



# RECIRCULATED INITIAL STUDY AND NEGATIVE DECLARATION

FOR THE

## YOSEMITE GREENS PROJECT

AUGUST 23, 2019

*Prepared for:*

City of Manteca – City Hall  
1001 West Center Street  
Manteca, CA 95337  
(209) 456-8000

*Prepared by:*

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm







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# Proposed Mitigated Negative Declaration for the Yosemite Greens Project

**Lead Agency:**

City of Manteca  
1001 West Center Street  
Manteca, CA 95337

**Project Title:** Yosemite Greens

**Project Location:** The Yosemite Greens project site (project site) is located on two existing parcels with a total of approximately 13.2 acres, within the central-eastern portion of the City of Manteca, north of State Route (SR) 120, in San Joaquin County, California. The site is identified by the following San Joaquin County Assessor's Parcel Numbers (APNs): 200-130-01, and 200-130-02. The site is bound by Airport Way and an existing medium-density residence to the west, Crom Street to the north, the Manteca Park Golf Course to the east, and undeveloped/vacant and medium-density residential land to the south. Surrounding land uses include low-density residential uses to the north, low- and medium-density residential land uses to the west, park land uses (i.e. a golf course) to the east, and existing and future medium density residential land uses to the south.

**Project Description:** The proposed project includes development of 99 residential units, associated amenities, and infrastructure improvements. Although the project site currently includes a total of 13.20 gross acres, the Lot "A" Basin would be separated by a Lot Line Adjustment. With 99 units on 12.14 gross acres, the proposed density would be approximately 8.15 units/gross acre, which is within the density range provided by the City of Manteca General Plan (8.1 to 15.0 units/gross acre). The typical lot size would be approximately 43 by 75 feet. As part of the proposed project, all existing structures within the project site (e.g. barn buildings) would be demolished and associated infrastructure removed, including any septic tanks, leach fields, and wells on-site, per City of Manteca requirements.

The project site borders an existing residential parcel (APN 200-130-03), located to the southwest of the project site. This residence would remain upon development of the proposed project.

Access to the project site is currently located off of Airport Way. Two primary access points are proposed by the project: one southwestern entