GAS CAOG9A000206814

Districtnu:	6	Apinumber:	00100021
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.		
Countyname:	Alameda	Fieldname:	Any Field
Areaname:	Any Area		
Section:	34		
Township:	03S	Range:	01E
Basemeridi:	MD	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	37.629942		
Glong:	-121.852087		
Gissourcec:	hud		
Comments:	Status Code 006		
Leasename:	Foley	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	30-DEC-99
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000206814

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94566	27	2

Federal EPA Radon Zone for ALAMEDA 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: 94566

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.700 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.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R 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 Services

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 Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, 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 IRAA 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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B**

APPENDIX B

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report





Sportono Ranch

1000 Minnie Street

Pleasanton, CA 94566

Inquiry Number: 4173137.3

January 05, 2015

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

1/05/15

Site Name:

Sportono Ranch
1000 Minnie Street
Pleasanton, CA 94566

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583



EDR Inquiry # 4173137.3

Contact: Richard Gandolfo

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.

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:

Site Name: Sportono Ranch
Address: 1000 Minnie Street
City, State, Zip: Pleasanton, CA 94566
Cross Street:
P.O. # P2014.001.862
Project: Sportono Ranch
Certification # 964E-4BB8-A13F



Sanborn® Library search results
Certification # 964E-4BB8-A13F

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.

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

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APPENDIX C

ENVIRONMENTAL DATA RESOURCES, INC.

Historical Topographic Map Report





Sportono Ranch

1000 Minnie Street

Pleasanton, CA 94566

Inquiry Number: 4173137.4

January 05, 2015

EDR Historical Topographic Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

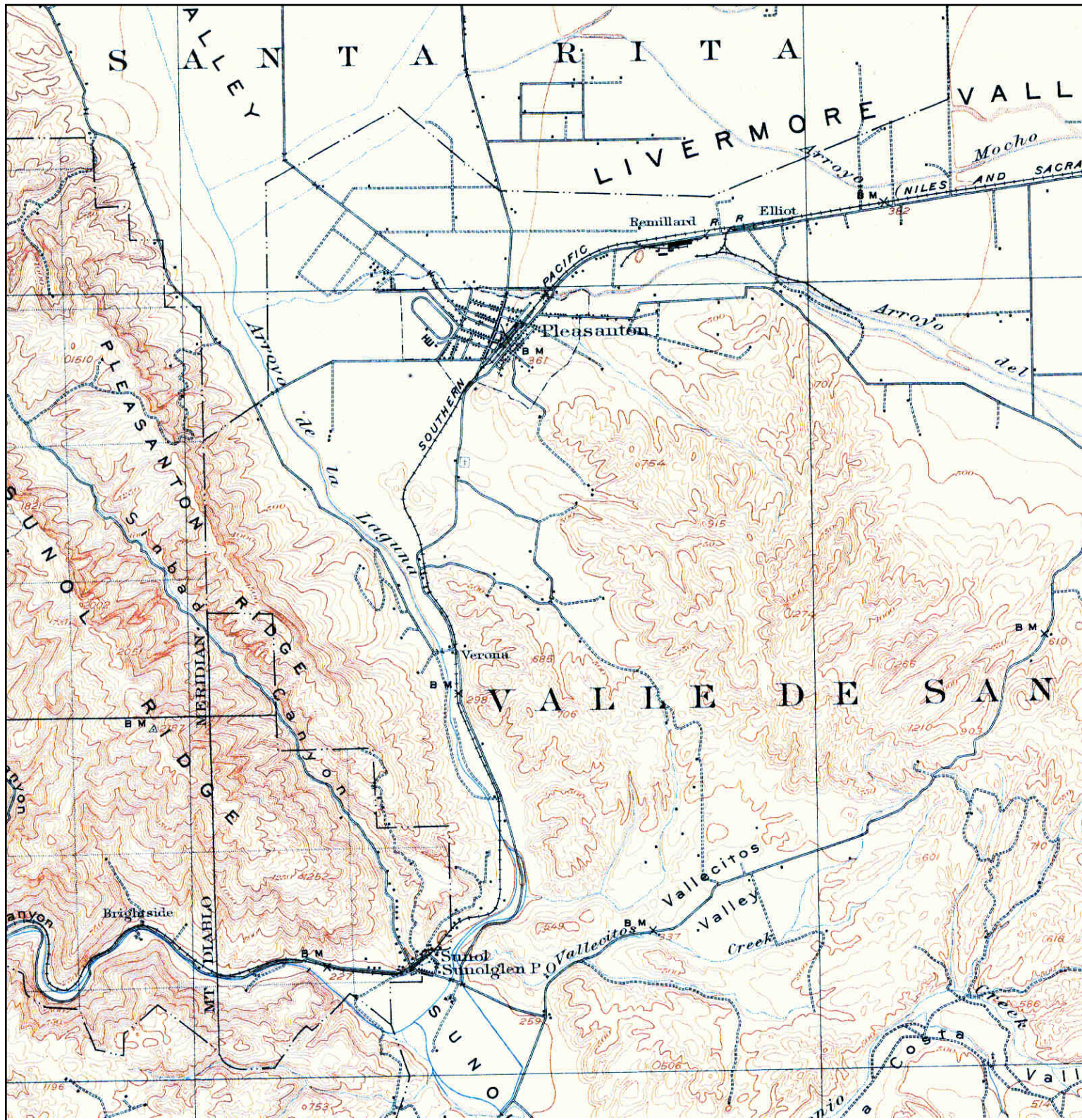
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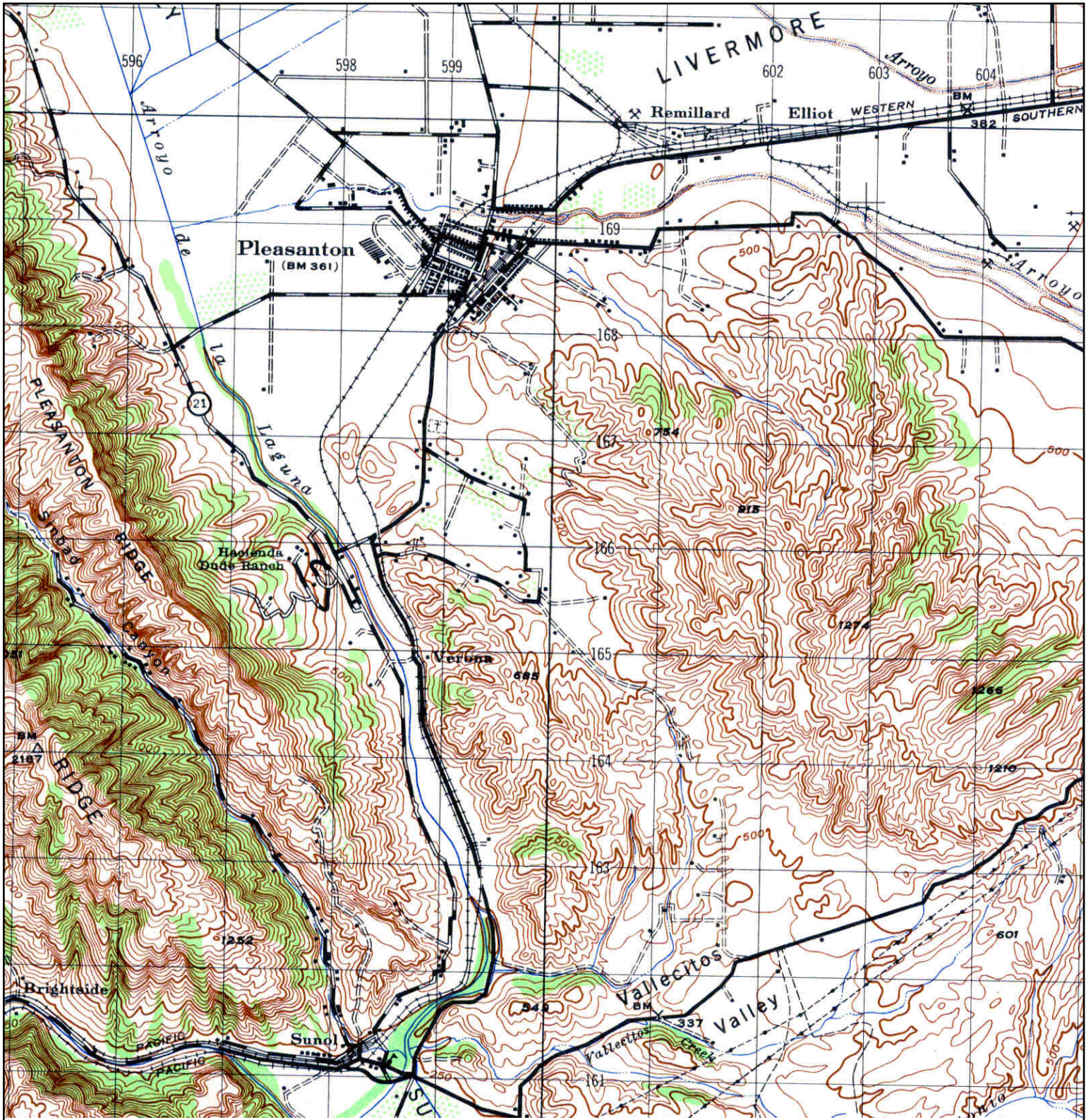
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Historical Topographic Map



	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.	
	NAME: PLEASANTON	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo	
	MAP YEAR: 1906	LAT/LONG: 37.6359 / -121.8665	INQUIRY#: 4173137.4	RESEARCH DATE: 01/05/2015
	SERIES: 15			
	SCALE: 1:62500			

Historical Topographic Map



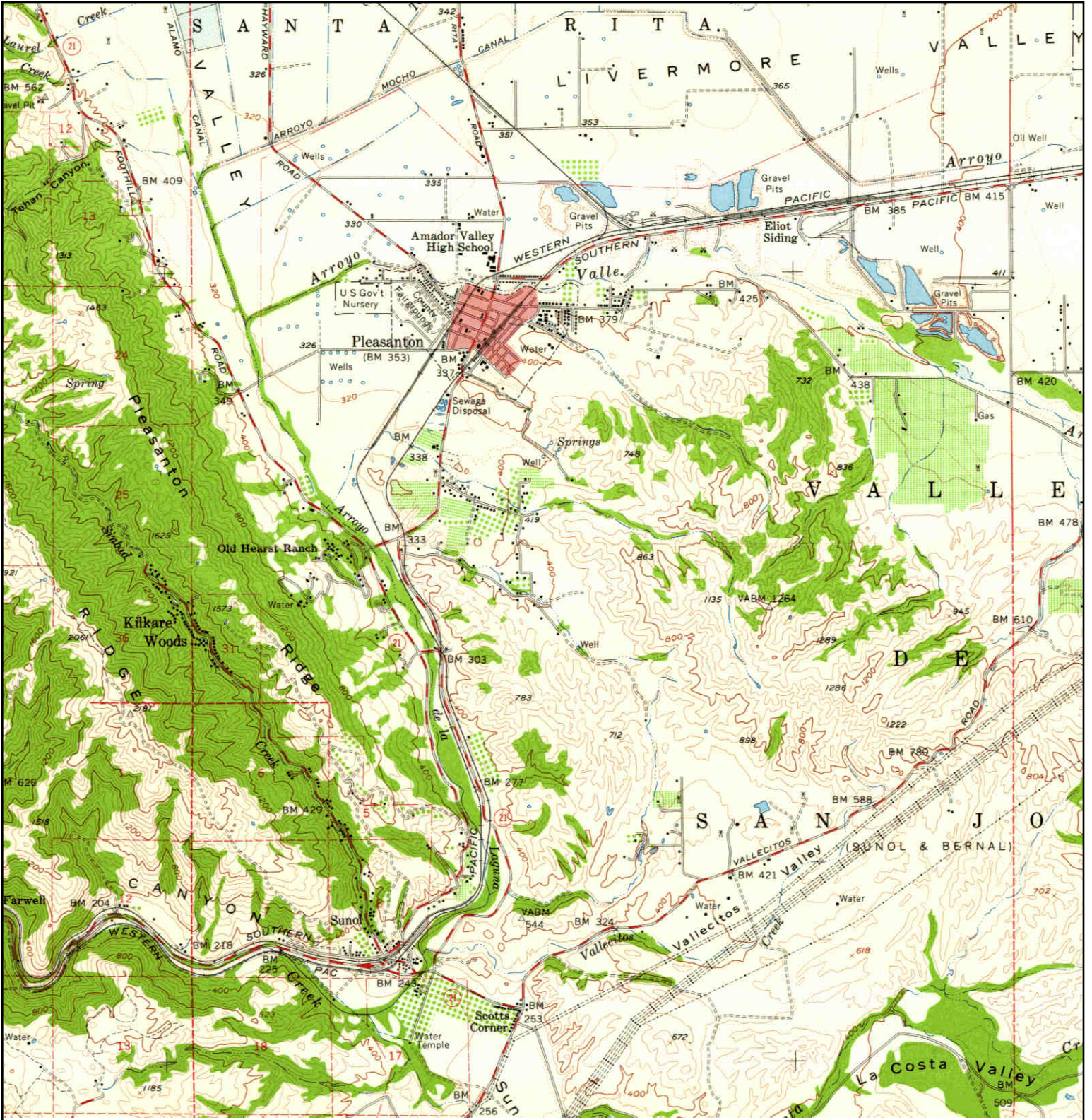
<p>N</p> 	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.
	NAME: PLEASANTON	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo
	MAP YEAR: 1947	Pleasanton, CA 94566	INQUIRY#: 4173137.4
	SERIES: 15	LAT/LONG: 37.6359 / -121.8665	RESEARCH DATE: 01/05/2015
	SCALE: 1:50000		


Historical Topographic Map



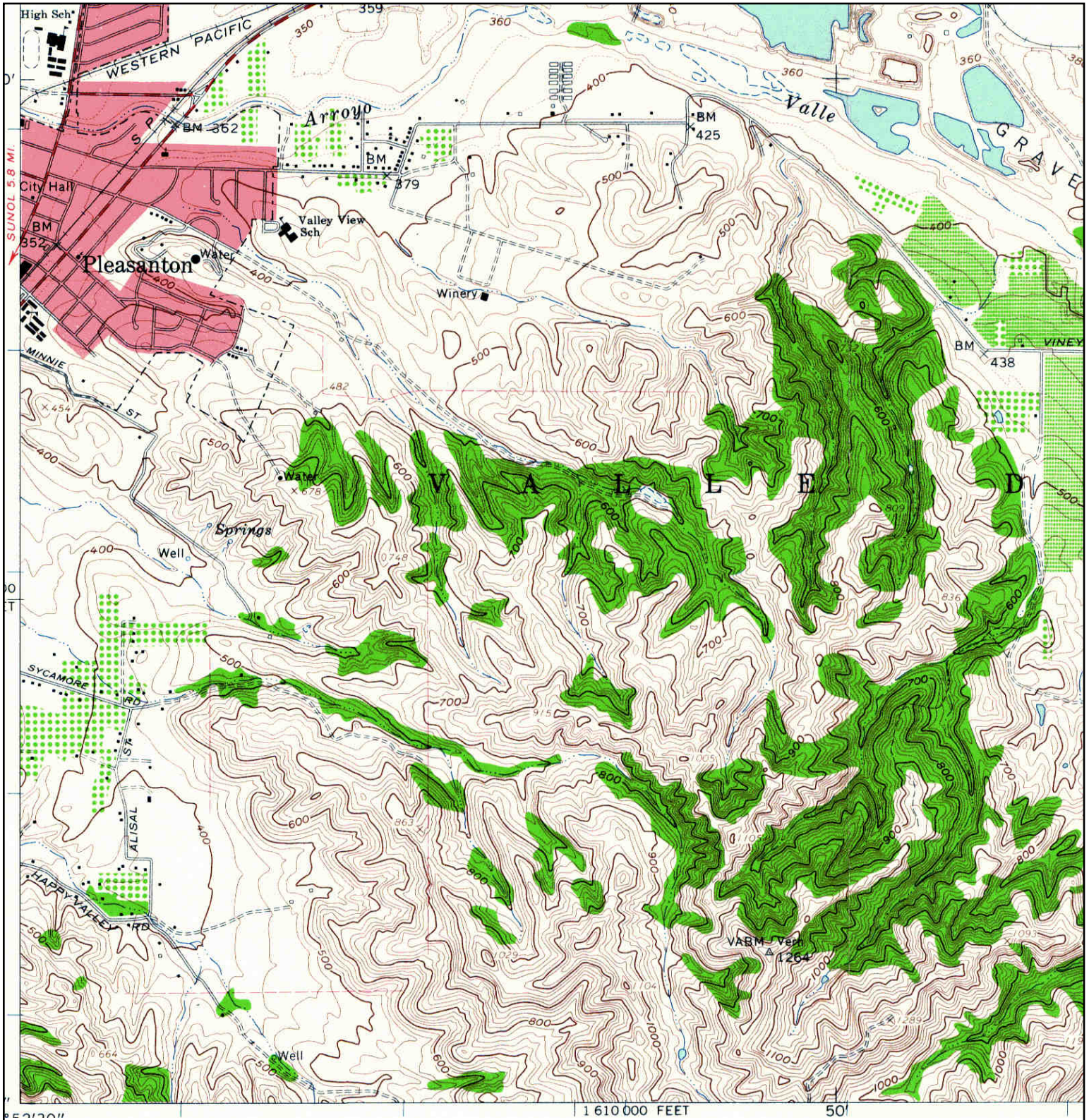
<p>N ↑</p>	<p>TARGET QUAD NAME: LIVERMORE MAP YEAR: 1953</p>	<p>SITE NAME: Sportono Ranch ADDRESS: 1000 Minnie Street Pleasonton, CA 94566 LAT/LONG: 37.6359 / -121.8665</p>	<p>CLIENT: Engeo Inc. CONTACT: Richard Gandolfo INQUIRY#: 4173137.4 RESEARCH DATE: 01/05/2015</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



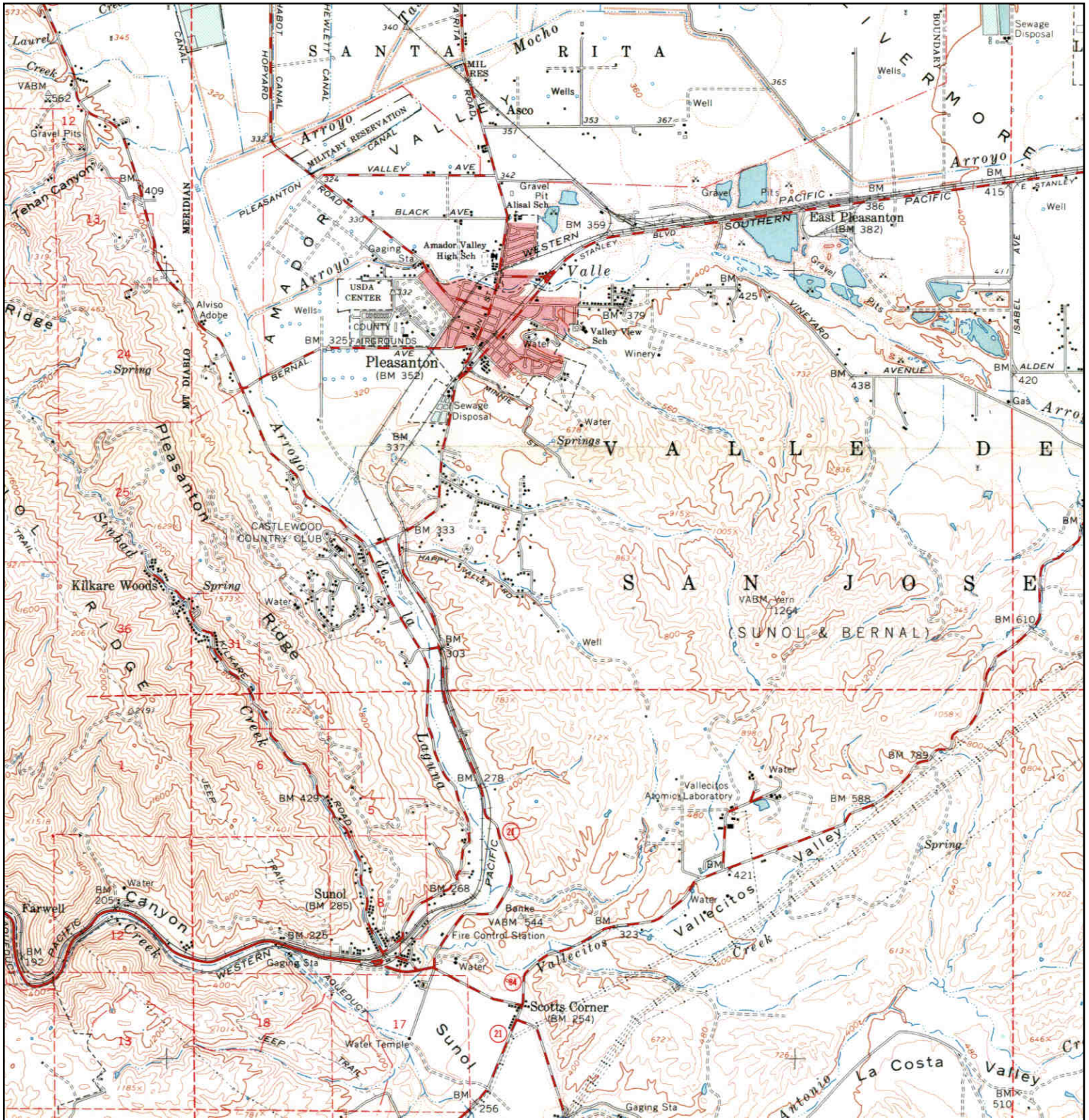
<p>N</p> 	<p>TARGET QUAD NAME: LIVERMORE MAP YEAR: 1953</p>	<p>SITE NAME: Sportono Ranch ADDRESS: 1000 Minnie Street Pleasanton, CA 94566 LAT/LONG: 37.6359 / -121.8665</p>	<p>CLIENT: Engeo Inc. CONTACT: Richard Gandolfo INQUIRY#: 4173137.4 RESEARCH DATE: 01/05/2015</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

Historical Topographic Map



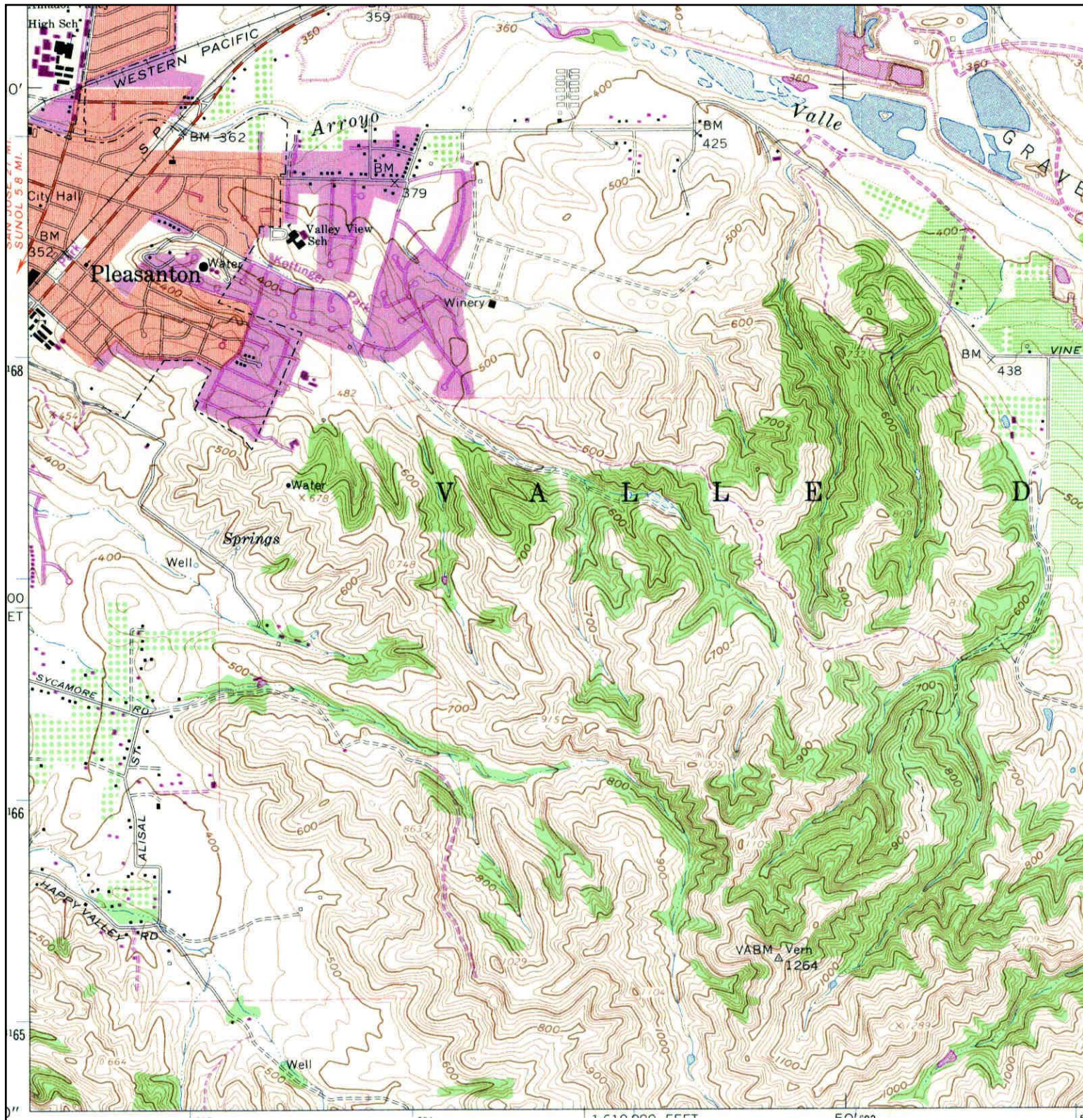
	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.
	NAME: LIVERMORE	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo
	MAP YEAR: 1961	Pleasanton, CA 94566	INQUIRY#: 4173137.4
	SERIES: 7.5	LAT/LONG: 37.6359 / -121.8665	RESEARCH DATE: 01/05/2015
	SCALE: 1:24000		

Historical Topographic Map



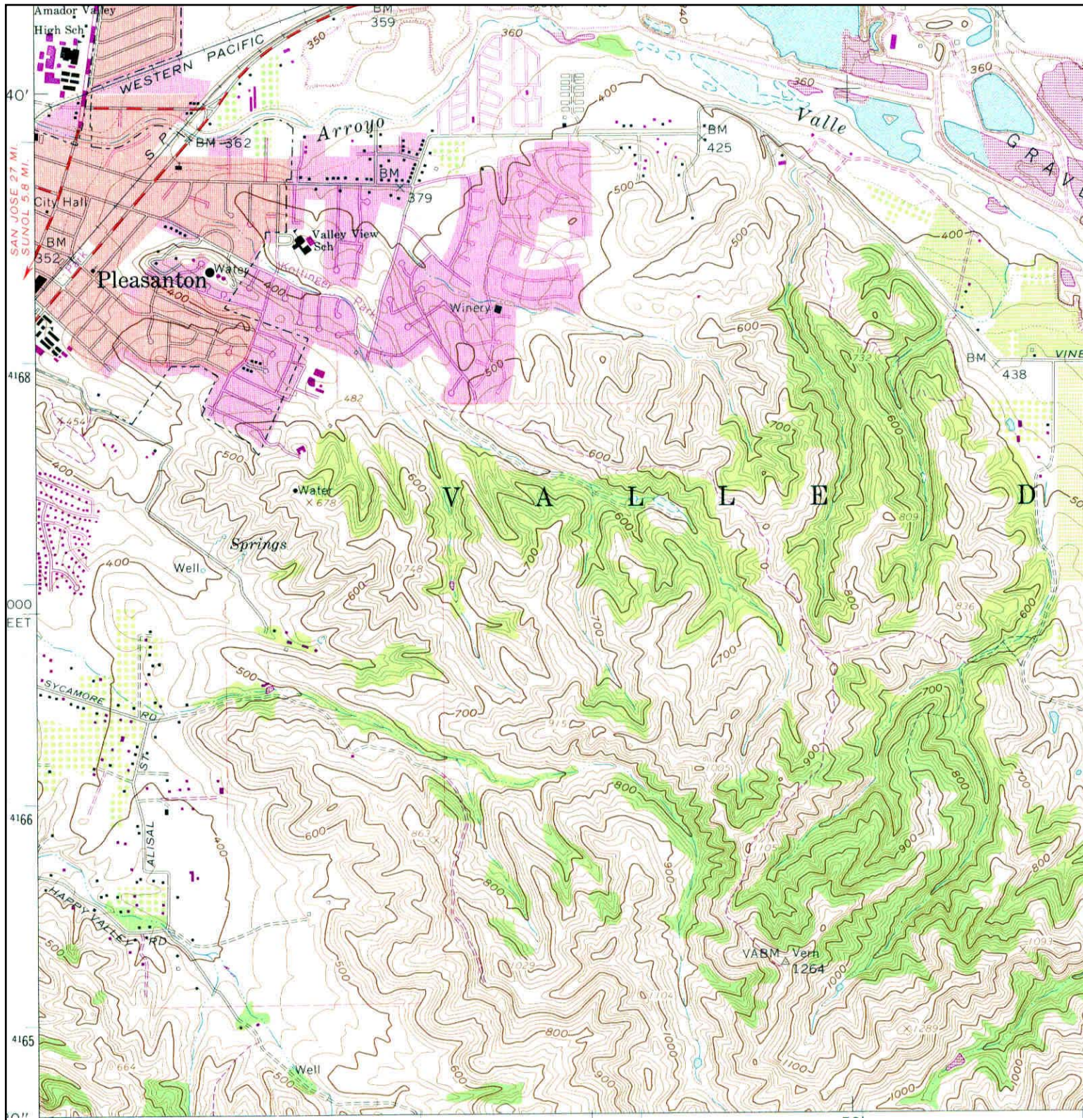
<p>N</p> 	<p>TARGET QUAD</p> <p>NAME: LIVERMORE</p> <p>MAP YEAR: 1961</p>	<p>SITE NAME: Sportono Ranch</p> <p>ADDRESS: 1000 Minnie Street Pleasanton, CA 94566</p> <p>LAT/LONG: 37.6359 / -121.8665</p>	<p>CLIENT: Engeo Inc.</p> <p>CONTACT: Richard Gandolfo</p> <p>INQUIRY#: 4173137.4</p> <p>RESEARCH DATE: 01/05/2015</p>
	<p>SERIES: 15</p> <p>SCALE: 1:62500</p>		

Historical Topographic Map



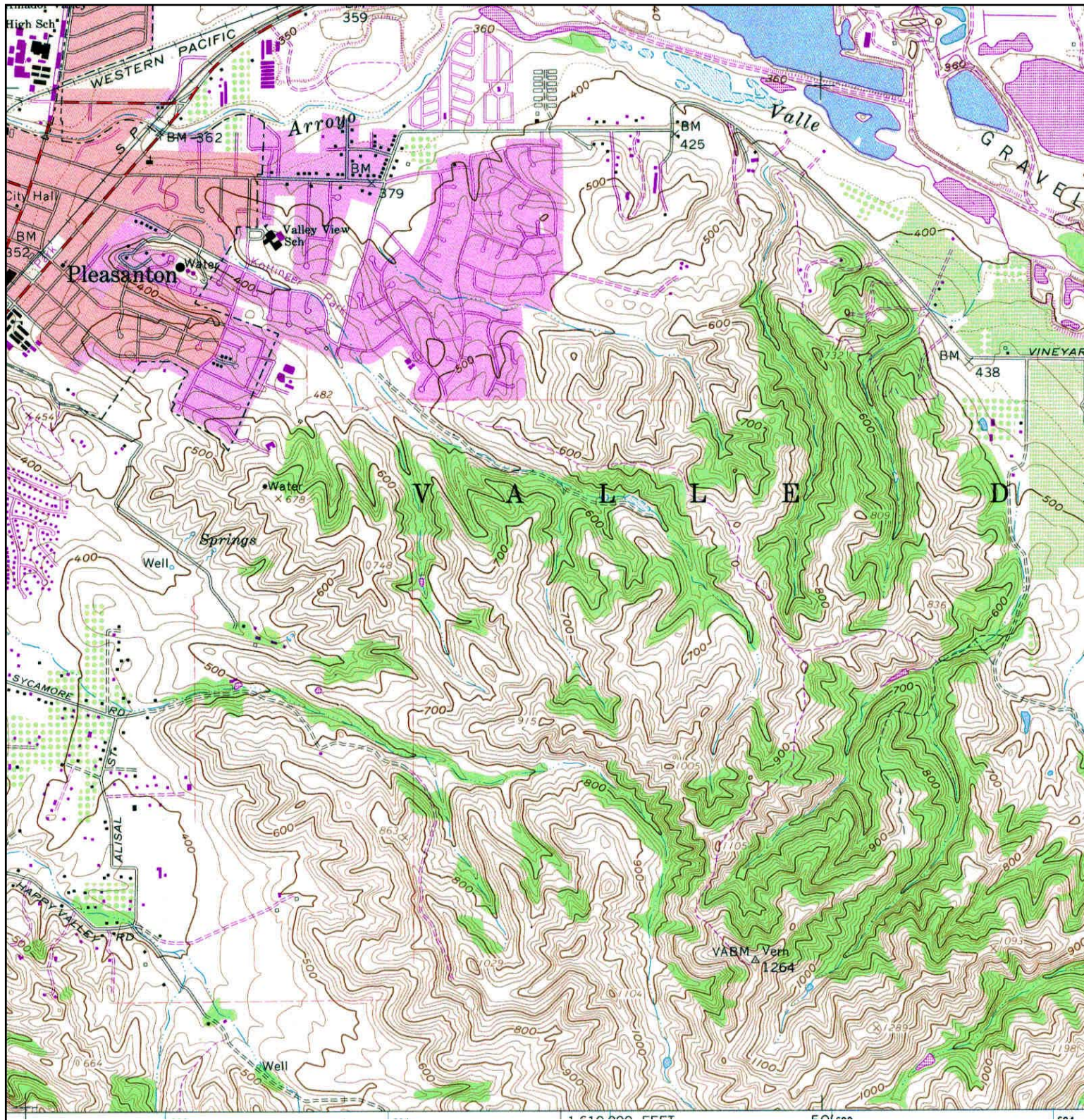
<p>N</p>	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.
	NAME: LIVERMORE	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo
	MAP YEAR: 1968	Pleasanton, CA 94566	INQUIRY#: 4173137.4
	PHOTOREVISED FROM :1961	LAT/LONG: 37.6359 / -121.8665	RESEARCH DATE: 01/05/2015
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.
	NAME: LIVERMORE	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo
	MAP YEAR: 1973	Pleasanton, CA 94566	INQUIRY#: 4173137.4
	PHOTOREVISED FROM :1961	LAT/LONG: 37.6359 / -121.8665	RESEARCH DATE: 01/05/2015
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



<p>N</p>	TARGET QUAD	SITE NAME: Sportono Ranch	CLIENT: Engeo Inc.
	NAME: LIVERMORE	ADDRESS: 1000 Minnie Street	CONTACT: Richard Gandolfo
	MAP YEAR: 1980	Pleasanton, CA 94566	INQUIRY#: 4173137.4
	PHOTOREVISIED FROM :1961	LAT/LONG: 37.6359 / -121.8665	RESEARCH DATE: 01/05/2015
	SERIES: 7.5		
	SCALE: 1:24000		

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APPENDIX D

NORTH AMERICAN TITLE COMPANY

Preliminary Title Report





First American Title

First American Title Company

6683 Owens Drive
Pleasanton, CA 94588

Escrow Officer: Michelle Chan
Phone: (925)738-4050
Fax No.: (866)648-7806
E-Mail: mlchan@firstam.com

Title Officer: Sheryl Taylor
Phone: (559)470-8819
Fax No.:
E-Mail: ShTaylor@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: TL Partners IV, L.P.

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 November 26, 2014 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:

AVS RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO THE ALEX V. SPOTORNO FAMILY LIVING LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP) AND ALEX V. SPOTORNO, TRUSTEE OF THE ALEX V. SPOTORNO TRUST, UTD 12/11/86

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 2014-2015.
First Installment: \$1,752.03, PAID
Penalty: \$0.00
Second Installment: \$1,752.03, OPEN
Penalty: \$0.00
Tax Rate Area: 19-115
A. P. No.: 949-0016-006
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement shown or dedicated on the Map as referred to in the legal description
For: public road, highway and incidental purposes.

Affects: Lot 8

4. An easement for public highway and incidental purposes, recorded October 14, 1927 as Series No. X-78875, [Book 1685, Page 397](#) of Official Records.
In Favor of: County of Alameda
Affects: Lot 8
5. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
6. Rights of parties in possession.
7. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM survey.

Prior to the issuance of any policy of title insurance, the Company will require:

8. With respect to AVS 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
9. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
10. An ALTA/ACSM survey of recent date which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys.

INFORMATIONAL NOTES

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. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Single Family Residence known as 1000 Minnie Street, Pleasanton, California.

2. 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

3. 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 Pleasanton , County of Alameda, State of California, described as follows:

BEING LOTS 8, 12, 13, 14 AND 15 OF THE MAP ENTITLED "MAP SHOWING SURVEYS AND SUBDIVISIONS OF PART OF PLOT NO. 40 OF THE RANCHO DEL VALLE DE SAN JOSE" FILED IN [BOOK 17 OF MAPS AT PAGE 70](#).

BEING PARCEL 3 AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NUMBER PLA-105 AS DISCLOSED BY GRANT DEED RECORDED FEBRUARY 28, 2011 AS INSTRUMENT NO. [2011051050](#) OF OFFICIAL RECORDS.

APN: 949-0016-006

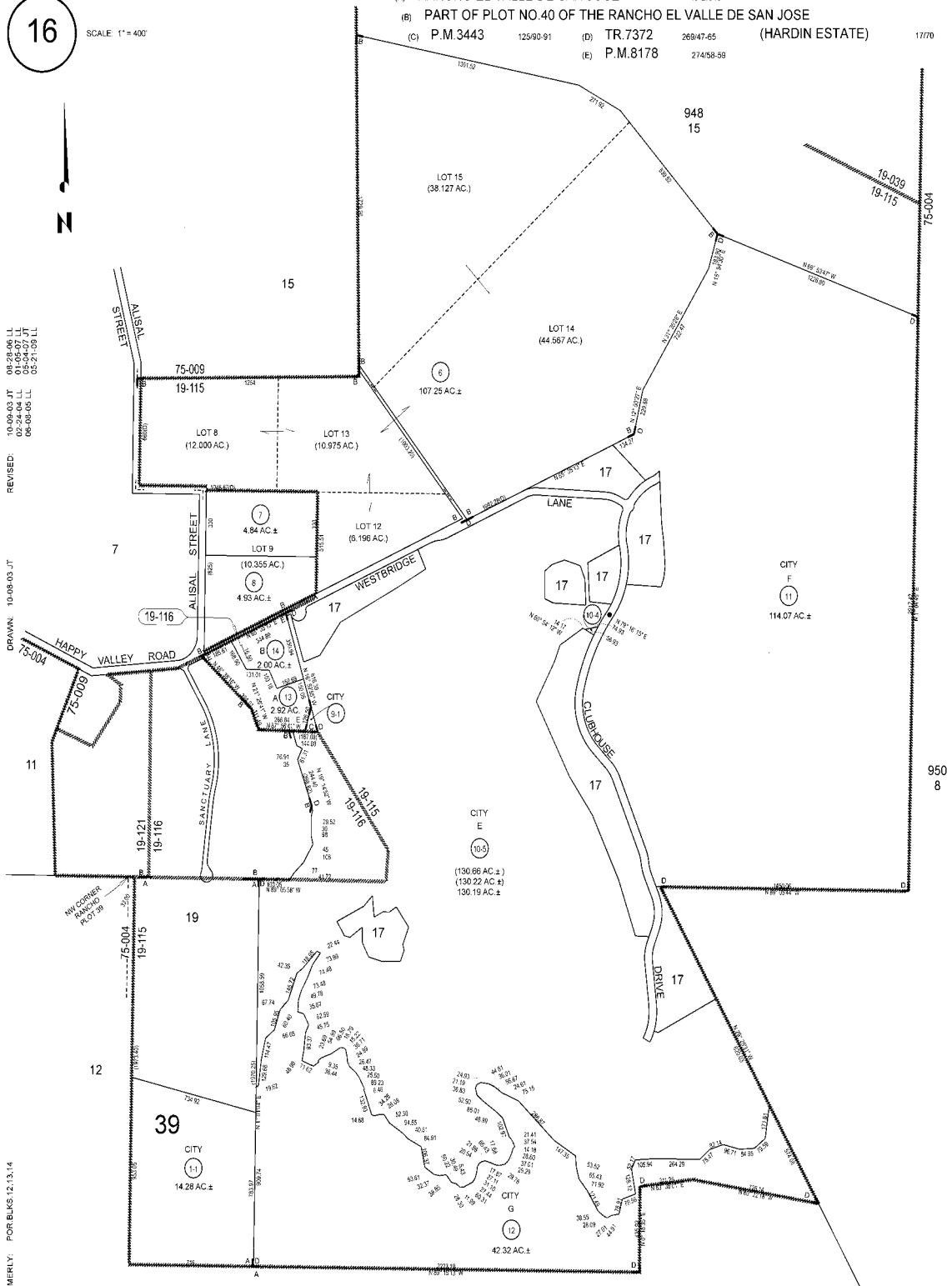
ASSESSOR'S MAP 949

Code Area Nos. 19-115 19-116 75-009

16

SCALE 1" = 400'

(A) RANCHO EL VALLE DE SAN JOSE 46-D/315
 (B) PART OF PLOT NO.40 OF THE RANCHO EL VALLE DE SAN JOSE
 (C) P.M.3443 125/90-91 (D) TR.7372 269/47-65 (HARDIN ESTATE) 17/70
 (E) P.M.8178 274/58-59



REVISED: 08-28-06 LL
 10-09-03 JT
 02-06-06 LL
 04-08-06 LL
 05-21-06 LL

DRAWN: 10-08-03 JT

FORMERLY: FOR B.L.K.S. 12.13.14

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/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)

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.

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.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

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 any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
- (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

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

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:

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.

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:

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.

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.



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 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.

**A
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APPENDIX E

ENVIRONMENTAL DATA RESOURCES, INC.

Aerial Photo Decade Package



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APPENDIX F

ENVIRONMENTAL DATA RESOURCES, INC.

City Directory



Sportono Ranch

1000 Minnie Street
Pleasanton, CA 94566

Inquiry Number: 4173137.5
January 05, 2015

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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.

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>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1985	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

1000 Minnie Street
Pleasanton, CA 94566

Year CD Image Source

MINNIE ST

2013	pg A1	Cole Information Services	
2008	pg A3	Cole Information Services	
2003	-	Cole Information Services	Target and Adjoining not listed in Source
1999	pg A6	Cole Information Services	
1995	-	Cole Information Services	Target and Adjoining not listed in Source
1992	-	Cole Information Services	Target and Adjoining 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

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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ALISAL ST

2013	pg. A2	Cole Information Services
2008	pg. A4	Cole Information Services
2003	pg. A5	Cole Information Services
1999	pg. A7	Cole Information Services
1995	pg. A8	Cole Information Services
1992	pg. A9	Cole Information Services
1989	pg. A10	Haines Criss-Cross Directory
1985	pg. A11	Haines Criss-Cross Directory
1980	pg. A12	Haines Criss-Cross Directory
1980	pg. A13	Haines Criss-Cross Directory
1975	pg. A14	Haines Criss-Cross Directory
1975	pg. A15	Haines Criss-Cross Directory

City Directory Images

Target Street
✓

Cross Street
-

Source
Cole Information Services

MINNIE ST 2013

1000 ALEX SPOTORNO

ALISAL ST 2013

6010	SHERMAN BALCH
6016	DAVID KNITTEL
6022	SCOTT HERBERT
6034	OCCUPANT UNKNOWN
6177	DOUGLAS ALLEN
6187	MICHAEL GIPSON
6192	OCCUPANT UNKNOWN
6233	DANIEL MORAIS
6245	BRUCE BROGDEN
6249	OCCUPANT UNKNOWN
6291	OCCUPANT UNKNOWN
6300	JANET LINFOOT
6306	SHUN CHANG
6322	ARLIN VANDERBILT
6330	DENNIS HORAN
6344	SUE ADAMS
6350	DONALD GIGLI
6352	DOUGLAS STOCKER
6409	CLARITY LLC
	OCCUPANT UNKNOWN
6443	GREG JEBEJIAN
6511	OCCUPANT UNKNOWN
6525	MESA TRADING COMPANY
	PHYLLIS COUPER
6615	BETH GORDON
	DAVID DAHLHEIM
6627	GEORGE HENDRIX
6639	OCCUPANT UNKNOWN
6651	PATRICIA KESSERLING
6656	ASSEMBLY OF GOD
6699	PETER BAILEY
6723	BUD BARLOW
6745	ROBERT DEES
6748	SILVESTRE LICLICAN
6767	ALBERT SCHORNO

Target Street
✓

Cross Street
-

Source
Cole Information Services

MINNIE ST 2008

1000 ALEX SPOTORNO

ALISAL ST 2008

6010	SHERMAN BALCH TATE BALCH LLC
6016	ADAM SMITH-TOOMEY BILL TOOMEY FULL COUNT INVESTMENTS
6022	OCCUPANT UNKNOWN
6034	OCCUPANT UNKNOWN
6187	DOUG ALLEN
6192	KIRK DALTON
6233	DANIEL MORAIS
6245	BRUCE BROGDEN
6249	ROBERT ANTRACCOLI
6291	JAMES KASCHMITTER
6300	JACK KILBURN
6306	RICHARD DAVIS
6322	JMA NOTARY SERVICE TODD MOORE
6330	DENNIS HORAN JULIA SANDERSON REALTOR
6344	JERRY WAGNER
6350	DONALD GIGLI DONALD GIGLI GIGLIS HAY & GRAIN CO
6352	JESUS MORENO
6409	IDEAS BY HAND WILLIAM HAND
6443	JUSTIN SAVAGE MATTHEW ROBERTS MAURICE COOK
6511	OCCUPANT UNKNOWN
6525	PHYLLIS COUPER
6615	BETH GORDON WYCLIFFE BIBLE TRANSLATORS
6627	GEORGE HENDRIX
6639	HANS NEGD
6651	KELLER HOWELL
6656	FAITH CHAPEL ASSEMBLY OF GOD
6658	GLENN MATLOCK
6699	PETER BAILEY
6723	BUD BARLOW
6745	ROBERT DEES TRACY WACHT
6748	DEE LICLICAN
6767	ALBERT SCHORNO

ALISAL ST 2003

6010	SHERMAN BALCH
6016	BILL TOOMEY
	LANCE WILLS
	MARC SMITH
6022	JAMES MCCARTHY
6028	JAY LOFTHOUSE-ZEIS
6034	THOMAS DAGGETT
6187	DOUG ALLEN
6192	KIRK DALTON
6233	DANIEL MORAIS
6245	BRUCE BROGDEN
6249	ROBERT ANTRACCOLI
6291	OCCUPANT UNKNOWN
6300	JANET LINFOOT
	LINFOOT J DVM
6306	RICHARD DAVIS
6322	SHARON SMITH
6330	KELLY HORAN
6344	JERELYN PROPERTY MANAGEMENT
	JERRY WAGNER
6350	DONALD GIGLI
	GIGLIS HAY & GRAIN CO
6352	OCCUPANT UNKNOWN
6443	MAURICE COOK
6511	EARL SIMPSON
6525	RENNIE COUPER
6615	DONALD DAHLHEIM
	PAULA SALTZMAN
	WYCLIFFE BIBLE TRANSLATORS
6627	GEORGE HENDRIX
6639	HANS NEGD
6651	BILL K HOWELL
	KELLER HOWELL
6656	FAITH CHAPEL
6658	GLENN MATLOCK
6699	PETER BAILEY
6723	KEITH BARLOW
6745	SUSAN DEES
	TRACY WACHT
6748	DONALD MORTENSEN
6767	ALBERT SCHORNO

Target Street
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Cross Street
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Source
Cole Information Services

MINNIE ST 1999

1000 ALEX SPOTORNO

ALISAL ST 1999

6010	SHERMAN BALCH
6016	BILL TOOMEY DAVID KNITTEL
6022	BRIAN BENNETT
6187	DOUG ALLEN OCCUPANT UNKNOWN
6233	DANIEL MORAIS OCCUPANT UNKNOWN
6245	BRUCE BROGDEN
6249	ROBERT ANTRACCOLI
6300	LINFOOT J DVM LOIS KILBURN
6306	RICHARD DAVIS
6344	JERRY WAGNER
6350	DONALD GIGLI
6352	JESUS MORENO
6409	DAVID BRODY TEMPLE ASSOCIATES
6443	MATTHEW ROBERTS MAURICE COOK
6525	PHYLLIS COUPER RENNIE COUPER
6615	BETH GORDON WYCLIFFE BIBLE TRANSLATORS
6627	GEORGE HENDRIX
6639	HANS NEGD
6651	GRAHAM HOLMES OCCUPANT UNKNOWN
6656	ASSEMBLY OF GOD FAITH CHAPEL
6658	GLENN MATLOCK
6699	PETER BAILEY
6723	BUD BARLOW
6748	DEE LICLICAN
6767	ALBERT SCHORNO

ALISAL ST

1995

6010	LANINI, DONALD H
6016	NATIONAL FILM PROCESSING TOOMEY, BILL
6028	MCKAY, ELEANOR
6034	DAGGETT, BARBARA P
6187	DENKELDORPH, RONALDO A KING, RONALD A
6192	TRIMMER, BEULAH M
6233	RAYNOR, WILLIAM R
6245	GARCIA, RICHARD VINTAGE CONCRETE
6249	ANTRACCOLI, ROBERT L
6260	SCHAAF, MICHAEL
6273	OCCUPANT UNKNOWNN
6291	KASCHMITTER, JAMES
6300	J LINFOOT DVM TALASKA, GEORGE
6306	DAVIS, RICHARD M
6322	SMITH, SHARON E
6344	SMITH, ROGER D
6350	OCCUPANT UNKNOWNN
6352	ALISAL PET CLINIC ZUCCO, C A
6409	TEMPLE ASSOCIATES TINKHAM, JOHN A
6443	COOK, MAURICE C
6615	DAHLHEIM, D H MCCALLUM, STANLEY Q MILLER, LARRY WYCLIFFE BIBLE TRANSLATORS
6627	HENDRIX, JASON
6639	NEGD, HANS
6651	HOWELL, K W
6656	FAITH CHAPEL
6658	ADCOCK, BUD
6699	BAILEY, PETER M
6723	BARLOW, BUD
6745	FLETCHER, FERRELL S
6748	MORTENSEN, WILLIAM
6767	MCMICHAEL, JOHN C

ALISAL ST 1992

6010 LANINI, DONALD H
6016 TOOMEY, BILL
6187 DENKELDORPH, RONALDO A
6260 SCHAAF, MICHAEL
6273 SPENCER, RICK A
6291 KASCHMITTER, JAMES
6300 LINFOOT, JANET M
6306 DAVIS, RICHARD M
6330 QUALITY PAINT&DECO
6344 KENNEDY, JERRY
6409 TEMPLE ASSOCIATES
6443 COOK, MAURICE C
6615 DAHLHEIM, CAROL
6627 HENDRIX, MIA
6639 NEGD, HANS
6656 ASSEMBLY OF GOD
6699 BAILEY, PETER M
6723 BARLOW, BUD
6748 MORTENSEN, WILLIAM
6767 MCMICHAEL, JOHN C

ALISAL ST 1989

ALISAL 94566
PLEASANTON

6010	LANINI Donald H	846-2702
6016	★AMER TRAVEL INCNTVS	462-7741 +9
	★NATL PROCESSING	462-7740 +9
	SMITH P	462-6022 3
	SMITHTOOMEY Devon	462-8980 3
6028	XXXX	00
6034	MCWILLIAMS Gary	462-5079 7
6187	DENKELDORPH Ronaldo	846-8326 5
	★SCOTT DONALD R	846-5360
	★SCOTT OVERHEAD DOOR	846-5360
6192	XXXX	00
6233	GODFREY R S	426-8599 +9
6245	GARCIA Richard	846-2723 +9
6249	ANTRACCOLI Robt L	846-3369
6267	XXXX	00
6273	BARNES Shorty	846-4557
6291	KASCHMITTER James	426-1162 7
6300	LINFOOT J DVM	846-4708
6306	DAVIS Richard M	846-9011
6322	CHIRRICK Joan	846-4377
	CHIRRICK John M	846-4377
6330	★QUALITY PAINT&DECO	846-0451 7
6344	KENNEDY Jerry	462-1699
6350	XXXX	00
6409	★TEMPLE ASSOCIATES	846-8428
6443	COOK M C	846-3799
6511	XXXX	00
6525	COUPER Rennie C	462-4931
6615	DAHLHEIM Donald H	846-7303
6627	HENDRIX George	846-2426 4
	HENDRIX Mia	846-5335 4
6639	NEGD Hans	462-2547 7
6651	XXXX	00
6656	★ASSEMBLY OF GOD	846-8650 4
	★FAITH CHAPEL	846-8650
6658	XXXX	00
6699	BAILEY Peter M	846-4921
6723	BARLOW Bud	846-2530
	BARLOW Chilli	846-2530
6745	XXXX	00
6748	MORTENSEN Wm	846-5715
6767	MCMICHAEL John C	462-4317 8
	★ 8 BUS 34 RES 4 NEW	

ALISAL ST 1985

ALISAL 94566
PLEASANTON

6010	LANINI DONALD H	846-2702	7
6016	SMITH P	462-6022	3
	SMITHTOOMEY DEVON	462-8980	3
6028	MENDEZ DON	846-5144	
6034	XXXX	00	
6187	DENKELDORPH RONALDO	846-8326	+5
6192	KAHLER LINDA M	462-2963	+5
	NOLAN WILLIAM J	462-2963	+5
6233	XXXX	00	
6245	BERRI BOB	846-5390	
6249	ANTRACCOLI ROBT L	846-3369	9
6267	XXXX	00	
6273	BARNES SHORTY	846-4557	7
6291	MILLER WILLIAM C	846-9444	4
6300	LINFOOT WM R DYM	846-4708	
	SANGUIS STABLES	846-9722	2
6306	DAVIS RICHARD M	846-9011	
6322	CHIRRICK JOHN M	846-4377	+5
6330	BREGERS R E	846-0451	
	HORAN DENNIS J	846-7070	
6344	KENNEDY JERRY	462-1699	
6350	XXXX	00	
6409	TEMPLE ASSOCIATES	846-8428	7
6443	COOK M C	846-3799	
6511	SIMPSON EARL W	846-5091	
6525	COUPER RENNIE C	462-4931	
	HESS GEORGE	462-8650	+5
6615	DAHLHEIM DAN S	846-9340	4
	DAHLHEIM DAVID J	846-9013	9
	DAHLHEIM DONALD H	846-7303	8
	DOUBLE D TREE SRGRY	846-9623	2
6627	HENDRIX GEORGE	846-2426	4
	HENDRIX MIA	846-5335	4
6651	XXXX	00	
6656	ASSEMBLY OF GOD	846-8650	4
	FAITH CHAPEL	846-8650	9
6658	BROWN R GLEN REV	462-4009	1
6699	BAILEY PETER M	846-4921	
6723	BARLOW O M JR	846-2530	
6745	DODD JOSEPH	462-3152	+5
6748	MORTENSEN WM	846-5715	
6767	XXXX	00	
★	6 BUS	36 RES	6 NEW

ALISAL ST 1980

ALISAL 94566
PLEASANTON

6010	HAIGHT ALBERT SR	846-2702	7
	LANINI DONALD H	846-2702	7
6016	BUTTERFIELD F G	846-3671	5
6028	MENDEZ DON	846-5144	2
6034	XXXX	00	
6187	GIBBONS S J	462-6057	+0
	LUX BETTIE	462-0623	+0
6192★	CONTINENTAL APPRSL	462-4966	8
	FALCK ROBERT B	846-6433	8
6233★	MARKS TRANSPN	462-7670	+0
6245	BERRI BOB	846-5390	5
6249	ANTRACCOLI R L JR	462-0416	9
	ANTRACCOLI ROBT L	846-3369	9
6267	XXXX	00	
6273	BARNES MARK	846-1322	8
	BARNES SHORTY	846-4557	7
6291	HUGHES PHIL	846-7187	9
	PERRIN S M	846-7187	+0
6300	LINFOOT WM R DVM	846-4708	
6306	DAVIS RICHARD M	846-9011	2

ALISAL ST 1980

ALISAL		94566 CONT..	
6322	SOUSA LARRY J	462-1709	4
6330	BREGERS R E	846-0451	5
	HORAN DENNIS J	846-7070	5
6344	KENNEDY JERRY	462-1699	5
6350	GIGLI D	846-6636	
	GIGLI RICHARD	846-3974	+0
6352	HOLTZEN K	462-0677	+0
6409	TEMPLE DONALD L	846-8428	7
6443	COOK M C	846-3799	3
	CUNNINGHAM JON O	462-4143	+0
6511	SIMPSON EARL W	846-5091	
6525	COUPER RENNIE C	462-4931	5
6615	DAHLHEIM DAVID J	846-9013	9
	DAHLHEIM DONALD H	846-7303	8
	DAHLHEIM DONALD H	846-9623	7
6627	XXXX	00	
6651	CONNERS DANIEL	462-4412	7
6656★	FAITH CHAPEL	846-8650	9
6699	BAILEY PETER M	846-4921	
6723	BARLOW O M JR	846-2530	
6745	MILLSPAUGH A G	846-4543	
	MILLSPAUGH EUGENE G	846-9570	7
6748	MORTENSEN WM	846-5715	
6767	XXXX	00	
★	3 BUS	41 RES	7 NEW

ALISAL ST 1975

ALISAL 94566 PLEASANTON

6016	BUTTERFIELD F G	846-3671+5
6028	MENDEZ DON	846-5144 2
6034	JENSEN S H	846-8813
6187	SANDELL LOIS C	846-6816+5
6192	BLACK S R	846-8054
	JOHNSON B A	846-8054
6233	SILVA DAVID J	846-8111+5
6245	BERRI BOB	846-5390+5
6260	XXXX	00
6267	ANTRACCOLI ROBT L	846-3369
	JOHNSON T R	846-5814
6273	ALLEN RUTH M MRS	846-4557
6279	PHILIS ROBT	462-1860 3
6289	XXXX	00
6291	XXXX	00
6300	LINFOOT WM R DVM	846-4708
6306	DAVIS RICHARD M	846-9011 2
6322	SOUSA LARRY J	462-1709 4
6330	BREGERS R E	846-0451+5
	HORAN DENNIS J	846-7070+5
6344	KENNEDY JERRY	462-1699+5
6350	GIGLI D	846-6636
6409	TAYLOR LAWRENCE B	846-4152
6443	COOK M C	846-3799 3
6511	SIMPSON EARL W	846-5091
6525	COUPER RENNIE C	462-4931+5
6615	DAHLHEIM DONALD H	846-9623+5
	OCALLAGHAN MICHAEL	462-3785+5
6639	XXXX	00

ALISAL ST 1975

Target Street	Cross Street	Source
..ALISAL		94566 CONT..
6656*FIRST ASMBLY OF	GOD	846-8650
6699 BAILEY PETER M		846-4921
6723 BARLOW O M JR		846-2530
6745 MILLSPAUGH A G		846-4543
6748 MORTENSEN WM		846-5715
6767 FRAZER JACK W		846-4582
* 1 BUS	34 RES	10 NEW

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APPENDIX G
File Review Excerpts





CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1751

AN ORDINANCE APPROVING THE COMBINATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICTS FOR THE HAPPY VALLEY SPECIFIC PLAN AREA, INCLUDING PUD-MDR (MEDIUM DENSITY RESIDENTIAL), PUD-LDR (LOW DENSITY RESIDENTIAL), PUD-SRDR (SEMI-RURAL DENSITY RESIDENTIAL), PUD-GC (GOLF COURSE), AND PUD-A/OS (AGRICULTURE/OPEN SPACE), AS FILED UNDER CASE RZ-97-01

WHEREAS, the City of Pleasanton has applied for a combination of PUD rezoning for different areas within the 860-acre Happy Valley Specific Plan area, which area is located south of Sycamore Road in the vicinity of Alisal Street and Happy Valley Road as indicated on Exhibit "A"; and

WHEREAS, the Planning Commission of the City of Pleasanton, following noticed public hearings on April 22 and April 29, 1998, found the combination of PUD zoning districts for the Happy Valley Specific Plan area to be consistent with the Pleasanton General Plan and Happy Valley Specific Plan; and

WHEREAS, after holding a noticed public hearing on June 16, 1998, the City Council, after considering all public testimony, relevant exhibits, and recommendations of the City staff concerning this proposal, approved a Final Environmental Impact Report prepared for this rezoning; and

WHEREAS, the City Council determined that the rezoning of the subject properties to the combination of PUD zoning designations would provide the Happy Valley area the opportunity to annex into the City of Pleasanton and to develop in conformance with the land use designations and policies of the General Plan and Happy Valley Specific Plan and in conformance with the prevailing development pattern of the surrounding area.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves the Planned Unit Development (PUD) zoning districts for the Happy Valley Specific Plan area, including PUD-MDR (Medium Density Residential), PUD-LDR (Low Density Residential), PUD-SRDR (Semi-Rural Density Residential), PUD-GC (Golf Course), and PUD-A/OS (Agriculture/Open Space), as filed under Case RZ-97-01.

Section 2: Approves the development standards and design guidelines applicable to each of the five PUD zoning districts, which shall be the same as those presented in the Happy Valley Specific Plan, as that Plan may be amended. The following Specific Plan sections are hereby referenced for this purpose:

PUD-MDR: Section V.B.1.

PUD-LDR: Section V.B.2.

PUD-SRDR: Section V.B.3.

PUD-GC: Section V.B.4.

PUD-A/OS: Section V.B.5.

Section 3: The Zoning Map of the City of Pleasanton dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts is hereby amended by Zoning Unit Map #437, attached hereto as Exhibit "A", dated June 16, 1998, and incorporated herein by reference.

Section 4: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

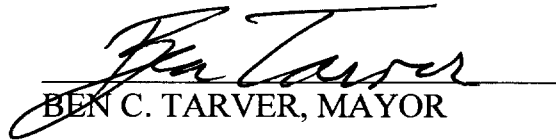
Section 5: A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 6: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption; to the extent that properties are currently in the unincorporated areas of Alameda County, the provisions of Section 3 shall not take effect unless and until such properties are annexed into the City of Pleasanton.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on June 16, 1998.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on July 7, 1998 by the following vote:

AYES: Councilmembers - Ayala, Dennis, Michelotti, Pico, and Mayor Tarver
NOES: None
ABSENT: None
ABSTAIN: None


BEN C. TARVER, MAYOR

ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

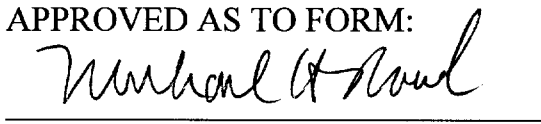
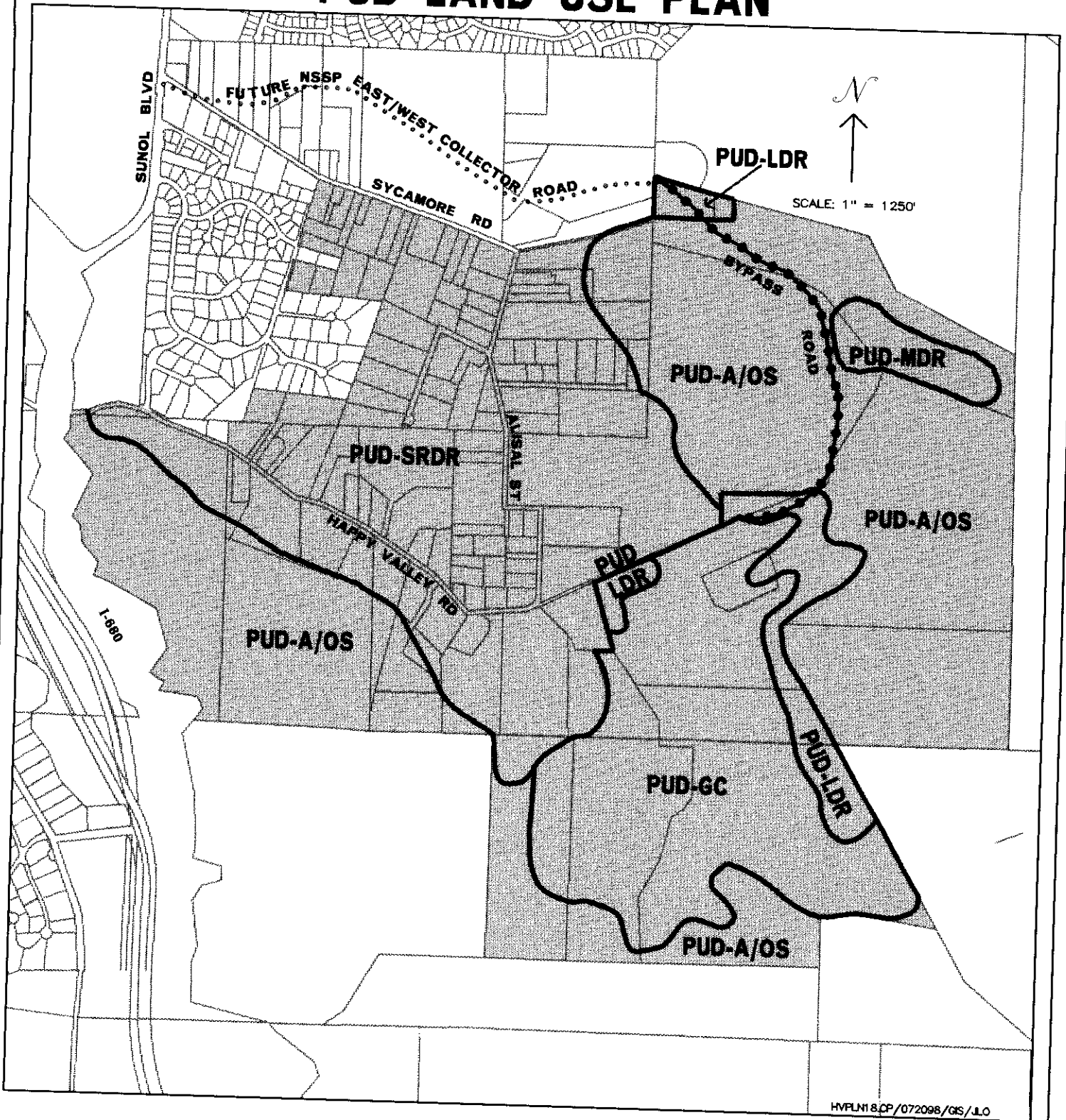

Michael H. Roush, City Attorney

EXHIBIT - A PUD LAND USE PLAN

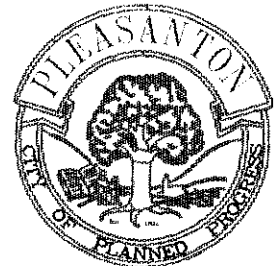


HVPLN18.DP/072098/GS/JLO

LEGEND

MAP NO. 437

- | | |
|-------------------------------------|--|
| PUD: Planned Unit Development | PUD-SRDR: Semi-Rural Density Residential |
| PUD-MDR: Medium Density Residential | PUD-GC: Golf Course |
| PUD-LDR: Low Density Residential | PUD-A/OS: Agriculture/Open Space |



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE LANDS DELINEATED UPON THIS MAP ENTITLED "LOT LINE ADJUSTMENT NO. PLLA-____", CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF; THAT THEY HAVE CAUSED THIS MAP TO BE PREPARED; AND THAT THEY CONSENT TO THE PREPARATION AND RECORDATION OF THIS LOT LINE ADJUSTMENT.

OWNERS:
ALEX V. SPOTORNO, TRUSTEE OF THE ALEX V. SPOTORNO TRUST, UTD DECEMBER 12, 1986, AS AMENDED AND RESTATED ON SEPTEMBER 19, 2005, AS TO PARCEL TWO

BY: Alex V. Spotorno DATE: Jan 31 11
NAME: ALEX V. SPOTORNO, TRUSTEE

AVS RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND ALEX V. SPOTORNO, TRUSTEE OF THE ALEX V. SPOTORNO TRUST, UTD 12/11/86, AS THEIR INTEREST MAY APPEAR, AS TO PARCEL ONE

BY: Alex V. Spotorno DATE: Jan 31 - 11
NAME: ALEX V. SPOTORNO, TRUSTEE

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Alameda

ON 1/31/11, 2011 BEFORE ME, M.L. Chan
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Alex V. Spotorno WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: [Signature]
PRINT: M. L. Chan
MY COMMISSION NUMBER: 1919522
MY COMMISSION EXPIRES: January 27, 2015
PRINCIPAL COUNTY OF BUSINESS: Alameda

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED JUNE 30, 2009, SERIES 2009208365, OFFICIAL RECORDS OF ALAMEDA COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID LOT LINE ADJUSTMENT, THIS MAP, AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2011 BY ITS DULY AUTHORIZED OFFICERS AS BENEFICIARY:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: _____ BY: _____
TITLE: _____ TITLE: _____

BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 2011 BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____
PRINT: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 2011 BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

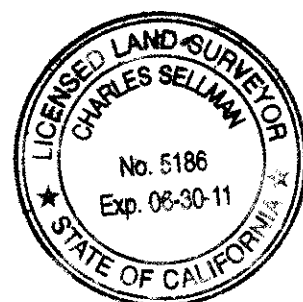
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____
PRINT: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

SURVEYOR'S STATEMENT

THIS LOT LINE ADJUSTMENT WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA.



Charles F. Sellman 01-06-2011
CHARLES F. SELLMAN, L.S. NO. 5186 DATE
REGISTRATION EXPIRES: JUNE 30, 2011

TRUSTEE'S STATEMENT

THE UNDERSIGNED, PLACER TITLE COMPANY, AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED JUNE 30, 2009, SERIES 2009208364, OFFICIAL RECORDS OF ALAMEDA COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID LOT LINE ADJUSTMENT, THIS MAP, AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2011 BY ITS DULY AUTHORIZED OFFICERS AS TRUSTEE:

PLACER TITLE COMPANY

BY: _____ BY: _____
TITLE: _____ TITLE: _____

TRUSTEE'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 2011 BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____
PRINT: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT PURSUANT TO SECTION 66412(d) OF THE GOVERNMENT CODE AND LOCAL ORDINANCES OF THE CITY OF PLEASANTON.



James J. Kelcourse 2/1/2011
JAMES J. KELCOURSE, R.C.E. 38328 DATE
REGISTRATION EXPIRES: 3-31-11
CITY ENGINEER, CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

TITLE COMPANY STATEMENT

FIRST AMERICAN TITLE COMPANY HEREBY STATES THAT THIS MAP IS A TRUE AND CORRECT COPY OF EXHIBIT TO THE DEED TO BE RECORDED CONCURRENTLY HERewith.

BY: _____ DATE: _____

**EXHIBIT
LOT LINE ADJUSTMENT NO. PLLA-105**

BEING AN ADJUSTMENT OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2009208363 AND THE PARCEL DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 95297938 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

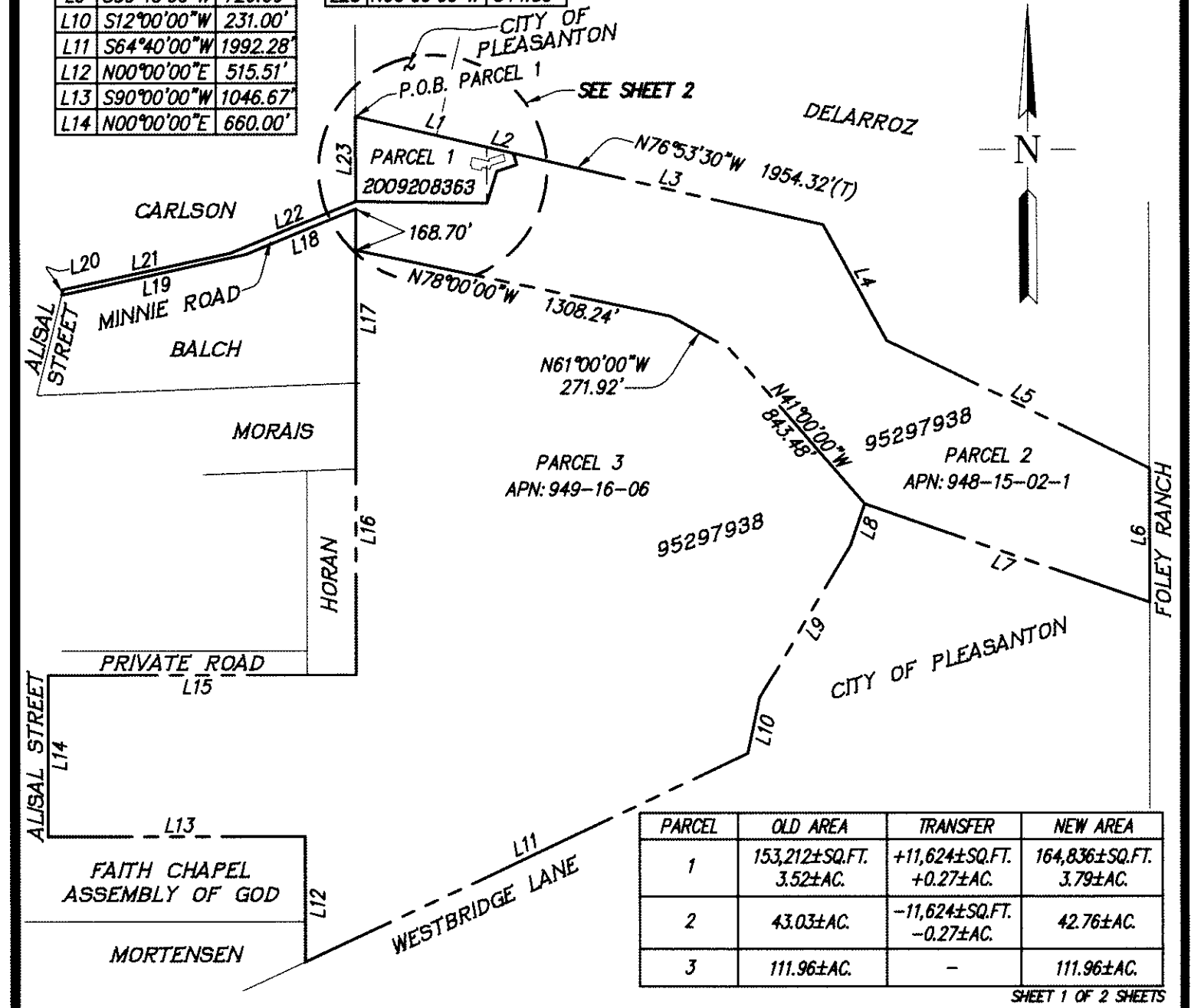
RUGGERI-JENSEN-AZAR & ASSOCIATES
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
(925) 227-9100
AUGUST 2010

Line	Bearing	Distance
L1	S76°53'30"E	550.00'
L2	S76°53'30"E	110.00'
L3	S76°53'30"E	1294.32'
L4	S28°33'30"E	540.34'
L5	S63°54'00"E	1190.20'
L6	S00°04'00"E	547.84'
L7	N70°49'20"W	1227.64'
L8	S18°58'55"W	179.12'
L9	S30°45'00"W	726.00'
L10	S12°00'00"W	231.00'
L11	S64°40'00"W	1992.28'
L12	N00°00'00"E	515.51'
L13	S90°00'00"W	1046.67'
L14	N00°00'00"E	660.00'

Line	Bearing	Distance
L15	S90°00'00"E	1254.00'
L16	N00°00'00"E	1191.52'
L17	N00°00'00"E	545.10'
L18	S67°25'00"W	484.90'
L19	S77°40'00"W	767.75'
L20	N13°40'00"E	22.25'
L21	N77°40'00"E	700.00'
L22	N67°25'00"E	550.90'
L23	N00°09'00"W	344.39'

LEGEND

- BOUNDARY OF LOT LINE ADJUSTMENT
- NEW LOT LINE
- - - EXISTING LOT LINE BEING DELETED
- ADJACENT LOT LINES
- 17.00' NEW DATA
- P.O.B. POINT OF BEGINNING



PARCEL	OLD AREA	TRANSFER	NEW AREA
1	153,212±SQ.FT. 3.52±AC.	+11,624±SQ.FT. +0.27±AC.	164,836±SQ.FT. 3.79±AC.
2	43.03±AC.	-11,624±SQ.FT. -0.27±AC.	42.76±AC.
3	111.96±AC.	-	111.96±AC.

SHEET 1 OF 2 SHEETS

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTIONS
LOT LINE ADJUSTMENT NO. PLLA-105
SPOTORNO PARCELS
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1"=600' DATE: 08-05-10 JOB NO.: 091097

LEGEND

- BOUNDARY OF LOT LINE ADJUSTMENT
- NEW LOT LINE
- - - EXISTING LOT LINE BEING DELETED
- ADJACENT LOT LINES
- 17.00' NEW DATA
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

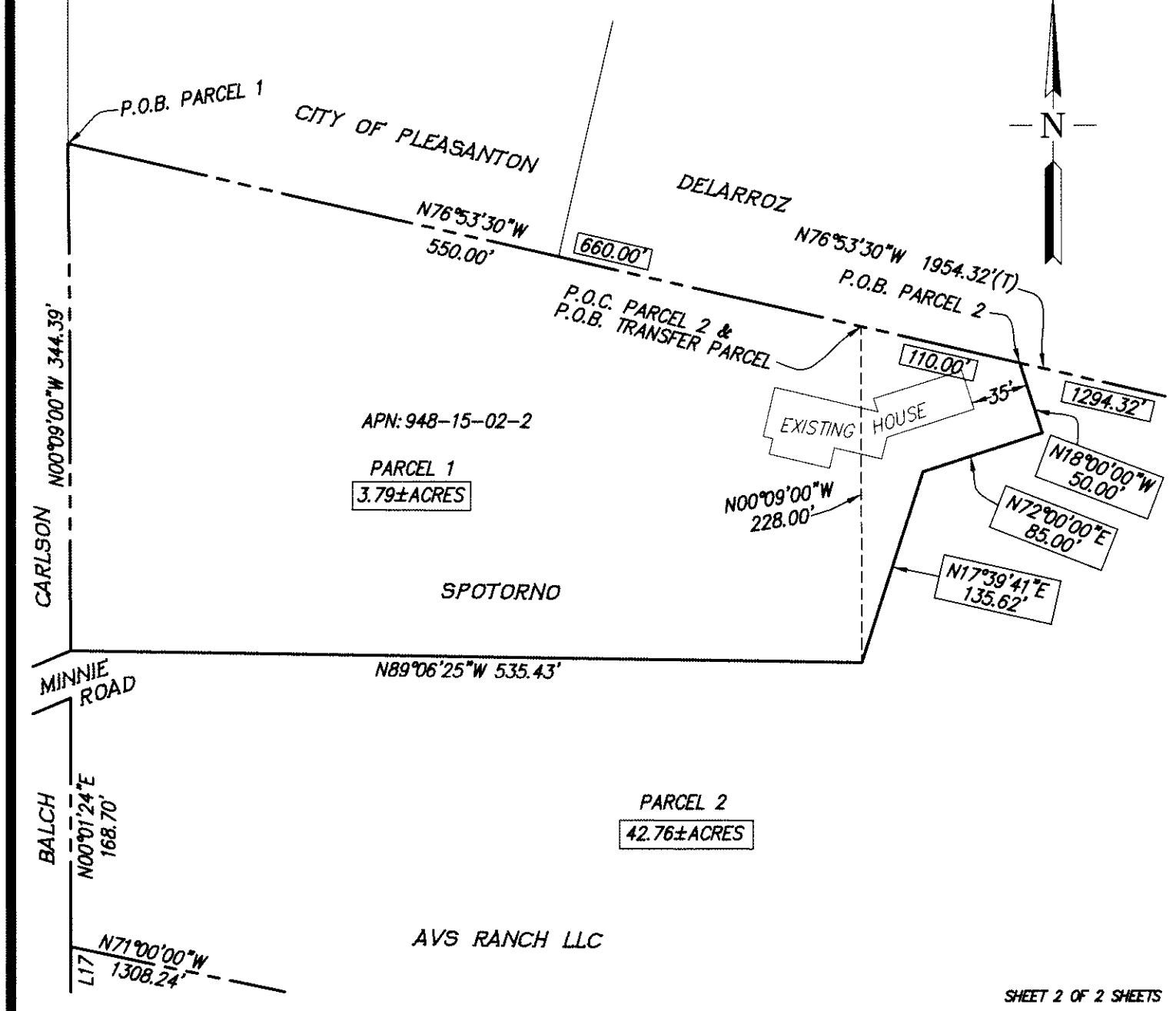


EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTIONS
LOT LINE ADJUSTMENT NO. PLLA-105
SPOTORNO PARCELS
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1"=100' DATE: 08-05-10 JOB NO.: 091097

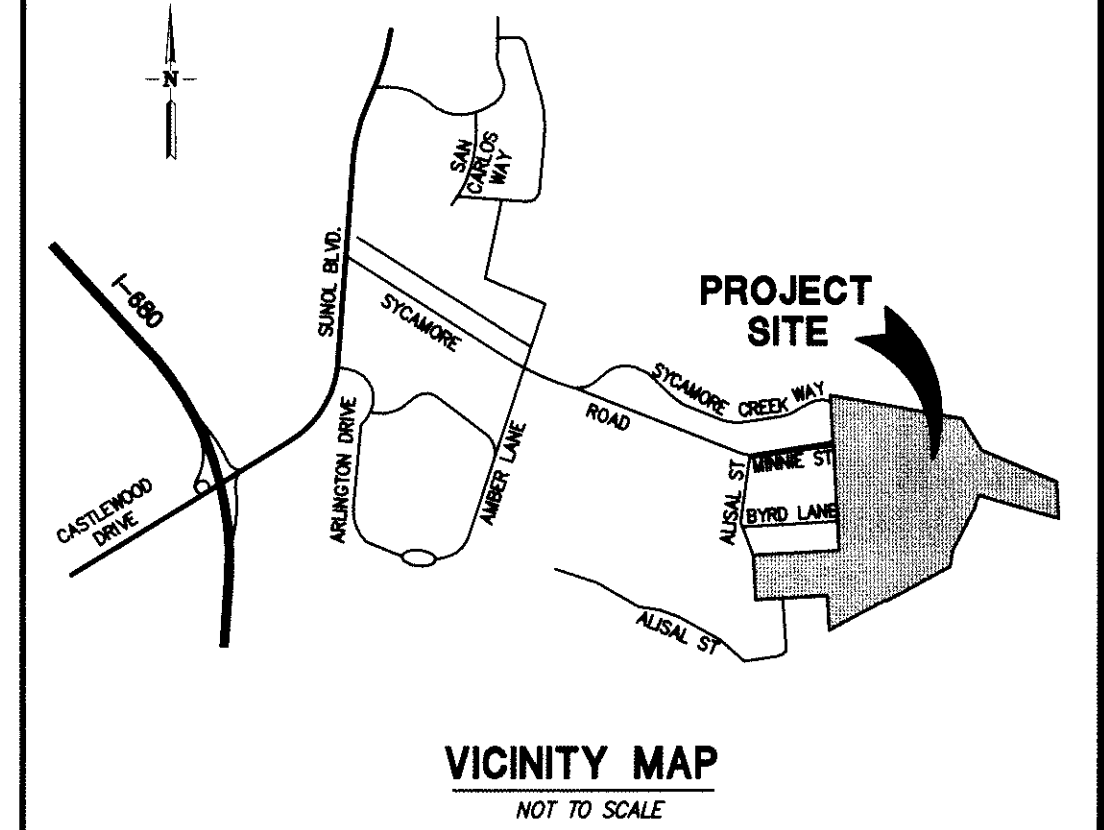


EXHIBIT
LOT LINE ADJUSTMENT NO. PLLA-105

BEING AN ADJUSTMENT OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2009208363 AND THE PARCEL DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 95297938 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF PLEASANTON
 ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR & ASSOCIATES
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 PLEASANTON, CALIFORNIA
 (925) 227-9100
 AUGUST 2010

G:\jdb2009\091097\MAPPLING\PLLA-SHEET-2.dwg 01/04/2011 2:32:59 PM PST

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APPENDIX H

Environmental Site Assessment Questionnaires (2)



<input checked="" type="checkbox"/> 2010 Crow Canyon Place • Suite 250 • San Ramon, CA 94583	(925) 866-9000 • Fax (888) 279-2698
<input type="checkbox"/> 2213 Plaza Drive • Rocklin, CA 95765	(916) 786-8883 • Fax (888) 279-2698
<input type="checkbox"/> 332 Pine Street • Suite 300 • San Francisco, CA 94104	(415) 284-9900 • Fax (888) 279-2698
<input type="checkbox"/> 6399 San Ignacio Avenue • Suite 150 • San Jose, CA 95119	(408) 574-4900 • Fax (888) 279-2698
<input type="checkbox"/> 580 N. Wilma Avenue • Suite A • Ripon, CA 95366	(209) 835-0610 • Fax (888) 279-2698
<input type="checkbox"/> 17675 Sierra Highway • Santa Clarita, CA 91351	(661) 257-4004 • Fax (888) 279-2698
<input type="checkbox"/> 13211 Pusan Way • Suite 16 • Irvine, CA 92618	(949) 529-3479 • Fax (888) 279-2698

**ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE
FOR "KEY SITE MANAGER"**

To evaluate the potential for possible environmentally related impacts and site contamination the following information is requested. This questionnaire is to be preferably completed by the current property owner, or owner representative, leasing agent, or other person having good knowledge of the uses and physical characteristics of the property (Key Site Manager).

PART I

- Property Address/Location and Assessor's Parcel Number (APN):
1000 MINNIE ST. (P.O. BOX 487 - MAILING ADDRESS)
PLEASANTON, CA 94566
APN: 949-16-6
- Current property owner (name, address, voice/fax number):
AVS RANCH L.L.C.
ALEX V. SPOTORNO, MANAGER
P.O. BOX 487 PLEASANTON, CA 94566
925-846-2396
- Date current property owner assumed title of property:
PROPERTY HAS BEEN IN SPOTORNO FAMILY SINCE 1867 AND THIS PARCEL SINCE 1905. EACH GENERATION HAS PASSED PROPERTY ON TO THE NEXT. WHEN MY FATHER DIED IN 1957 HE LEFT THE PROPERTY TO MY MOTHER WHO DEEDED IT TO ME OVER A PERIOD OF YEARS. I THEN DEEDED THIS PARCEL TO MYSELF AND MY 5 CHILDREN THROUGH THE ALEX V. SPOTORNO FAMILY LIMITED PARTNERSHIP IN THE 1990S, WHICH LATER WAS CONVERTED IN 2006 TO THE AVS RANCH L.L.C. OF WHICH I AM THE MANAGER.
- Current property development/improvements:
AGRICULTURAL USE
- Past property use, development/improvements:
AGRICULTURAL USE
- Neighboring property uses:
OTHER PARCELS I OWN: ALEX V. SPOTORNO TRUST - RESIDENTIAL APN: 948-15-2-2
AVS RANCH L.L.C. - APN: 948-15-2-1 - AGRICULTURAL
OTHER PROPERTY OWNERS IN HAPPY VALLEY - RESIDENTIAL - SEMI-RURAL AND CITY GOLF COURSE

PART II - The following questions should be answered to the best of your knowledge.

- | | | |
|---|---|--|
| 1. Is/has the <i>property</i> or any adjoining property used/been used for industrial purposes? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Has the <i>property</i> or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the <i>property</i> or at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Has undocumented soil been brought onto the property at any time? If yes, <u>estimated</u> quantity is <u>25</u> cubic yards. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Has soil been brought onto the property that originated from a contaminated site or that is of an unknown origin? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Are there currently, or have there been previously, any pits, ponds, or lagoons located on the <i>property</i> in connection with waste treatment or waste disposal? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Is there currently, or has there been previously, any stained soil on the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Are there currently, or have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Are there currently, or have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Are there currently, or have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Are there any domestic, irrigation or monitoring wells on the property? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Have you been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Have there been any <i>environmental site assessments</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Have there been any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Has there been any past agricultural use of the <i>property</i> , such as orchards or seed crop cultivation? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. Have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If a "Yes" response was provided to any of the above questions, please provide details below:

#4. WHEN CITY WAS BUILDING THE GOLF COURSE IN THE EARLY 2000s, THEY DUG A DEEP TRENCH ALONG OUR FENCELINE ON OUR PROPERTY SEVERAL HUNDRED FEET LONG WHERE THE CULVERT IS. WHEN THEY FINISHED, THEY BACK-FILLED THE TRENCH WITH DIRT FROM THE BERNAL AVE, PROPERTY. MY ESTIMATE IS ABOUT 25 CU. YARDS.

#11. THERE IS A WELL WHERE THE WINDMILL IS THAT PROVIDED WATER FOR THE LIVESTOCK.

#16. USAGE HAS ALWAYS BEEN AGRICULTURAL - CATTLE GRAZING; HAY, GRAIN, MISC. CROPS FOR FEED AND FORAGE. NOTHING INDUSTRIAL.

I certify that the information herein is true and correct to the best of my knowledge as of the date signed below.

Name (Printed/Typed): ALEX V. SPOTORNO, MANAGER, AVS RANCH L.L.C.

Signature: _____



Date: JANUARY 8, 2015

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APPENDIX I

Qualifications of Environmental Professional



BRIAN FLAHERTY, CEG, CHG, REA I PRINCIPAL GEOLOGIST

EDUCATION

BS, Geology, University of
Massachusetts, Amherst, 1975

MS, Geology, California State
University, Hayward, 1988

EXPERIENCE

Years with ENGEO: 32
Years with Other Firms: 3

REGISTRATIONS & CERTIFICATIONS

Certified Engineering Geologist, CA,
1256

Certified Hydrogeologist, CA, 460
Registered Environmental Assessor,
CA, 923

Professional Geologist, CA, 4030

SPECIALIZATIONS

- Environmental Assessments and Remediation
- Geologic Hazard Evaluation
- Hillside Grading
- Landslide Investigations and Repairs
- Water Wells/Hydrogeology

AFFILIATIONS

OBA - Oakland Builders Alliance

San Francisco Housing Action
Coalition

SPUR

Mr. Flaherty has more than 30 years of diverse experience in the fields of engineering geology, geologic hazard evaluation and mitigation, and hydrogeology. During that time he has also managed and completed numerous soil and ground water characterization studies, environmental assessments, and the design and implementation of soil and ground water remediation systems. During his professional career he has worked on small to large residential developments, commercial developments, industrial business parks, military base re-use projects, water storage facilities, transportation projects and educational facilities throughout California.

Mr. Flaherty's geologic project experience includes geotechnical, geologic and earthquake hazard evaluation for projects throughout the San Francisco Bay Area. His work as a geologist has included landslide hazard mapping and assessment, slope stability evaluation, structural and rock mechanic analysis of bedrock slopes, earthquake fault hazard explorations, and preparation of Geologic Hazard Abatement District (GHAD) plans of control and monitoring.

Select Project Experience

Phelan Loop Development—San Francisco, CA

Project Manager. Mr. Flaherty provided project management and principal review for during preparation of a phase I and phase II environmental site assessment for the Phelan Loop project site is located at the site of a MUNI bus turnaround, near the intersection of Phelan Avenue and Ocean Avenue, in San Francisco, California. The Phelan Loop project site is located at the site of a MUNI bus turnaround, near the intersection of Phelan Avenue and Ocean Avenue, in San Francisco, California. The proposed housing development will create approximately 60 units of supportive housing for low-income families and transitional aged youth (TAY).

11th Street Four Story Mixed Use Development—San Francisco, CA

Project Manager. Mr. Flaherty's duties included phase one and two environmental assessment, development and implementation of a geotechnical exploration using both conventional auger drilling and cone penetration testing. ENGEO is the geotechnical and environmental consultant for a proposed multi-use building at 340-350 11th Street. T his 4-

level wood-framed residential development will include 16 townhouse units with 2-level townhouses above 2-level townhouses. The structure will be set on a concrete podium containing ground floor commercial space above one level of underground parking. Geotechnical constraints included a high water table, liquefiable soil, building constraints and environmental soil and groundwater contamination.

Docktown Marina—Redwood City, CA

Project Manager. Mr. Flaherty managed the phase II environmental assessment to identify possible recognized environmental conditions associated with past property use as a vehicle and boat maintenance areas and as a former tannery facility. The Docktown Marina study involved two land use plans under consideration; four-story over two-story podium structures located around the perimeter of the site or two four-story residential buildings wrapped around two four-story parking structures.

1150 Ocean Avenue—San Francisco, CA

Project Manager. Mr. Flaherty prepared the geotechnical exploration and a phase II environmental site assessment for this mixed use project. Site concerns include possible soil and groundwater contamination from hydraulic lifts and the impact of a high groundwater table on the planned underground parking structure. A four-level wood-framed mixed-use residential development is planned with about 150 apartment units. The structure will be set on a concrete podium with about 30,000 square feet of retail commercial space above one level of underground parking.

Terminal One, Brickyard Cove—Richmond, CA

Principal in Charge. Mr. Flaherty provided expert environmental review of the Remedial Investigation Report and the Feasibility Study including consultation with the Regional Water Control Board (RWQCB). The purpose was to evaluate the findings and recommendations of an environmental consultant's reports to determine if the property could be developed for a multi family residential use. The Terminal One property includes approximately 12 acres of Bay margin land south of Brickyard Cove Road in Point Richmond, California. The site was previously used by both public and private entities primarily for the processing, transferring, and storage of bulk liquids.

The current project development concept included a high-density residential constructions with a large, central multi-unit "podium structure" and approximately 5 smaller multi-unit podium structures totaling approximately 272 housing units.

Redwood Road, Chevron—Oakland, CA

Project Manager. Mr. Flaherty reviewed the site history and prepared a work plan for regulatory agency approval to characterize reported soil contamination beneath a former fueling station ENGEO provided environmental services to remove the former LUST designated facility from the county's list of contaminated properties

Marina District Various PG&E Sites—San Francisco, CA

Project Manager. Mr. Flaherty managed the compilation and review of historic maps and air photographs, consultants reports, and archival records to help establish the history of development and filling in the Marina District of San Francisco. Efforts included the

development of a fill sequence timeline in the neighborhood and a graphic video showing three dimensional views of the various sequences of fill. ENGEEO undertook an extensive review of public and private documents and photographs to develop a timeline for the placement of fill in the Marina District of San Francisco

Monarch Village - Senior Housing—Daly City, CA

Project Manager. Mr. Flaherty led the geotechnical and environmental review of the site conditions during the project design phase actively working with the owner and contractor. He also oversaw the site grading providing guidance for the characterization and disposal of contaminated soils. Attached senior housing complex with construction of a three-story building over two levels of garage, two retail buildings, and related landscape and hardscape improvements with on-grade paved parking.

Tidewater Avenue—San Francisco, CA

Project Manager. Mr. Flaherty provided geotechnical and environmental consultation services to a group of industrial property owners located within the boundaries of the City of Oakland's Central Estuary Plan area. Mr. Flaherty has reviewed geotechnical engineering reports, geohazards (liquefaction analysis) reports and phase I and II environmental site assessment reports for the various property owners. He has provided input to the owners with regard to the various redevelopment plans considered by the City of Oakland and responded to requests by the owners to clarify City directives and requests made to the owners regarding access and use of their parcels by City of Oakland environmental consultants. ENGEEO provided as-needed geotechnical and environmental consultation services to a group of industrial property owners located within the City of Oakland's Central Estuary Plan area.

Ashby Arts Mixed Use Development—Berkeley, CA

Project Manager. Mr. Flaherty managed and completed the project geotechnical exploration and provided environmental consultation to the design team. The Ashby Arts development consists of a five-story mixed-used podium structure. The ground level will contain retail and parking spaces while the 2nd to 5th floors will be 1-to-2 bedroom residential units along with common areas for the residents' use.

Hunters Point Shipyard Redevelopment, 'Parcel A'—San Francisco, CA

Principal Geologist. Mr. Flaherty was Principal in Charge for the geotechnical, geologic, and hydrologic design for the development of Parcel A at the Hunters Point Shipyard. He managed the production of the project geotechnical exploration report and the analysis and development of the project corrective grading plans and storm water management plan. He managed the mapping of the project bedrock and the implementation of a bedrock screening and sampling program to test for naturally-occurring asbestos in the site bedrock. The 70-acre project includes 1,800 residential units, approximately 25 acres of parks and open space, limited retail, and supporting infrastructure and roadways. Site preparation included construction of terraced soil nail walls and mechanically stabilized earth walls, geotechnical remediation of 13 landslides totaling over 500,000 cubic yards of soil, and project grading totaling nearly 1.5 million cubic yards.

**Appendix G:
Traffic Noise Modeling Data**

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TABLE Existing-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street
NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18100 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.23

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	87.8	183.6	392.7

TABLE Existing-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18300 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.27

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	88.4	184.9	395.6

TABLE Existing-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road
NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18000 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.20

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	87.5	182.9	391.3

TABLE Existing-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way
NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 2500 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 54.30

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	50.4

TABLE Existing-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane
NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1100 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 50.74

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Existing-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road
NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 410 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 46.45

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Existing-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly
of God

NOTES: Spotorno Ranch EIR Project - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 440 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 41.90

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Existing Plus Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18200 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.25

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	88.1	184.2	394.2

TABLE Existing Plus Project-02
 FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18400 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.30

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	88.7	185.5	397.0

TABLE Existing Plus Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18100 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 66.23

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	87.8	183.6	392.7

TABLE Existing Plus Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 2800 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 54.79

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	54.3

TABLE Existing Plus Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1300 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 51.46

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Existing Plus Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 580 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 47.96

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Existing Plus Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly
of God

NOTES: Spotorno Ranch EIR Project - Existing Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 580 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 43.10

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Near-term No Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 24600 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.56

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	106.4	224.6	481.5

TABLE Near-term No Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 24900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.61

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	107.2	226.4	485.4

TABLE Near-term No Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road
NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22700 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.21

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	101.1	213.0	456.5

TABLE Near-term No Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 3400 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 55.64

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	61.7

TABLE Near-term No Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1400 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 51.78

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	0.0	0.0

TABLE Near-term No Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 800 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 49.35

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Near-term No Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly of God

NOTES: Spotorno Ranch EIR Project - Near-term No Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 900 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 45.01

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Near-term Plus Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 24800 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.59

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	106.9	225.8	484.1

TABLE Near-term Plus Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 25000 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.63

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	107.5	227.0	486.7

TABLE Near-term Plus Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road
NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22800 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.23

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	101.4	213.6	457.8

TABLE Near-term Plus Project-04
 FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 3700 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 56.00

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	65.2

TABLE Near-term Plus Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1600 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 52.36

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Near-term Plus Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 920 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 49.96

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Near-term Plus Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly
of God

NOTES: Spotorno Ranch EIR Project - Near-term Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 920 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 45.11

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Cumulative no Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street

NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 28700 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 68.23

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
58.5	117.3	248.6	533.4

TABLE Cumulative no Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 29000 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 68.27

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
58.8	118.1	250.3	537.1

TABLE Cumulative no Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road
NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 27000 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.96

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
56.5	112.9	238.7	512.2

TABLE Cumulative no Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way

NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 3800 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 56.12

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	66.4

TABLE Cumulative no Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane

NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1900 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 53.11

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Cumulative no Project-06
 FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
 ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road
 NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1000 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 50.32

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Cumulative no Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly
of God

NOTES: Spotorno Ranch EIR Project - Cumulative no Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1100 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 45.88

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Cumulative Plus Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Boulevard - I-680 off-ramp to Riddell Street

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 28900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 68.26

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
58.7	117.9	249.7	535.9

TABLE Cumulative Plus Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sunol Blvd - Riddell Street to Arlington Drive

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 29100 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 68.29

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
58.9	118.4	250.8	538.4

TABLE Cumulative Plus Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018
ROADWAY SEGMENT: Sunol Blvd - Arlington Drive to Sycamore Road
NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 27100 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 67.98

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
56.7	113.1	239.3	513.5

TABLE Cumulative Plus Project-04
 FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sunol Blvd. to Sycamore Creek Way

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 4100 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 56.45

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	69.8

TABLE Cumulative Plus Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Sycamore Road - Sycamore Creek Way to Amber Lane

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 2100 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 53.54

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	0.0	0.0

TABLE Cumulative Plus Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Happy Valley Road - Alisal Street to Unnamed Road

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1200 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 51.11

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

TABLE Cumulative Plus Project-07
 FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 02/21/2018

ROADWAY SEGMENT: Alisal Street - Happy Valley Road to Faith Chapel Assembly of God

NOTES: Spotorno Ranch EIR Project - Cumulative Plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1200 SPEED (MPH): 15 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 46.26

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	0.0

**Appendix H:
Public Services Supporting Information**

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**Appendix H:
Public Services Supporting Information**

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H.1 - Service Request Letters

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February 1, 2018

Ruben Torres, Fire Chief
Livermore-Pleasanton Fire Department
3560 Nevada Street
Pleasanton, CA 94566

Re: Spotorno Subdivision Environmental Impact Report (EIR)

Dear Chief Torres:

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR) for the proposed Spotorno Subdivision project on behalf of the City of Pleasanton. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including fire protection services.

The project would involve development of 39 single-family homes within a 31 acre portion of the 154 acre site. The proposed project is situated on an approximately 154-acre site within the southern portion of the City of Pleasanton, Alameda County, California in an area that is known as Happy Valley. The project site is located within the City Urban Growth Boundaries, and within the Happy Valley Specific Plan (HVSP) area. The Project site can be accessed via Happy Valley Road from the west portion of the Project site and from Alisal Street via Sycamore Road from the north as can be seen in the site plan provided below. The Project site is surrounded by Alisal Street (west), large parcel residential (north), open space (east), and Westbridge Lane, Faith Chapel of God, and Alisal Street (south). The closest fire stations are Livermore-Pleasanton Fire Station #1 at 3560 Nevada Street and Station#4 at 1600 Oak Vista Parkway.

An aerial view of the proposed project site and surroundings is here:

https://drive.google.com/open?id=1WTCu8lrnkr6uCMHYuUo8P_KRgGxRSmne&usp=sharing

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Friday February 16, 2018:

1. We have prepared the following description of the Livermore-Pleasanton Fire Department based on information posted on the Fire Department website. We would appreciate it if you could review and edit (as needed) for completeness and accuracy.

Stations

The Fire Department operates out of ten stations, five of which are located in the City of Pleasanton. These include Station 1 on Nevada Street, Station 2 at Stoneridge Mall, Station 3 on Santa Rita Road, Station 4 on Oak Vista Way near Bernal Avenue, and Station 5 at Ruby Hill. The closest station is Station #4 located 2.12 miles away at 1600 Oak Vista Parkway.

Staffing

How many personnel were employed by the Fire District in 2017?

Apparatus

The Fire District maintains how many pieces of apparatus? (includes engines, aerial ladder trucks, urban search and rescue unit, hazardous materials unit, and numerous specialty teams and vehicles).

Calls for Service and Response Times

The Fire Department responded to 12,630 calls for service in 2015. Of this figure, approximately 66 percent of the calls were for rescues and emergency medical services. Service calls were second at approximately 22 percent.

The Fire Department's average response time to emergency calls is 7 minutes.

Emergency Medical Services

Calls for medical help represent 66% of all calls for service. These calls include medical conditions as well as traffic collisions and rescues. The LPFD has a contracted obligation with Alameda County to meet the performance measure of arriving to all medical incidents within seven minutes and thirty seconds from time of dispatch, in 90% of these calls for service. In 2015, the department met that goal responding to all medical calls within that timeframe, 91.73% of the time. Do you have the most recent data for 2016?

2. The closest Station to the project site is Station 4. How many calls did Station 4 receive in 2016? Please identify the number of calls for service that you anticipate the proposed project would generate. Please indicate if the Fire Department would have adequate resources to accommodate this number of calls for service.
3. Please describe any significant challenges the proposed project may present to the Fire Department. This includes concerns related to response times, staffing, apparatus, fire stations, etc. For any significant concerns, please describe what measures you would recommend to reduce the potential impact.
4. Please feel free to provide any additional information you believe to be relevant to the proposed project.

Thank you in advance for taking the time to respond.

Spencer Pignotti,
Environmental Analyst
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
E-mail: spignotti@fcs-intl.com

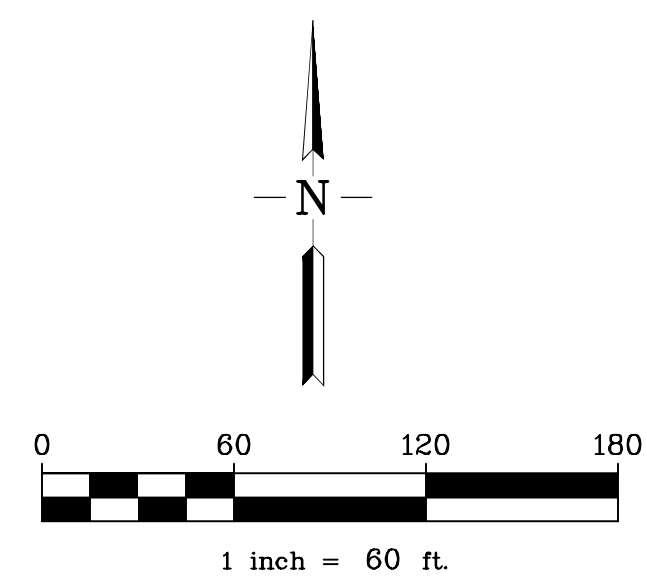
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SITE PLAN
SPOTORNO PROPERTY - LOT 98
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: TIM LEWIS COMMUNITIES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

February 1, 2018

Dave Spiller, Police Chief
Pleasanton Police Department
4833 Bernal Avenue
Pleasanton, CA 94566

Re: Spotorno Subdivision Environmental Impact Report (EIR)

Dear Chief Spiller:

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR) for the proposed Spotorno Subdivision project on behalf of the City of Pleasanton. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including police protection services.

The project would involve development of 39 single-family homes within a 31 acre portion of the 154 acre site as seen in the exhibit on page 3. The proposed project is situated on an approximately 154-acre site within the southern portion of the City of Pleasanton, Alameda County, California in an area that is known as Happy Valley. The project site is located within the City Urban Growth Boundaries, and within the Happy Valley Specific Plan (HVSP) area. The Project site can be accessed via Happy Valley Road from the west portion of the Project site and from Alisal Street via Sycamore Road from the north. The Project site is surrounded by Alisal Street (west), large parcel residential (north), open space (east), and Westbridge Lane, Faith Chapel of God, and Alisal Street (south).

An aerial view of the proposed project site and surroundings is here:

https://drive.google.com/open?id=1WTCu8lrnkr6uCMHYuUo8P_KRgGxRSmne&usp=sharing

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Friday February 16, 2018:

1. We have prepared the following description of the Pleasanton Police Department based on information posted on the City's website. We would appreciate it if you could review and edit (as needed) for completeness and accuracy.

Staffing

The Police Department is staffed by 120 employees including both sworn and non-sworn.
[Please provide most current employment value]

Calls for Service

[Please provide citywide info for 2018 or most recent year]

2. Please identify the number of calls for service that residential units generated for Pleasanton in 2017 or most recent year. Please identify the estimated number of calls for service that you anticipate the proposed project will generate on an annual basis.
3. According to the City's General Plan EIR, the goal response time for Police Services is 4 minutes for emergencies and 16 minutes for non-emergencies. Can you please confirm if the Pleasanton Police are meeting this goal or bettering it?

4. Please describe any concerns the Police Department may have about providing law enforcement services to the proposed project. This includes concerns related to response times, staffing levels, site access, etc. For any significant concerns, please describe what measures the Police Department would recommend to reduce the potential impact.
5. Please feel free to provide any additional information you believe to be relevant to the proposed projects.

Thank you in advance for taking the time to respond.

Spencer Pignotti,
Environmental Analyst
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
E-mail: spignotti@fcs-intl.com



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SITE PLAN
SPOTORNO PROPERTY - LOT 98
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: TIM LEWIS COMMUNITIES

TRACT 7372
269 M 47

APPROXIMATE LIMIT OF 25%
SLOPE-URBAN GROWTH
BOUNDARY AS DEFINED BY
MEASURE FF

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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H.2 - Email Correspondence

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Spencer Pignotti <spignotti@fcs-intl.com>

Spotorno Ranch Project Fire Department Service Letter

1 message

Spencer Pignotti <spignotti@fcs-intl.com>
To: LPFDPostmaster@lpfire.org

Thu, Feb 1, 2018 at 4:48 PM

Hi Chief Torres,

The attached document is a service request letter asking for the Livermore-Pleasanton Fire Department's input on the potential impacts from the Spotorno Ranch project. Please let me know if you have any questions.

--
Spencer Pignotti
Environmental Services Analyst

Office +1 925.357.2562 ext.1105
Cell +1 559.892.9899


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 2148.0015 Fire Letter 1.24.18.pdf
860K



Spencer Pignotti <spignotti@fcs-intl.com>

Spotorno Ranch Project Police

1 message

Spencer Pignotti <spignotti@fcs-intl.com>
To: DSpiller@cityofpleasantonca.gov

Thu, Feb 1, 2018 at 4:30 PM

Dear Chief Spiller,

The attached document is a service request letter asking for the Pleasanton Police Department's input on the potential impacts from the Spotorno Ranch project. Please let me know if you have any questions.

--

Spencer Pignotti
Environmental Services Analyst

Office +1 925.357.2562 ext.1105
Cell +1 559.892.9899


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 2148.0015 police Letter 1.24.18.pdf
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**Appendix I:
Transportation Supporting Information**

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Final Memorandum

Date: March 29, 2021
To: Elizabeth Johnson, FCS International
From: Ashlee Takushi, Dhruvi Kothari, and Kathrin Tellez, Fehr & Peers.
Subject: Spotorno Ranch Focused Transportation Assessment

WC20-3726

This memorandum presents the results of a focused Transportation Assessment for Spotorno Ranch, a proposed 22-unit housing development located in the southern portion of the City of Pleasanton in Alameda County, California (proposed project). In 2018 a Supplemental Environmental Impact Report (2018 SEIR) was prepared for a larger 39-unit project (2018 project). The SEIR was circulated for public review, and based on community feedback, the SEIR was not certified and the project was not approved. Since the preparation of the 2018 SEIR, a revised project has been proposed to lessen the environmental and neighborhood impacts of the project.

Significant transportation impacts were identified with the 2018 project, including:

- I-680 Northbound Ramps at Sunol Boulevard
- Conflicts with the *1993 Trails Master Plan* (and pending update at the time)
- Conflicts with the *Happy Valley Specific Plan* (HVSP)

Mitigation measures were identified that would reduce the identified impacts to a less-than-significant level.

The currently proposed project is expected to generate less vehicle travel than the previously proposed project, and less overall vehicle miles of travel. Similar to the 2018 project, the proposed project would be required to prepare a construction management plan and pay all applicable local and regional transportation impact fees to fund the construction of planned roadway improvements in the area. Recommendations to improve project site access and circulation were identified.

The following provides a description of the proposed project as compared to the 2018 project, trip generation estimates, off-site assessment, site plan assessment, and conclusions.



Project Description

Spotorno Ranch is an approximately 154-acre site located east of Alisal Street, south of Minnie Street, and north of Westbridge Lane as shown on **Figure 1** in Pleasanton, California (all figures are provided at the end of this memorandum). The 2018 project consisted of the following elements:

- Construction of 39 single-family homes on a 33-acre portion of Lot 98 (designated Planned Unit Development – Rural Density Residential (PUD-RDR) District) with access from Alisal Street;
- Construction of a cul-del-sac on Westbridge Lane east of Sanctuary Lane, with all existing traffic rerouted through the project site;
- Remove the Bypass Road from the HVSP;
- Construct a trail along the north side of Westbridge Lane; and
- Dedicate the Planned Unit Development – Agriculture/Open Space (PUD-AG/OS) Districts on the undeveloped portion of the site as Open Space.

The current project proposes the following elements:

- Construction of 22 single-family homes on a 33-acre portion of Lot 98 (designated Planned Unit Development – Rural Density Residential (PUD-RDR) District) with access from Alisal Street and Westbridge Lane;
- Construct a trail along the north side of the new Spotorno Ranch Road and a portion of the project perimeter, including a portion of the Alisal Street frontage, and the entirety of the Westbridge Lane frontage; and
- Dedicate the Planned Unit Development – Agriculture/Open Space (PUD-AG/OS) Districts on the undeveloped portion of the site as Open Space.

Although the construction of the Bypass Road is not proposed as part of the project, this roadway would not be removed from the HVSP and construction of the project would not preclude construction of the bypass roadway by others at a later date.

Of the 22 homes, three would take access from Westbridge Lane, two would take access from a shared access roadway to the ranch access and staging area, and three would take access from a new cul-de-sac off Spotorno Ranch Road. The remaining fourteen homes would take access from Spotorno Ranch Road with 8-homes sharing a driveway, reducing conflicts with sidewalk and trail users. The conceptual proposed project site plan is shown on **Figure 2**.



Regulatory Setting and Significance Criteria

Significance criteria are used to determine whether a project's impact on the environment is considered significant and therefore requires mitigation under the requirements of the California Environmental Quality Act (CEQA). CEQA guidelines were updated to eliminate use of vehicle-delay based metrics in environmental documents with vehicle miles of travel identified as the most appropriate metric to evaluate a project's transportation impacts. This change promotes the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.

In addition to the CEQA significance criteria, the City of Pleasanton strives to maintain a balanced transportation system, which includes maintaining traffic operations within a certain delay range, based on policies contained in the General Plan. Therefore, the project is also evaluated against a set of General Plan thresholds, as described below. While deficiencies identified through this do not result in CEQA impacts and mitigation, the analysis can be used to identify transportation system improvements that could be condition on project development.

Vehicle Miles of Travel

In response to Senate Bill 743 (SB 743), the Office of Planning and Research (OPR) updated the California Environmental Quality Act (CEQA) guidelines to include new transportation-related evaluation metrics. Draft guidelines were developed in August 2014, and after several rounds of public review and feedback, final proposed Guidelines were published on November 27, 2017, with an associated *Technical Advisory Document on Evaluating Transportation Impacts* in CEQA dated December 2018. That process identified vehicle miles of travel or VMT as the most appropriate metric to evaluate the environmental effects of a project from a transportation perspective and prohibited the use of delay-based metrics for the purposes of identifying transportation impacts under CEQA.

The updated guidelines were finalized in December 2018 by the Natural Resources Agency, including a new Section 15064.3 on VMT analysis for land use developments. The new guidelines took effect July 1, 2020. The City of Pleasanton has not yet formally adopted VMT analysis guidelines or thresholds to apply to projects for which it serves as the CEQA lead agency. The Alameda County Transportation Commission (Alameda CTC) has not made any recommendations regarding VMT thresholds.

In the absence of more specific local guidance, OPR guidance, as documented in the December 2018 [Technical Advisory](https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)¹, has been reviewed and concepts presented in the Technical Advisory have been applied to this project, considering the intent of SB 743 which is to "promote the reduction

¹ https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf



of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses."

A vehicle miles of travel (VMT) assessment was prepared for the 2018 project; since VMT assessments were not required for projects prior to July 1, 2020, that analysis was prepared for informational purposes only. Although the VMT assessment was updated for the proposed project, it remains for informational purposes only based on CEQA case law and guidance provided by the City as the proposed project environmental review is tiering from the *Happy Valley Specific Plan Final Environmental Impact Report* (State Clearinghouse No. 97032034, certified June 16, 1998)(1998 HVSP FEIR). Therefore, the VMT analysis prepared for this project are for informational purposes only, as the project environmental analysis is tiering from a previously certified EIR.

CEQA Significance Thresholds

For this study, based on the updated Appendix G Environmental Checklist Form, City of Pleasanton and Tri-Valley Transportation Plan and Action Plan, a significant transportation-related impact could occur if the project would:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including roadway, transit, bicycle and pedestrian facilities?

Roadway System – The project would create a significant impact related to the roadway system if any of the following criteria are met:

1. At unsignalized intersections, the project results in any of the traffic signal warrants included in the *CA Manual on Uniform Traffic Control Devices* (MUTCD) to be satisfied, or for a location where any of the warrants are satisfied prior to the project, the project increases travel through the controlled approach by 10 or more vehicles.
2. The project creates the potential for excessive vehicle queue spillback that could periodically block or interfere with pedestrian, bicycle or transit facilities.

Transit System – The project would create a significant impact related to transit service if the following criterion is met:

1. Conflict with an existing or planned transit facility;
2. Conflict with transit policies adopted by the City of Pleasanton, Alameda CTC, Wheels (LAVTA), or BART for their respective facilities in the planning area; or



3. Disrupt existing transit services or facilities.²

Bicycle System – The project would create a significant impact related to the bicycle system if any of the following criteria are met:

1. Disrupt existing bicycle facilities; or
2. Interfere with planned bicycle facilities; or
3. Create inconsistencies with adopted bicycle system plans, guidelines, policies, or standards.

Pedestrian System – The project would create a significant impact related to the pedestrian system if any of the following criteria are met:

1. Disrupt existing pedestrian facilities; or
 2. Interfere with planned pedestrian facilities; or
 3. Create inconsistencies with adopted pedestrian system plans, guidelines, policies, or standards.
- B. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Specifically, cause substantial additional VMT per capita, per service population, or other appropriate efficiency measure.
1. For residential uses, a project would cause substantial additional VMT if it exceeds existing regional household VMT per capita minus 15 percent.
 2. For office or industrial uses, a project would cause substantial additional VMT if it exceeds the existing regional VMT per worker minus 15 percent.
 3. For non-locally serving retail uses or retail uses over 50,000 square-feet, project would increase VMT per service population.
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- D. Result in inadequate emergency access?

General Plan Thresholds

Although vehicle level of service, and other delay based metrics cannot be used to determine significant impacts under CEQA, the City of Pleasanton strives to maintain a balanced transportation system, which includes maintaining traffic operations within a certain delay range, based on policies contained in the General Plan. Additionally, a project's effect on overall travel operations provides

² This includes disruptions caused by proposed-project driveways on transit streets and impacts to transit stops/shelters; and impacts to transit operations from traffic improvements proposed or resulting from a project.



decision makers with additional information to consider in the entitlement process and allows for the identification of potential improvements or project changes that could minimize the overall transportation system effect of a project on the surrounding community.

The following criteria is applied to develop recommendations designed to enhance mobility for all travel modes, including transit vehicles, without degrading or precluding the provision of planned bicycle, pedestrian, and transit facilities. Intersection or roadway improvements may be recommended under the following circumstances:

- The project deteriorates the operations of a signalized intersection from LOS D (or better) to LOS E or LOS F³
- The project adds ten or more trips to an intersection projected to operate at LOS E or F prior to the addition of project traffic
- The project deteriorates the operations of a controlled movement at an unsignalized intersection from LOS E or better to LOS F, or at intersections where a controlled movement already operates at LOS F, one of the following:
 1. Project traffic results in satisfaction at the peak hour volume traffic signal warrant;
 2. Project traffic increases minor movement delay by more than 30 seconds; or
 3. Where the peak hour volume signal warrant is met without Project traffic and delay cannot be measured, Project increases traffic by 10 or more vehicles per lane on the controlled approach.
- The addition of project traffic at a study intersection would result in the 95th percentile vehicle queue exceeding the available storage or would increase 95th percentile queue by more than two vehicles where the queue already exceeds the available storage space (for example, vehicle queues spilling back from ramp terminal intersections to the freeway mainline, or vehicle queues extending beyond the available turn pocket length, impeding travel in the adjacent lanes)

For this assessment, results from the 2018 SEIR were used to evaluate the project's potential effect related to these thresholds.

Trip Generation

Trip generation refers to the process of estimating the level of vehicular traffic a project would add to the surrounding roadway system. Project trip generation estimates are typically prepared for the

³ Gateway intersections are potentially exempt from the LOS D standard.



daily condition, and the one-hour peak period during the weekday morning and evening commute when traffic volumes on the adjacent streets are typically the highest.

The Institute of Transportation Engineers (ITE) has published trip generation rates in the 2010 *Trip Generation Manual*. Trip generation for the 2018 project was estimated using the *Trip Generation Manual* (10th Edition) for Land Use Code 210, Single-Family Detached Housing.

Trip generation for the proposed project was estimated using the 10th Edition Manual for Land Use Code 210 as well. The daily, morning and evening trip generation estimates for both the 2018 project and proposed project are presented in **Table 1**.

Table 1: Trip Generation Summary

Scenario	Quantity (Dwelling Units)	Saturday Daily	Weekday Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
2018 Project	39 dwelling units	390	370	7	22	29	25	14	39
Proposed Project	22 dwelling units	220	210	4	12	16	14	8	22
Net Change in Project Trips		-170	-160	-3	-10	-13	-11	-6	-17

Notes:

- ITE Land Use Category 210 - Single Family Detached Housing
 Saturday Daily Rate: (T) = 10.08 (X)
 Daily Average Rate: (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%

Source: *Trip Generation Manual* (10th Edition), ITE, 2017; Fehr & Peers, 2021.

Off-Site Assessment

The proposed project would develop 17 fewer single-family dwelling units than the 2018 project, resulting in 170 fewer Saturday, 160 fewer daily, 13 fewer morning peak hour and 17 fewer evening peak hour trips. Although the Proposed Project would generate less vehicle traffic than the 2018 project, the potential off-site transportation impacts of the Proposed Project are expected to be similar to, but slightly less than the transportation impacts concluded in the 2018 project report.

Based on the expected level of trip generation for the proposed project and the transportation system impacts of the 2018 project, preparation of a full transportation impact assessment was not



required for the currently proposed project. One significant off-site impact of was identified in the existing condition; one significant off-site impact was identified in the cumulative condition.

The impact in the existing condition was related to constructing activities, and the cumulative impact was related to intersection operations. These impacts were reviewed for their applicability given the changed significance criteria, and reduced project size.

This section provides an overview of the potential off-site impacts and effects of the project, including the construction period, intersections, roadway segments, and vehicle miles of travel.

Construction Assessment

The assessment of construction activity considers construction vehicles (including vehicles removing or delivering fill material, bulldozers, and other heavy machinery, as well as building materials delivery) and construction worker activity.

Given the topography of the proposed development area of the site, limited import and/or export of fill is expected. Truck traffic would follow designated truck routes. Project construction would likely stage any large vehicles (i.e., earth-moving equipment, etc.) on the site prior to beginning site work and remove these vehicles at project completion. As such, a daily influx of construction equipment is unlikely.

Detailed information relating to the construction schedule during site development or a construction management plan is not available. It is expected that work related to construction of the internal roadways, utilities, and site grading would occur simultaneously. However, it is expected that semi-custom homes would be constructed as individual parcels are sold to future homeowners. Therefore, after the initial infrastructure construction, only a few homes are expected to be under construction at any given time. Construction workers, deliveries, City inspectors and other construction activity could add traffic to the surrounding roadways and could create potential conflicts with other roadway users, such as construction related activities resulting in lane closures along the project frontage as off-site connections are being made, construction vehicles queuing within the public right-of-way waiting entry to the site, construction worker parking in non-designated parking areas, or construction debris on public streets.

Impact Statement 1: Construction related activities could create potential conflicts with other roadway users, such as construction related activities resulting in lane closures along the project frontage, construction vehicles queuing within the public right-of-way waiting entry to the site, construction worker parking in non-designated parking areas, or construction debris on public streets. Construction impacts would be temporary in nature; however, this impact is considered ***potentially significant.***



Mitigation Measure 1: Although construction impacts would be temporary, development of a construction management plan would reduce the potential for construction vehicle conflicts with other roadway users. The plan should include:

- Project staging plan to maximize on-site storage of materials and equipment
- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes
- Permitted construction hours
- Location of construction staging
- Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations
- Provisions for street sweeping to remove construction related debris on public streets

Implementation of the construction management plan would reduce the temporary construction impact to a **less-than-significant** level.

Intersection Operations

One off-site impact to the intersection of the Sunol Boulevard at I-680 Northbound Ramps was identified in the Cumulative condition with the 2018 project. That impact was triggered by the CEQA significance criteria in place at the time for unsignalized intersections based on delay-based metrics. Given the changes to the approach of transportation analyses under CEQA, this criteria no longer applies. The mitigation identified for the 2018 project was the payment of local and regional transportation impact fees that would fund the construction of improvements at the I-680 interchange at Sunol Boulevard. The proposed project would still be required to pay all applicable local and regional transportation impact fees to fund planned improvements to the transportation system.

Peak hour intersection levels of service as documented in the 2018 SEIR are summarized in **Table 2**. Based on the level of project trip generation and the directions of travel to and from the project site, the addition of traffic from the project is not expected to appreciably change the operation of the intersections in the area and result in additional impacts based on the updated CEQA criteria, or result in substantial effects based on the General Plan Thresholds. Therefore, aside from payment of all applicable local and regional transportation fees, no off-site intersection impacts were identified.



Table 2: Peak Hour Level of Service

Intersection	Control ¹	Peak Hour	Existing Without Project		Near-term Without Project		Cumulative Without project	
			Delay ^{2,3}	LOS ³	Delay ^{2,3}	LOS ³	Delay ^{2,3}	LOS ³
1. Sunol Boulevard at Sycamore Road	Signal	AM	12	B	21	C	20	B
		PM	13	B	27	C	30	C
2. Sunol Boulevard at Arlington Drive	Signal	AM	8	A	17	B	17	B
		PM	9	A	18	B	19	B
3. Sunol Boulevard at Riddell Street	SSSC	AM	0 (10)	A (A)	0 (13)	A (B)	0 (17)	A (C)
		PM	0 (14)	A (B)	0 (16)	A (C)	0 (16)	A (C)
4. Sunol Boulevard at I-680 Northbound Ramps	SSSC	AM	2 (21)	A (C)	2 (46)	A (E)	4 (>90)	A (F)
		PM	5 (62)	A (F)	4 (>90)	A (F)	7 (>90)	A (F)
5. Sunol Boulevard at I-680 Southbound Ramps	SSSC	AM	2 (26)	A (D)	>90 (>90)	F (F)	>90 (>90)	F (F)
		PM	6 (38)	A (E)	22 (>90)	C (F)	42 (>90)	E (F)
6. Sycamore Creek Way at Sycamore Road	SSSC	AM	2 (11)	A (B)	2 (11)	A (B)	3 (11)	A (B)
		PM	2 (10)	A (A)	2 (11)	A (B)	2 (11)	A (B)
7. Pleasanton Sunol Boulevard at Happy Valley Road	SSSC	AM	1 (9)	A (A)	2 (11)	A (B)	2 (12)	A (B)
		PM	2 (9)	A (A)	2 (10)	A (A)	2 (11)	A (B)
8. Happy Valley Road at Alisal Street	SSSC	AM	5 (9)	A (A)	6 (9)	A (A)	5 (9)	A (A)
		PM	5 (9)	A (A)	5 (9)	A (A)	5 (9)	A (A)

Notes:

1. SSSC = side-street stop-controlled intersection; AWSC = all way stop control; Signal = signalized intersection.
2. Average intersection delay calculated for signalized intersections using the 2000 HCM method.
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 and 2021.

Roadway Segment Operations

The 2018 SEIR evaluated eleven roadway segments in the project vicinity; these same segments were reevaluated for the Cumulative condition for the proposed project based on the forecasts and methodology presented in the 2018 SEIR, with the results summarized on **Table 3**. The amount of traffic that is reasonable for a residential street is highly subjective and can vary significantly from person to person. For designated local residential roadway segments, average daily traffic volumes around 1,500 vehicles per day are considered the upper limit while volumes up to around 3,000



vehicles per day are tolerated on designated residential collector streets. There is no standard daily roadway volumes on residential streets in Pleasanton for either CEQA significance criteria or General Plan thresholds. For this project, the amount of added traffic from the project was compared the to the existing daily volume fluctuation as well as the upper capacity bounds noted above. Although the addition of traffic from the proposed project would not result in any roadway in the project vicinity to exceed the upper limit, the volume increase associated with the project would be most noticeable on Happy Valley Road, Alisal Street, Riddell Street, Sycamore Road, and the portion of Sycamore Creek Way between Sunol Boulevard and Sycamore Road.

Table 3: Cumulative Weekday Daily Roadway Segment Volumes

Roadway	Facility Type	Without Project Daily Traffic	Percent Daily Fluctuation	Cumulative with Project		
				Project Traffic ¹	With Project	Percent Increase
A. Happy Valley Road (e/o Pleasanton Sunol Road)	Residential Collector	1,220	±4%	60	1,280	5%
B. Riddell Street (s/o Sunol Boulevard)	Local Street	530	±2%	20	550	4%
C. Arlington Drive (e/o Sunol Boulevard)	Local Street	1,320	±4%	10	1,330	1%
D. Sycamore Creek Way (e/o Sunol Boulevard)	Residential Collector	4,210	±5%	140	4,350	3%
E. Sycamore Road (e/o Sycamore Creek Way)	Residential Collector	1,890	±6%	140	2,030	7%
F. Sycamore Creek Way (w/o Summit Creek Lane)	Residential Collector	1,770	±7%	0	1,770	0%
G. Alisal Street (s/o Sycamore Road)	Residential Collector	1,250	±8%	140	1,390	11%
H. Alisal Street (n/o Happy Valley Road)	Residential Collector	850	±3%	70	920	8%
I. Happy Valley Road (w/o Alisal Street)	Residential Collector	790	±1%	70	860	9%



Roadway	Facility Type	Without Project Daily Traffic	Percent Daily Fluctuation	Cumulative with Project		
				Project Traffic ¹	With Project	Percent Increase
J. Westbridge Lane (e/o Alisal Street)	Local Street	1,330 ²	±3	70	1,400	5%
K. Sycamore Creek Way (e/o Summit Creek Lane)	Residential Collector	1,160	±8%	0	1,160	0%

Notes: **Bold** indicates that added traffic due to project is greater than the existing daily roadway volume fluctuation and would be noticeable to existing residents and the volume with the project would exceed the expected upper limit for the roadway facility type.

1. Based on weekday daily Project trip generation and distribution percentages from Table 1 and the 2018 SEIR.
2. Traffic counts collected by the City of Pleasanton during summer months indicate that on some peak days, existing traffic volumes have been observed to be as high as 1,100 vehicles per day on this roadway segment due to golf course activities, a 230 vehicle increase from existing condition, which would result in the same 230 vehicle increase under cumulative without project conditions.

Source: Fehr & Peers, 2018 and 2021

SB 743 Assessment (VMT Analysis)

The first step of the vehicle miles of travel or VMT assessment is a screening process. The OPR Technical Advisory suggests the use of “screening criteria” that can be applied to a project to determine whether that project can be presumed to cause a less-than-significant amount of VMT, in which case the project could be screened out of doing further VMT analysis. One of the criteria in the Technical Advisory is to screen out small projects, which OPR has defined as projects that generate fewer than 110 vehicle trips per day. The proposed project is expected to generate approximately 210 to 220 vehicle trips per day, which exceeds the OPR definition of a small project. If the proposed project was reduced in size to 11 or fewer homes, the daily trip generation would fall below 110 vehicle trips per day, which would classify as a small project. Based on the initial screening, further VMT assessment is required.

To estimate the level of vehicle miles of travel, Fehr & Peers used the Alameda County Transportation Commission (Alameda CTC) travel demand model to estimate the amount of VMT generated by project to analyze project’s effect on vehicle-miles-traveled assessment, as well as maps prepared for the East Planning Area by Alameda CTC. Based on the model, the project is expected to generate 2,760 VMT per weekday. This equates to approximately 39.2 vehicle miles of travel per resident, based on an average of 3.2 person per household in the 22-unit development, as presented in **Table 4**.



Table 4: Total Home-Based Vehicle Miles Traveled

Project TAZ			
Scenario	Total Home-Based VMT per Resident	VMT Threshold Value	Impact?
Existing	39.20	25.9 or 16.5	N/A; Analysis Prepared for Informational Purposes Only

Source: Fehr & Peers, March 2021

Note: The VMT threshold represents 15 percent below the Countywide average VMT per resident of 19.8

As the City of Pleasanton has not yet established VMT thresholds, and Alameda CTC has deferred to the local agencies to establish VMT thresholds, the project’s VMT per capita was compared to both the Alameda County Average, as well as the East Planning Area Average. The East Planning Area includes the City of Dublin, Pleasanton and Livermore. The Alameda County average residential VMT per capita is 19.4, with a VMT target of 16.5 (16.5 is 85 percent of 19.4), and the East Planning area average residential VMT per capita is 30.5, with a VMT target of 25.9 (25.9 is 85 percent of 30.4). The expected project VMT exceeds both the Alameda County target and the East Planning Area target, as presented in Table 4. As the project VMT would need to be reduced between 30 and 60 percent (depending on the threshold value), no feasible mitigation has been identified. However, as noted in the Regulatory Setting section, based on guidance provided by City staff, this VMT assessment was prepared for informational purposes only and as the project is tiering from the 1998 HVSP FEIR, findings of significance related to VMT are not required.

Site Plan Assessment

Fehr & Peers conducted a detailed site plan assessment for vehicles, pedestrians, bicycles, and emergency vehicles to identify potential conflicts with adopted plans and identify opportunities to improve site access and circulation for all travel modes. **Figure 2** illustrates the proposed project site plan, including internal roadways, driveway access, sidewalks and proposed trail system that served as the basis for this review.

Vehicular Site Access and Circulation

All vehicular site access is proposed to occur from a new roadway connection (Spotorno Ranch Road) to Alisal Street and Westbridge Lane. As part of the current project proposal, Westbridge Lane would not be closed to through traffic east of Alisal Street.

The future operations of the new roadway connections to Westbridge Lane and Alisal Street were reviewed based on the existing traffic volumes, other roadway design features, and the expected project trip generation. The connection to Alisal Street would occur where the roadway makes a 90-degree bend. The intersection influence area is also in proximity to a driveway for the Faith Chapel Assembly of God. These factors could create right-of-way confusion. Spotorno Ranch Road would form a T-intersection at Westbridge Lane.



Recommendation 1: Consider reconstructing the future intersection Spotorno Ranch Road at Alisal Street such that the west leg of the intersection T's into the north-south leg. Consider providing stop control for vehicles traveling eastbound on Alisal Street or consider implementing an all-way stop-control. Signage should be installed on Alisal Street for vehicles traveling northbound to indicate that vehicles must turn left to remain on Alisal Street. New intersection lighting may need to be installed, consistent with the requirements in the Happy Valley Specific Plan that allows safety lighting to be installed at intersections.

Recommendation 2: At the future intersection of Spotorno Ranch Road at Westbridge Lane, install a stop-sign on Spotorno Ranch Road for vehicles turning to Westbridge Lane. Sufficient sight distance is currently provided, but any landscaping plans for this area should be reviewed such that future landscaping does not block sight distance.

The Happy Valley Specific Plan (HVSP) identifies 12-foot lane width as the preferred width for new roadways with the area, although 10 to 12 feet is permitted on some roadways. Insufficient information is provided on the conceptual plans to evaluate roadway widths.

Recommendation 3: Provide additional roadway design parameters of Spotorno Ranch Road for review. Although the Happy Valley Specific Plan identifies 12-foot travel lanes, those are typically for roadways without trails or sidewalks. Since Spotorno Ranch Road would provide a trail on one side of the street, and a sidewalk on the other, the added width of the travel lane to accommodate other travel modes could encourage higher vehicle speeds and the need for 12-foot wide roadways should be balanced against other Specific Plan goals.

The HVSP identifies a bypass road through the Spotorno site that would connect Westbridge Lane to Sycamore Creek Way, providing alternative access to the municipal golf course and surrounding residential uses. However, due to slopes in the area, construction of the bypass road could conflict with measure PP which prohibits the construction of structures on slopes with more than a 25 percent grade. The bypass road is not proposed as part of the project; however, the project has been designed such that its construction is not precluded.

Although the site access intersection to Alisal Street and Westbridge Road would operate within the City's level of service standard and would be designed to current City design standards, the project would add traffic to roadways in the study area that have sharp curves (Alisal Street), which could increase hazards.

Impact Statement 2: The project as would increase vehicle traffic on a roadway that has sharp curves (Alisal Street at Sycamore Road and at Alisal Court). Based on the impact criteria, this is a potentially **significant** impact as the project could increase traffic conflicts due to an existing design feature.



Mitigation Measure 2: Implement Recommendation 1 and work with the City of Pleasanton and adjacent neighbors to identify and install additional traffic calming measures along Alisal Street at Sycamore Road and at Alisal Court that are consistent with the rural nature of the roadway. Installation of traffic calming features would reduce this impact to a **less-than-significant** level. Measures that could be considered include roundabouts, traffic circles, additional pavement markings, speed lumps and radar speed signs.

Emergency Vehicle Access

Several factors determine whether a project has sufficient access for emergency vehicles, including:

1. Location of closest fire stations
2. Number of access points (both public and emergency access only)
3. Width of access points
4. Width of internal roadways

The project site is approximately 3 ½-miles to the nearest fire station located on Bernal Avenue, which can be accessed via Alisal Street. The project site has two main access points for emergency vehicles, one from Alisal Street and one from Westbridge lane which can serve as access point for emergency vehicles. The project is expected to provide a minimum of 20-foot clear area on Spotorno Ranch Road, meeting the regulations for emergency vehicles widths.

Pedestrian and Bicycle Access and Circulation

Pedestrian facilities include sidewalks, pathways, trails, crosswalks, and pedestrian signals. Pedestrian facilities on roadways in the project vicinity are limited, with pedestrians generally sharing the travel way with vehicles, or paved/unpaved areas adjacent to the travel way. Unpaved trails are also located in the area, including the Callippe Preserve Trail, which has a trail head on Sanctuary Lane at Happy Valley Road and on Clubhouse Drive, northeast of Westbridge Lane. Westbridge Lane also provides a narrow-paved trail. Bicycle facilities are currently provided on portions of Sunol Boulevard and Sycamore Creek Way. The 2018 Pedestrian and Bicycle Master Plan identifies the provision of buffered bicycle lanes on Sunol Boulevard from Foothill Road to Bernal Avenue, and a Class I path along the transportation corridor, providing an off-street connection from south of Sunol Boulevard to Downtown Pleasanton. No dedicated bicycle facilities are provided in the immediate project area and bicyclists typically share the roadway.

The 2019 Trails Master Plan identifies the provision of a sidewalk trail on Alisal Street and a Class I trail through the Spotorno Property; this is consistent with the HVPS that identified a trail connecting Alisal Street to Westbridge Lane, generally along the proposed Spotorno Ranch Road alignment. The conceptual project site plan identifies the provision of a multi-use trail along the partial project frontage on Alisal Street, through the project site, along the western and southern site boundaries, and along the Westbridge Lane frontage. The placement of future driveways has



been designed to limit the number of driveways crossing the trail, with a total of 10 driveways and two roadways crossing the approximately 4,800 linear foot trail system addition. The proposed trails within the project site are expected to be designed to meet the required trail widths standards of the HSVP and 2019 Trail Master Plan.

Recommendation 4: Provide trail design details for review. Consider providing marked crosswalks at the new intersections of Spotorno Ranch Road at Alisal Street and Westbridge Drive.

Transit Access Adjacent to Site

Transit service is not provided in the study area and it is not expected to be provided as part of this project. The project would not preclude the provision of transit by others, nor is it expected to generate demand for transit service that cannot be met.

Parking

Parking for the project would be provided by private off-street garages as well as private driveways. All required off-street parking would be provided as part of the project. No on-street parking would be provided as part of the project.

Conclusion

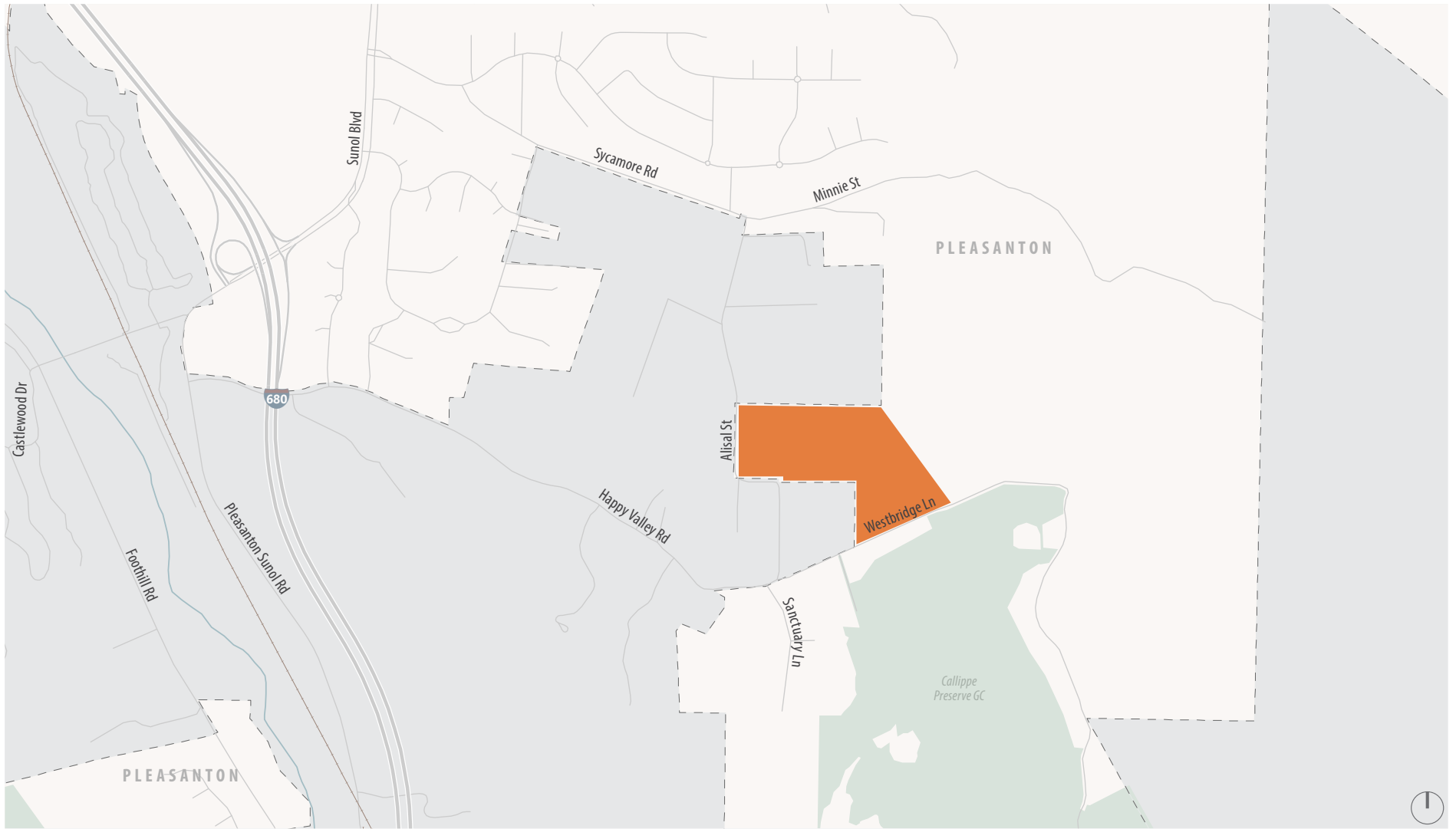
The currently proposed project is expected to generate less vehicle travel than the previously proposed project. Similar to the 2018 project, the proposed project would be required to prepare a construction management plan, pay all applicable local and regional transportation impact fees to fund the construction of planned roadway improvements in the area, and implement additional traffic calming on Alisal Street. Recommendations to improve project site access and circulation were identified. The VMT assessment that was prepared for informational purposes only, shows that the proposed project would generate home-based vehicle miles of travel greater than either the Countywide average minus 15 percent or the East Planning Area average minus 15 percent. As the environmental assessment is tiering from the 1998 HVSP FEIR, and based on direction from City staff, findings of significance are not required for VMT, and therefore none were made.

This concludes the project trip analysis, VMT analysis, and site plan assessment for the proposed development of the Spotorno Property in the City of Pleasanton. Please contact Kathrin or Ashlee at (925) 930-7100 if you have questions.

Figures:

Figure 1 Site Vicinity

Figure 2 Proposed Project Site Plan



 Project Site

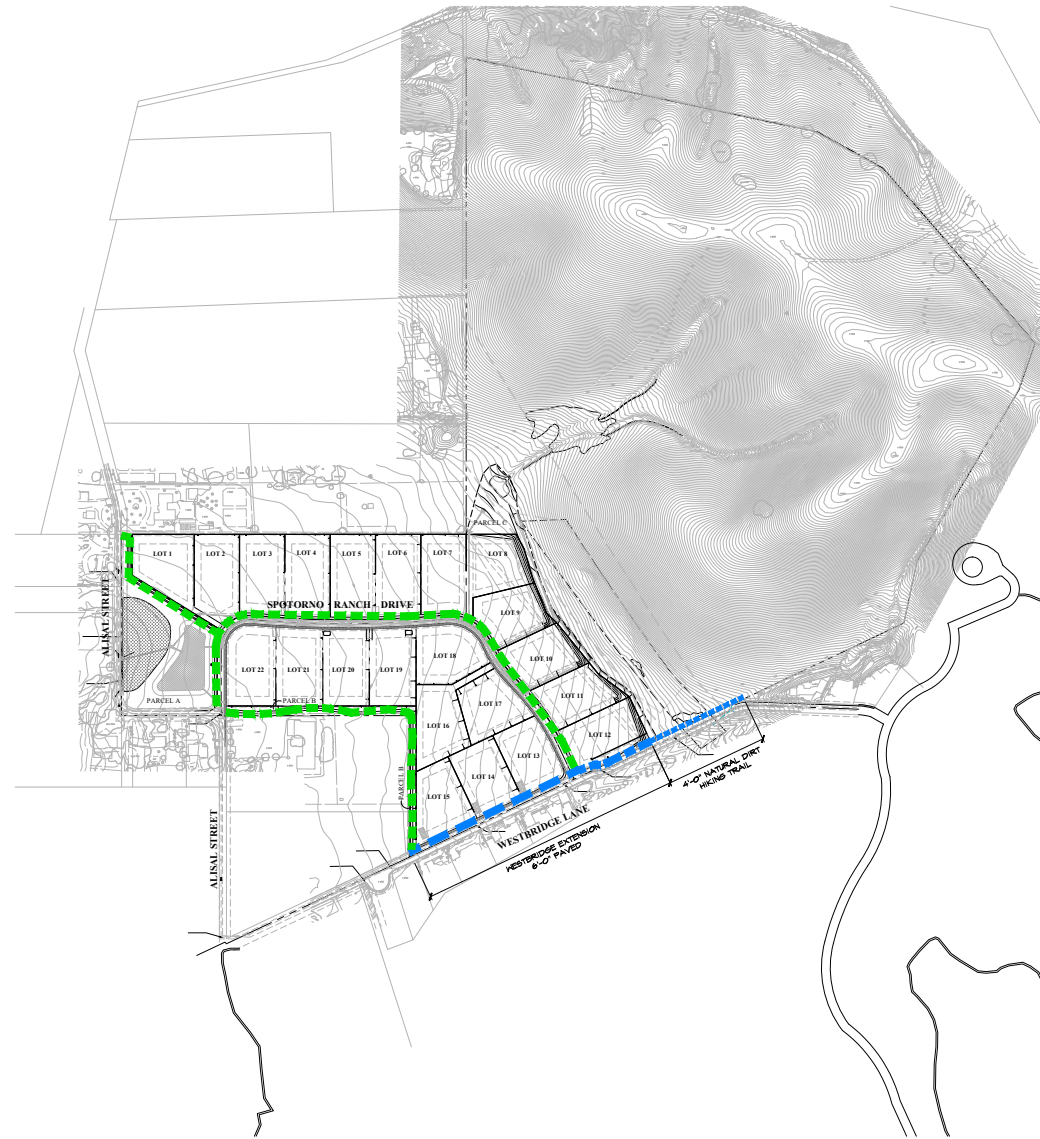


Figure 1

Project Site Location

TRAIL LEGEND

-  SPOTORNO FLATS TRAIL
(PAVED, 8' WIDE)
-  CALLIPPE TRAIL EXTENSION
(PROPOSED - NAT., 6' WIDE MIN.
UNLESS OTHERWISE NOTED)



Site Plan Source: Ripley Design Group, Feb. 19, 2021

Figure 2

Conceptual Project Site Plan



Draft Memorandum

Date: August 31, 2021
To: Elizabeth Johnson and Mary Bean, FCS International
From: Ashlee Takushi and Kathrin Tellez, Fehr & Peers
Subject: **Spotorno Ranch Focused Transportation Assessment**

WC20-3726

This memorandum presents the results of a focused Transportation Assessment for Spotorno Ranch, a proposed 22-unit single-family housing development located in the southern portion of the City of Pleasanton in Alameda County, California (proposed project); on each single-family parcel, construction of an accessory dwelling unit (ADU) would be required. In 2018 a Supplemental Environmental Impact Report (2018 SEIR) was prepared for a larger 39-unit project (2018 project). The SEIR was circulated for public review, and based on community feedback, the SEIR was not certified and the project was not approved. Since the preparation of the 2018 SEIR, a revised project has been proposed to lessen the environmental and neighborhood impacts of the project.

Significant transportation impacts were identified with the 2018 project, including:

- I-680 Northbound Ramps at Sunol Boulevard
- Conflicts with the *1993 Trails Master Plan* (and pending update at the time)
- Conflicts with the *Happy Valley Specific Plan* (HVSP)

Mitigation measures were identified that would reduce the identified impacts to a less-than-significant level.

The currently proposed project is expected to generate less peak hour vehicle travel than the previously proposed project, and less overall vehicle miles of travel. When considering the potential trips generated by the ADUs, overall daily and Saturday trip generation for the proposed project would be about 10 trips higher than the previously proposed project. This marginal increase in potential vehicle trip generation is not expected to change the overall conclusions of the previously prepared detailed analysis. Similar to the 2018 project, the proposed project would be required to prepare a construction management plan and pay all applicable local and regional



transportation impact fees to fund the construction of planned roadway improvements in the area. Recommendations to improve project site access and circulation were identified.

The following provides a description of the proposed project as compared to the 2018 project, trip generation estimates, off-site assessment, site plan assessment, and conclusions.

Project Description

Spotorno Ranch is an approximately 154-acre site located east of Alisal Street, south of Minnie Street, and north of Westbridge Lane as shown on **Figure 1** in Pleasanton, California (all figures are provided at the end of this memorandum). The 2018 project consisted of the following elements:

- Construction of 39 single-family homes on a 33-acre portion of Lot 98 (designated Planned Unit Development – Rural Density Residential (PUD-RDR) District) with access from Alisal Street (each of these homes would have also been permitted to construct an ADU, however, the trip generation potential of those units was assumed to be part of the overall single-family home trip generation);
- Construction of a cul-del-sac on Westbridge Lane east of Sanctuary Lane, with all existing traffic rerouted through the project site;
- Remove the Bypass Road from the HVSP;
- Construct a trail along the north side of Westbridge Lane; and
- Dedicate the Planned Unit Development – Agriculture/Open Space (PUD-AG/OS) Districts on the undeveloped portion of the site as Open Space.

The current project proposes the following elements:

- Construction of 22 single-family homes with 22 Accessory Dwelling Units (ADUs) on a 31-acre portion of Lot 98 (designated Planned Unit Development – Rural Density Residential (PUD-RDR) District) with access from Alisal Street and Westbridge Lane;
- Construct a trail along the north side of the new Spotorno Ranch Road and a portion of the project perimeter, including a portion of the Alisal Street frontage, and the entirety of the Westbridge Lane frontage; and
- Dedicate the Planned Unit Development – Agriculture/Open Space (PUD-AG/OS) Districts on the undeveloped portion of the site as Open Space.

The HVSP designated the Bypass Road location and required linked the construction of the Bypass Road with development of the Spotorno site parcels: HVSP Lot 96 with a maximum of five (5) new homes, HVSP Lot 97 with a maximum of seventy-five (75) new homes, and HVSP Lot 98



with a maximum of 22 new homes. In 2007, a 12-member Happy Valley Blue Ribbon Committee, after 1-year of review and collaboration, recommended—and the City Council accepted—a preferred alternative for a Bypass Road alignment to the City Council.

Construction of the Bypass Road contemplated in the HVSP is not proposed as part of this application, since the proposed 22 residences with 22 ADUs would not result in traffic conditions that would necessitate the construction of a bypass road, and HVSP Lots 96 and 97 are not proposed for development. Although the construction of the Bypass Road is not proposed as part of the project, this roadway would not be removed from the HVSP and construction of the project would not preclude construction of the bypass roadway by others at a later date.

Of the 22 homes, three would take access from Westbridge Lane, two would take access from a shared access roadway to the ranch access and staging area, and three would take access from a new cul-de-sac off Spotorno Ranch Road. The remaining fourteen homes would take access from Spotorno Ranch Road with 8-homes sharing a driveway, reducing conflicts with sidewalk and trail users. The conceptual proposed project site plan is shown on **Figure 2**.

Regulatory Setting and Significance Criteria

Significance criteria are used to determine whether a project's impact on the environment is considered significant and therefore requires mitigation under the requirements of the California Environmental Quality Act (CEQA). CEQA guidelines were updated to eliminate use of vehicle-delay based metrics in environmental documents with vehicle miles of travel identified as the most appropriate metric to evaluate a project's transportation impacts. This change promotes the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.

In addition to the CEQA significance criteria, the City of Pleasanton strives to maintain a balanced transportation system, which includes maintaining traffic operations within a certain delay range, based on policies contained in the General Plan. Therefore, the project is also evaluated against a set of General Plan thresholds, as described below. While deficiencies identified through this do not result in CEQA impacts and mitigation, the analysis can be used to identify transportation system improvements that could be condition on project development.

Vehicle Miles of Travel

In response to Senate Bill 743 (SB 743), the Office of Planning and Research (OPR) updated the California Environmental Quality Act (CEQA) guidelines to include new transportation-related evaluation metrics. Draft guidelines were developed in August 2014, and after several rounds of public review and feedback, final proposed Guidelines were published on November 27, 2017, with an associated *Technical Advisory Document on Evaluating Transportation Impacts* in CEQA dated December 2018. That process identified vehicle miles of travel or VMT as the most



appropriate metric to evaluate the environmental effects of a project from a transportation perspective and prohibited the use of delay-based metrics for the purposes of identifying transportation impacts under CEQA.

The updated guidelines were finalized in December 2018 by the Natural Resources Agency, including a new Section 15064.3 on VMT analysis for land use developments. The new guidelines took effect July 1, 2020. The City of Pleasanton has not yet formally adopted VMT analysis guidelines or thresholds to apply to projects for which it serves as the CEQA lead agency. The Alameda County Transportation Commission (Alameda CTC) has not made any recommendations regarding VMT thresholds.

In the absence of more specific local guidance, OPR guidance, as documented in the December 2018 [Technical Advisory¹](#), has been reviewed and concepts presented in the Technical Advisory have been applied to this project, considering the intent of SB 743 which is to *"promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses."*

A vehicle miles of travel (VMT) assessment was prepared for the 2018 project; since VMT assessments were not required for projects prior to July 1, 2020, that analysis was prepared for informational purposes only. Although the VMT assessment was updated for the proposed project, it remains for informational purposes only based on CEQA case law and guidance provided by the City as the proposed project environmental review is tiering from the *Happy Valley Specific Plan Final Environmental Impact Report* (State Clearinghouse No. 97032034, certified June 16, 1998) (1998 HVSP FEIR). Therefore, the VMT analysis prepared for this project are for informational purposes only, as the project environmental analysis is tiering from a previously certified EIR.

CEQA Significance Thresholds

For this study, based on the updated Appendix G Environmental Checklist Form, City of Pleasanton and Tri-Valley Transportation Plan and Action Plan, a significant transportation-related impact could occur if the project would:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including roadway, transit, bicycle and pedestrian facilities?

Roadway System – The project would create a significant impact related to the roadway system if any of the following criteria are met:

¹ https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf



1. At unsignalized intersections, the project results in any of the traffic signal warrants included in the *CA Manual on Uniform Traffic Control Devices* (MUTCD) to be satisfied, or for a location where any of the warrants are satisfied prior to the project, the project increases travel through the controlled approach by 10 or more vehicles.
2. The project creates the potential for excessive vehicle queue spillback that could periodically block or interfere with pedestrian, bicycle or transit facilities.

Transit System – The project would create a significant impact related to transit service if the following criterion is met:

1. Conflict with an existing or planned transit facility;
2. Conflict with transit policies adopted by the City of Pleasanton, Alameda CTC, Wheels (LAVTA), or BART for their respective facilities in the planning area; or
3. Disrupt existing transit services or facilities.²

Bicycle System – The project would create a significant impact related to the bicycle system if any of the following criteria are met:

1. Disrupt existing bicycle facilities; or
2. Interfere with planned bicycle facilities; or
3. Create inconsistencies with adopted bicycle system plans, guidelines, policies, or standards.

Pedestrian System – The project would create a significant impact related to the pedestrian system if any of the following criteria are met:

1. Disrupt existing pedestrian facilities; or
 2. Interfere with planned pedestrian facilities; or
 3. Create inconsistencies with adopted pedestrian system plans, guidelines, policies, or standards.
- B. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Specifically, cause substantial additional VMT per capita, per service population, or other appropriate efficiency measure.

² This includes disruptions caused by proposed-project driveways on transit streets and impacts to transit stops/shelters; and impacts to transit operations from traffic improvements proposed or resulting from a project.



1. For residential uses, a project would cause substantial additional VMT if it exceeds existing regional household VMT per capita minus 15 percent.
 2. For office or industrial uses, a project would cause substantial additional VMT if it exceeds the existing regional VMT per worker minus 15 percent.
 3. For non-locally serving retail uses or retail uses over 50,000 square-feet, project would increase VMT per service population.
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- D. Result in inadequate emergency access?

General Plan Thresholds

Although vehicle level of service, and other delay based metrics cannot be used to determine significant impacts under CEQA, the City of Pleasanton strives to maintain a balanced transportation system, which includes maintaining traffic operations within a certain delay range, based on policies contained in the General Plan. Additionally, a project's effect on overall travel operations provides decision makers with additional information to consider in the entitlement process and allows for the identification of potential improvements or project changes that could minimize the overall transportation system effect of a project on the surrounding community.

The following criteria is applied to develop recommendations designed to enhance mobility for all travel modes, including transit vehicles, without degrading or precluding the provision of planned bicycle, pedestrian, and transit facilities. Intersection or roadway improvements may be recommended under the following circumstances:

- The project deteriorates the operations of a signalized intersection from LOS D (or better) to LOS E or LOS F³
- The project adds ten or more trips to an intersection projected to operate at LOS E or F prior to the addition of project traffic
- The project deteriorates the operations of a controlled movement at an unsignalized intersection from LOS E or better to LOS F, or at intersections where a controlled movement already operates at LOS F, one of the following:
 1. Project traffic results in satisfaction at the peak hour volume traffic signal warrant;
 2. Project traffic increases minor movement delay by more than 30 seconds; or

³ Gateway intersections are potentially exempt from the LOS D standard.



3. Where the peak hour volume signal warrant is met without Project traffic and delay cannot be measured, Project increases traffic by 10 or more vehicles per lane on the controlled approach.
- The addition of project traffic at a study intersection would result in the 95th percentile vehicle queue exceeding the available storage or would increase 95th percentile queue by more than two vehicles where the queue already exceeds the available storage space (for example, vehicle queues spilling back from ramp terminal intersections to the freeway mainline, or vehicle queues extending beyond the available turn pocket length, impeding travel in the adjacent lanes)

For this assessment, results from the 2018 SEIR were used to evaluate the project's potential effect related to these thresholds.

Trip Generation

Trip generation refers to the process of estimating the level of vehicular traffic a project would add to the surrounding roadway system. Project trip generation estimates are typically prepared for the daily condition, and the one-hour peak period during the weekday morning and evening commute when traffic volumes on the adjacent streets are typically the highest.

The Institute of Transportation Engineers (ITE) has published trip generation rates in the 2010 *Trip Generation Manual*. Trip generation for the 2018 project was estimated using the *Trip Generation Manual* (10th Edition) for Land Use Code 210, Single-Family Detached Housing.

Trip generation for the proposed project was estimated using the 10th Edition Manual for Land Use Code 210 and Land Use Code 220, Multifamily Housing (Low-Rise) for the ADUs. The *Trip Generation Manual* does not include trip rates for ADUs. While it is uncertain if ADUs would be constructed on each lot, and if the ADUs would be occupied full time, to provide a conservative estimate of the potential level of trip generation, potential trips were estimated separately and added to the single family trip generation to present a conservative assessment of potential project trip generation. The daily, morning and evening trip generation estimates for both the 2018 project and proposed project are presented in **Table 1**.



Table 1: Trip Generation Summary

Scenario	Quantity (Dwelling Units)	Saturday Daily	Weekday Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
2018 Project	39 dwelling units	390	370	7	22	29	25	14	39
Proposed Project	22 dwelling units	220	210	4	12	16	14	8	22
	22 accessory dwelling units	180	170	2	8	10	7	5	12
	<i>Total</i>	<i>400</i>	<i>380</i>	<i>6</i>	<i>20</i>	<i>26</i>	<i>21</i>	<i>13</i>	<i>34</i>
Net Change in Project Trips compared to 2018 Project		+10	+10	-1	-2	-3	-4	-1	-5

Notes:

- ITE Land Use Category 210 - Single Family Detached Housing
 Saturday Daily Rate: (T) = 10.08 (X)
 Daily Average Rate: (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%
 ITE Land Use Category 220 – Multifamily Housing (Low-Rise)
 Saturday Daily Rate: (T) = 8.14 (X)
 Daily Average Rate: (T) = 7.32 (X)
 AM Peak Hour: T = 0.46 (X); Enter = 23%, Exit = 77%
 PM Peak Hour: T = 0.56 (X); Enter = 63%, Exit = 37%

Source: *Trip Generation Manual* (10th Edition), ITE, 2017; Fehr & Peers, 2021.

Off-Site Assessment

The proposed project, considering the development and occupation of an ADU on each lot would generate similar levels of daily traffic (10 more trips) as the 2018 project, and slightly less peak hour traffic (3 fewer morning peak hour and 5 fewer evening peak hour trips). Although the Proposed Project would generate 10 additional Saturday and daily trips than the 2018 project, the potential off-site transportation impacts of the Proposed Project are expected to be similar to the transportation impacts concluded in the 2018 project report.

Based on the expected level of trip generation for the proposed project and the transportation system impacts of the 2018 project, preparation of an updated full transportation impact



assessment was not required for the currently proposed project as the impacts are expected to be similar to the 2018 project where one significant off-site impact was identified in the existing condition and one significant off-site impact was identified in the cumulative condition.

The impact in the existing condition was related to construction activities, and the cumulative impact was related to intersection operations. These impacts were reviewed for their applicability given the changed significance criteria, and reduced project size.

This section provides an overview of the potential off-site impacts and effects of the project, including the construction period, intersections, roadway segments, and vehicle miles of travel.

Construction Assessment

The assessment of construction activity considers construction vehicles (including vehicles removing or delivering fill material, bulldozers, and other heavy machinery, as well as building materials delivery) and construction worker activity.

Given the topography of the proposed development area of the site, limited import and/or export of fill is expected. Truck traffic would follow designated truck routes. Project construction would likely stage any large vehicles (i.e., earth-moving equipment, etc.) on the site prior to beginning site work and remove these vehicles at project completion. As such, a daily influx of construction equipment is unlikely.

Detailed information relating to the construction schedule during site development or a construction management plan is not available. It is expected that work related to construction of the internal roadways, utilities, and site grading would occur simultaneously. However, it is expected that semi-custom homes would be constructed as individual parcels are sold to future homeowners. Therefore, after the initial infrastructure construction, only a few homes are expected to be under construction at any given time. Construction workers, deliveries, City inspectors and other construction activity could add traffic to the surrounding roadways and could create potential conflicts with other roadway users, such as construction related activities resulting in lane closures along the project frontage as off-site connections are being made, construction vehicles queuing within the public right-of-way waiting entry to the site, construction worker parking in non-designated parking areas, or construction debris on public streets.

Impact Statement 1: Construction related activities could create potential conflicts with other roadway users, such as construction related activities resulting in lane closures along the project frontage, construction vehicles queuing within the public right-of-way waiting entry to the site, construction worker parking in non-designated parking areas, or construction debris on public streets. Construction impacts would be temporary in nature; however, this impact is considered ***potentially significant***.



Mitigation Measure 1: Although construction impacts would be temporary, development of a construction management plan would reduce the potential for construction vehicle conflicts with other roadway users. The plan should include:

- Project staging plan to maximize on-site storage of materials and equipment
- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes
- Permitted construction hours
- Location of construction staging
- Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations
- Provisions for street sweeping to remove construction related debris on public streets

Implementation of the construction management plan would reduce the temporary construction impact to a **less-than-significant** level.

Intersection Operations

One off-site impact to the intersection of the Sunol Boulevard at I-680 Northbound Ramps was identified in the Cumulative condition with the 2018 project. That impact was triggered by the CEQA significance criteria in place at the time for unsignalized intersections based on delay-based metrics. Given the changes to the approach of transportation analyses under CEQA, this criteria no longer applies. The mitigation identified for the 2018 project was the payment of local and regional transportation impact fees that would fund the construction of improvements at the I-680 interchange at Sunol Boulevard. The proposed project would still be required to pay all applicable local and regional transportation impact fees to fund planned improvements to the transportation system.

Peak hour intersection levels of service as documented in the 2018 SEIR are summarized in **Table 2**. Based on the level of project trip generation and the directions of travel to and from the project site, the addition of traffic from the project is not expected to appreciably change the operation of the intersections in the area and result in additional impacts based on the updated CEQA criteria or result in substantial effects based on the General Plan Thresholds. Therefore, aside from payment of all applicable local and regional transportation fees, no off-site intersection impacts were identified.



Table 2: Peak Hour Level of Service

Intersection	Control ¹	Peak Hour	Existing Without Project		Near-term Without Project		Cumulative Without project	
			Delay ^{2,3}	LOS ³	Delay ^{2,3}	LOS ³	Delay ^{2,3}	LOS ³
1. Sunol Boulevard at Sycamore Road	Signal	AM PM	12 13	B B	21 27	C C	20 30	B C
2. Sunol Boulevard at Arlington Drive	Signal	AM PM	8 9	A A	17 18	B B	17 19	B B
3. Sunol Boulevard at Riddell Street	SSSC	AM PM	0 (10) 0 (14)	A (A) A (B)	0 (13) 0 (16)	A (B) A (C)	0 (17) 0 (16)	A (C) A (C)
4. Sunol Boulevard at I-680 Northbound Ramps	SSSC	AM PM	2 (21) 5 (62)	A (C) A (F)	2 (46) 4 (>90)	A (E) A (F)	4 (>90) 7 (>90)	A (F) A (F)
5. Sunol Boulevard at I-680 Southbound Ramps	SSSC	AM PM	2 (26) 6 (38)	A (D) A (E)	>90 (>90) 22 (>90)	F (F) C (F)	>90 (>90) 42 (>90)	F (F) E (F)
6. Sycamore Creek Way at Sycamore Road	SSSC	AM PM	2 (11) 2 (10)	A (B) A (A)	2 (11) 2 (11)	A (B) A (B)	3 (11) 2 (11)	A (B) A (B)
7. Pleasanton Sunol Boulevard at Happy Valley Road	SSSC	AM PM	1 (9) 2 (9)	A (A) A (A)	2 (11) 2 (10)	A (B) A (A)	2 (12) 2 (11)	A (B) A (B)
8. Happy Valley Road at Alisal Street	SSSC	AM PM	5 (9) 5 (9)	A (A) A (A)	6 (9) 5 (9)	A (A) A (A)	5 (9) 5 (9)	A (A) A (A)

Notes:

1. SSSC = side-street stop-controlled intersection; AWSC = all way stop control; Signal = signalized intersection.
2. Average intersection delay calculated for signalized intersections using the 2000 HCM method.
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 and 2021.



Roadway Segment Operations

The 2018 SEIR evaluated eleven roadway segments in the project vicinity; these same segments were reevaluated for the Cumulative condition for the proposed project based on the forecasts and methodology presented in the 2018 SEIR, with the results summarized on **Table 3**.

The amount of traffic that is reasonable for a residential street is highly subjective and can vary significantly from person to person. For designated local residential roadway segments, average daily traffic volumes around 1,500 vehicles per day are considered the upper limit while volumes up to around 3,000 vehicles per day are tolerated on designated residential collector streets. There is no standard daily roadway volumes on residential streets in Pleasanton for either CEQA significance criteria or General Plan thresholds. For this project, the amount of added traffic from the project was compared the to the existing daily volume fluctuation as well as the upper capacity bounds noted above. Although the addition of traffic from the proposed project would not result in any roadway in the project vicinity to exceed the upper limit, the volume increase associated with the project would be most noticeable on Happy Valley Road, Alisal Street, Riddell Street, Sycamore Road, and the portion of Sycamore Creek Way between Sunol Boulevard and Sycamore Road.

Table 3: Cumulative Weekday Daily Roadway Segment Volumes

Roadway	Facility Type	Without Project Daily Traffic	Percent Daily Fluctuation	Cumulative with Project		
				Project Traffic ¹	With Project	Percent Increase
A. Happy Valley Road (e/o Pleasanton Sunol Road)	Residential Collector	1,220	±4%	60	1,280	5%
B. Riddell Street (s/o Sunol Boulevard)	Local Street	530	±2%	20	550	4%
C. Arlington Drive (e/o Sunol Boulevard)	Local Street	1,320	±4%	10	1,330	1%
D. Sycamore Creek Way (e/o Sunol Boulevard)	Residential Collector	4,210	±5%	140	4,350	3%
E. Sycamore Road (e/o Sycamore Creek Way)	Residential Collector	1,890	±6%	140	2,030	7%



Roadway	Facility Type	Without Project Daily Traffic	Percent Daily Fluctuation	Cumulative with Project		
				Project Traffic ¹	With Project	Percent Increase
F. Sycamore Creek Way (w/o Summit Creek Lane)	Residential Collector	1,770	±7%	0	1,770	0%
G. Alisal Street (s/o Sycamore Road)	Residential Collector	1,250	±8%	140	1,390	11%
H. Alisal Street (n/o Happy Valley Road)	Residential Collector	850	±3%	70	920	8%
I. Happy Valley Road (w/o Alisal Street)	Residential Collector	790	±1%	70	860	9%
J. Westbridge Lane (e/o Alisal Street)	Local Street	1,330 ²	±3	70	1,400	5%
K. Sycamore Creek Way (e/o Summit Creek Lane)	Residential Collector	1,160	±8%	0	1,160	0%

Notes: **Bold** indicates that added traffic due to project is greater than the existing daily roadway volume fluctuation and would be noticeable to existing residents and the volume with the project would exceed the expected upper limit for the roadway facility type.

1. Based on weekday daily Project trip generation and distribution percentages from Table 1 and the 2018 SEIR.
2. Traffic counts collected by the City of Pleasanton during summer months indicate that on some peak days, existing traffic volumes have been observed to be as high as 1,100 vehicles per day on this roadway segment due to golf course activities, a 230 vehicle increase from existing condition, which would result in the same 230 vehicle increase under cumulative without project conditions.

Source: Fehr & Peers, 2018 and 2021

SB 743 Assessment (VMT Analysis)

The first step of the vehicle miles of travel or VMT assessment is a screening process. The OPR Technical Advisory suggests the use of “screening criteria” that can be applied to a project to determine whether that project can be presumed to cause a less-than-significant amount of VMT, in which case the project could be screened out of doing further VMT analysis. One of the criteria in the Technical Advisory is to screen out small projects, which OPR has defined as projects that generate fewer than 110 vehicle trips per day. The proposed project is expected to generate approximately 380 to 400 vehicle trips per day, which exceeds the OPR definition of a small



project. If the proposed project was reduced in size to 11 or fewer homes with no ADUs, the daily trip generation would fall below 110 vehicle trips per day, which would classify as a small project. Based on the initial screening, further VMT assessment is required.

To estimate the level of vehicle miles of travel, Fehr & Peers used the Alameda County Transportation Commission (Alameda CTC) travel demand model to estimate the amount of VMT generated by project to analyze project’s effect on vehicle-miles-traveled assessment, as well as maps prepared for the East Planning Area by Alameda CTC. We have also taken a conservative approach to estimating VMT by considering the VMT generated by the ADUs. Based on the model, the project is expected to generate 3,470 VMT per weekday. This equates to approximately 38.0 vehicle miles of travel per resident, based on an average of 3.2 persons per household in each of the 22- single family units and 0.95 persons per unit 22-ADU development, as presented in **Table 4**.

Table 4: Total Home-Based Vehicle Miles Traveled

Scenario	Project TAZ Total Home-Based VMT per Resident	VMT Threshold Value	Impact?
Existing	38.0	25.9 or 16.5	N/A; Analysis Prepared for Informational Purposes Only

Source: Fehr & Peers, August 2021

Note: The VMT threshold represents 15 percent below the Countywide average VMT per resident of 19.8

As the City of Pleasanton has not yet established VMT thresholds, and Alameda CTC has deferred to the local agencies to establish VMT thresholds, the project’s VMT per capita was compared to both the Alameda County Average, as well as the East Planning Area Average. The East Planning Area includes the City of Dublin, Pleasanton and Livermore. The Alameda County average residential VMT per capita is 19.4, with a VMT target of 16.5 (16.5 is 85 percent of 19.4), and the East Planning area average residential VMT per capita is 30.5, with a VMT target of 25.9 (25.9 is 85 percent of 30.4). The expected project VMT exceeds both the Alameda County target and the East Planning Area target, as presented in Table 4. As the project VMT would need to be reduced between 30 and 60 percent (depending on the threshold value), no feasible mitigation has been identified. However, as noted in the Regulatory Setting section, based on guidance provided by City staff, this VMT assessment was prepared for informational purposes only as the project is tiering from the 1998 HVSP FEIR, findings of significance related to VMT are not required.



Site Plan Assessment

Fehr & Peers conducted a detailed site plan assessment for vehicles, pedestrians, bicycles, and emergency vehicles to identify potential conflicts with adopted plans and identify opportunities to improve site access and circulation for all travel modes. **Figure 2** illustrates the proposed project site plan, including internal roadways, driveway access, sidewalks and proposed trail system that served as the basis for this review.

Vehicular Site Access and Circulation

All vehicular site access is proposed to occur from a new roadway connection (Spotorno Ranch Road) to Alisal Street and Westbridge Lane. As part of the current project proposal, Westbridge Lane would not be closed to through traffic east of Alisal Street.

The future operations of the new roadway connections to Westbridge Lane and Alisal Street were reviewed based on the existing traffic volumes, other roadway design features, and the expected project trip generation. The connection to Alisal Street would occur where the roadway makes a 90-degree bend. The intersection influence area is also in proximity to a driveway for the Faith Chapel Assembly of God. These factors could create right-of-way confusion. Spotorno Ranch Road would form a T-intersection at Westbridge Lane.

Recommendation 1: Consider reconstructing the future intersection Spotorno Ranch Road at Alisal Street such that the west leg of the intersection T's into the north-south leg. Consider providing stop control for vehicles traveling eastbound on Alisal Street or consider implementing an all-way stop-control. Signage should be installed on Alisal Street for vehicles traveling northbound to indicate that vehicles must turn left to remain on Alisal Street. New intersection lighting may need to be installed, consistent with the requirements in the Happy Valley Specific Plan that allows safety lighting to be installed at intersections.

Recommendation 2: At the future intersection of Spotorno Ranch Road at Westbridge Lane, install a stop-sign on Spotorno Ranch Road for vehicles turning to Westbridge Lane. Sufficient sight distance is currently provided, but any landscaping plans for this area should be reviewed such that future landscaping does not block sight distance.

The Happy Valley Specific Plan (HVSP) identifies 12-foot lane width as the preferred width for new roadways with the area, although 10 to 12 feet is permitted on some roadways. Insufficient information is provided on the conceptual plans to evaluate roadway widths.

Recommendation 3: Provide additional roadway design parameters of Spotorno Ranch Road for review. Although the Happy Valley Specific Plan identifies 12-foot travel lanes, those are typically for roadways without trails or sidewalks. Since Spotorno Ranch Road



would provide a trail on one side of the street, and a sidewalk on the other, the added width of the travel lane to accommodate other travel modes could encourage higher vehicle speeds and the need for 12-foot-wide roadways should be balanced against other Specific Plan goals.

The HVSP identifies a bypass road through the Spotorno site that would connect Westbridge Lane to Sycamore Creek Way, providing alternative access to the municipal golf course and surrounding residential uses. However, due to slopes in the area, construction of the bypass road could conflict with measure PP which prohibits the construction of structures on slopes with more than a 25 percent grade. The bypass road is not proposed as part of the project; however, the project has been designed such that its construction is not precluded.

Although the site access intersection to Alisal Street and Westbridge Road would operate within the City's level of service standard and would be designed to current City design standards, the project would add traffic to roadways in the study area that have sharp curves (Alisal Street), which could increase hazards.

Impact Statement 2: The project as would increase vehicle traffic on a roadway that has sharp curves (Alisal Street at Sycamore Road and at Alisal Court). Based on the impact criteria, this is a potentially **significant** impact as the project could increase traffic conflicts due to an existing design feature.

Mitigation Measure 2: Implement Recommendation 1 and work with the City of Pleasanton and adjacent neighbors to identify and install additional traffic calming measures along Alisal Street at Sycamore Road and at Alisal Court that are consistent with the rural nature of the roadway. Installation of traffic calming features would reduce this impact to a **less-than-significant** level. Measures that could be considered include roundabouts, traffic circles, additional pavement markings, speed lumps and radar speed signs.

Emergency Vehicle Access

Several factors determine whether a project has sufficient access for emergency vehicles, including:

1. Location of closest fire stations
2. Number of access points (both public and emergency access only)
3. Width of access points
4. Width of internal roadways

The project site is approximately 3 ½-miles to the nearest fire station located on Bernal Avenue, which can be accessed via Alisal Street. The project site has two main access points for emergency vehicles, one from Alisal Street and one from Westbridge lane which can serve as access point for



emergency vehicles. The project is expected to provide a minimum of 20-foot clear area on Spotorno Ranch Road, meeting the regulations for emergency vehicles widths.

Pedestrian and Bicycle Access and Circulation

Pedestrian facilities include sidewalks, pathways, trails, crosswalks, and pedestrian signals. Pedestrian facilities on roadways in the project vicinity are limited, with pedestrians generally sharing the travel way with vehicles, or paved/unpaved areas adjacent to the travel way. Unpaved trails are also located in the area, including the Callippe Preserve Trail, which has a trail head on Sanctuary Lane at Happy Valley Road and on Clubhouse Drive, northeast of Westbridge Lane. Westbridge Lane also provides a narrow-paved trail. Bicycle facilities are currently provided on portions of Sunol Boulevard and Sycamore Creek Way. The 2018 Pedestrian and Bicycle Master Plan identifies the provision of buffered bicycle lanes on Sunol Boulevard from Foothill Road to Bernal Avenue, and a Class I path along the transportation corridor, providing an off-street connection from south of Sunol Boulevard to Downtown Pleasanton. No dedicated bicycle facilities are provided in the immediate project area and bicyclists typically share the roadway.

The 2019 Trails Master Plan identifies the provision of a sidewalk trail on Alisal Street and a Class I trail through the Spotorno Property; this is consistent with the HVPS that identified a trail connecting Alisal Street to Westbridge Lane, generally along the proposed Spotorno Ranch Road alignment. The conceptual project site plan identifies the provision of a multi-use trail along the partial project frontage on Alisal Street, through the project site, along the western and southern site boundaries, and along the Westbridge Lane frontage. The placement of future driveways has been designed to limit the number of driveways crossing the trail, with a total of 10 driveways and two roadways crossing the approximately 4,800 linear foot trail system addition. The proposed trails within the project site are expected to be designed to meet the required trail widths standards of the HSVP and 2019 Trail Master Plan.

Recommendation 4: Provide trail design details for review. Consider providing marked crosswalks at the new intersections of Spotorno Ranch Road at Alisal Street and Westbridge Drive.

Transit Access Adjacent to Site

Transit service is not provided in the study area and it is not expected to be provided as part of this project. The project would not preclude the provision of transit by others, nor is it expected to generate demand for transit service that cannot be met.

Parking

Parking for the project would be provided by private off-street garages as well as private driveways. All required off-street parking would be provided as part of the project. No on-street parking would be provided as part of the project.



Conclusion

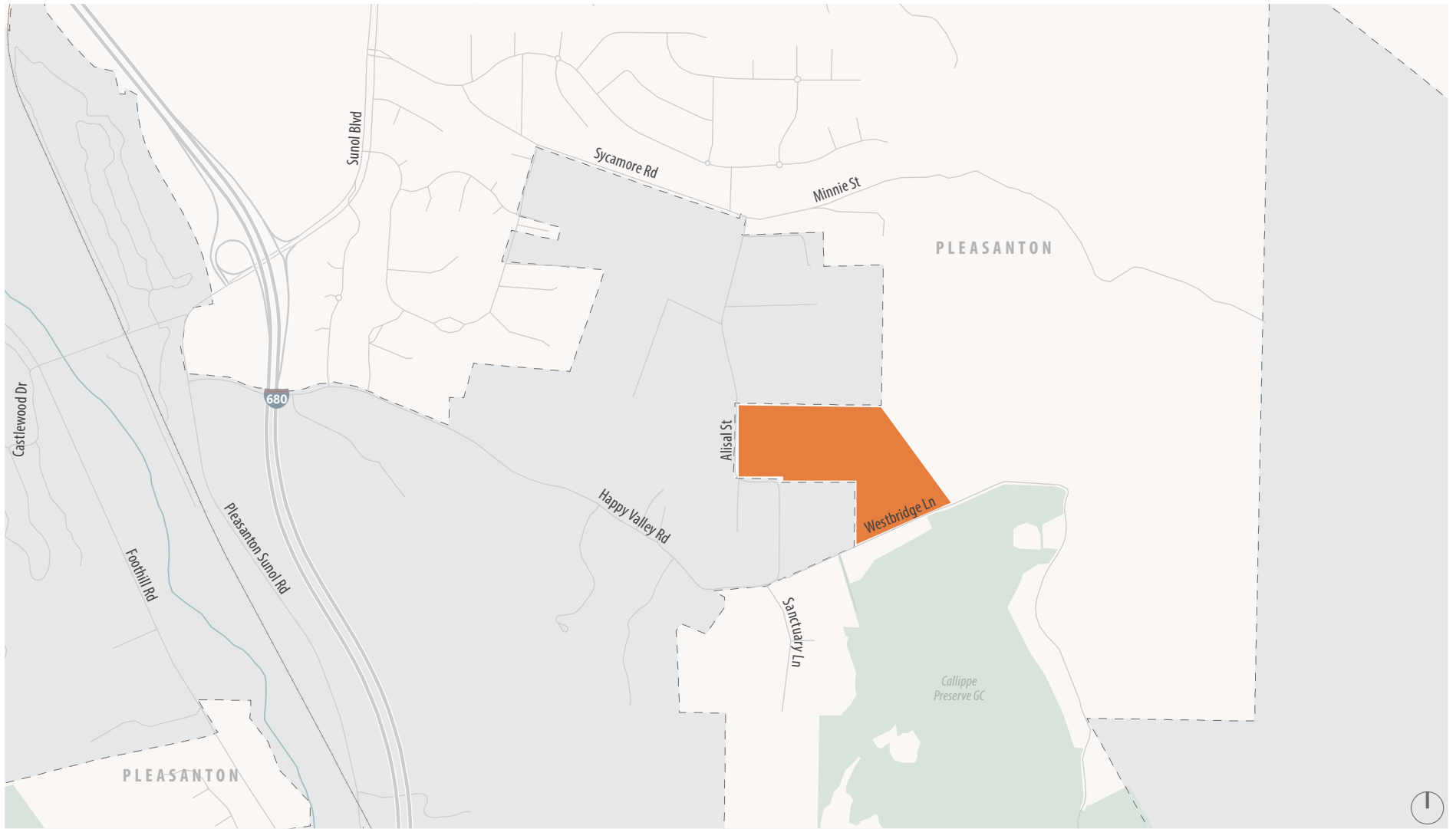
The currently proposed project is expected to generate similar vehicle travel to the previously proposed project. Similar to the 2018 project, the proposed project would be required to prepare a construction management plan, pay all applicable local and regional transportation impact fees to fund the construction of planned roadway improvements in the area, and implement additional traffic calming on Alisal Street. Recommendations to improve project site access and circulation were identified. The VMT assessment that was prepared for informational purposes only, shows that the proposed project would generate home-based vehicle miles of travel greater than either the Countywide average minus 15 percent or the East Planning Area average minus 15 percent. As the environmental assessment is tiering from the 1998 HVSP FEIR, and based on direction from City staff, findings of significance are not required for VMT, and therefore none were made.

This concludes the project trip analysis, VMT analysis, and site plan assessment for the proposed development of the Spotorno Property in the City of Pleasanton. Please contact Kathrin or Ashlee at (925) 930-7100 if you have questions.

Figures:

Figure 1 Site Vicinity

Figure 2 Proposed Project Site Plan



 Project Site

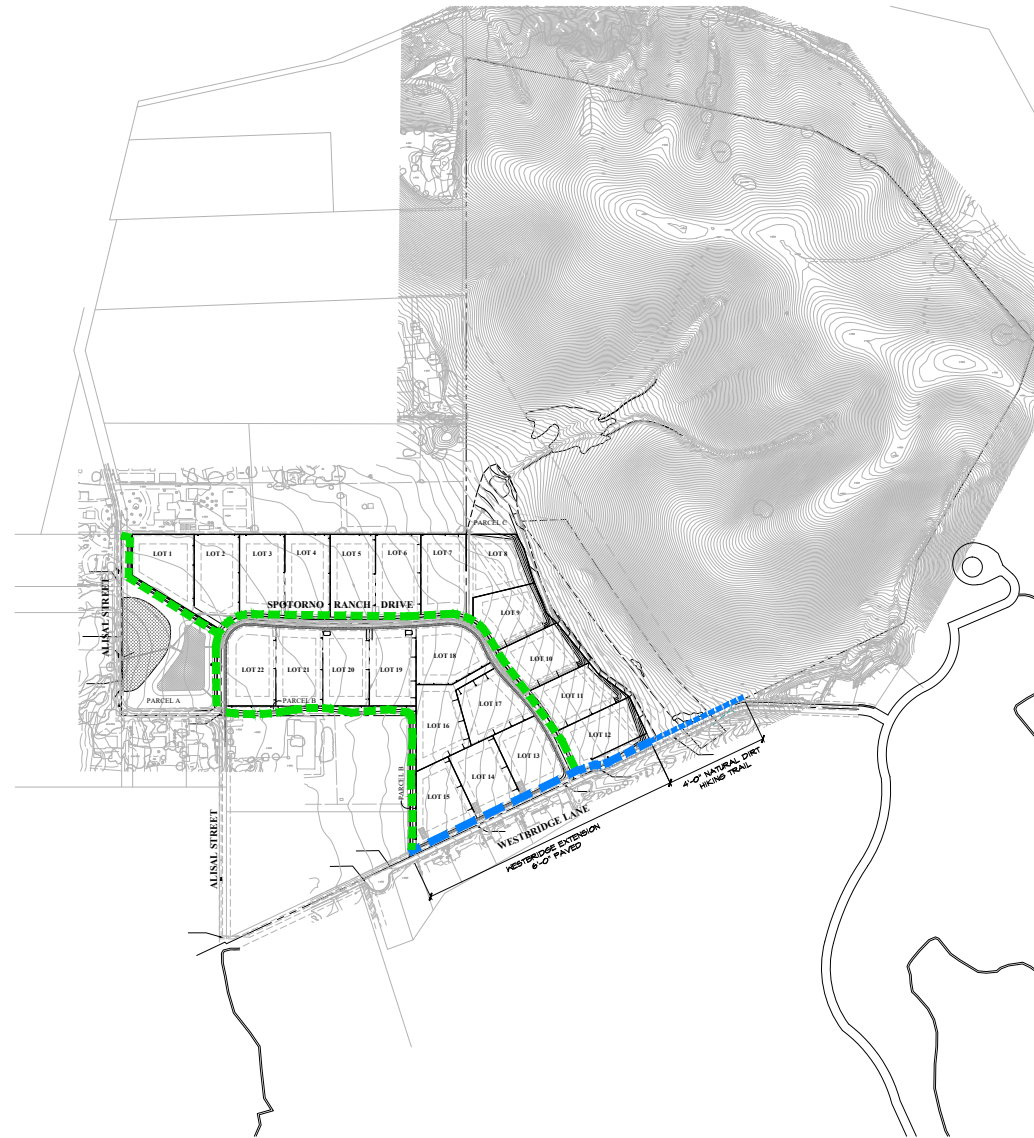


Figure 1

Project Site Location

TRAIL LEGEND

-  SPOTORNO FLATS TRAIL
(PAVED, 8' WIDE)
-  CALLIPPE TRAIL EXTENSION
(PROPOSED - NAT., 6' WIDE MIN.
UNLESS OTHERWISE NOTED)



Site Plan Source: Ripley Design Group, Feb. 19, 2021

Figure 2

Conceptual Project Site Plan

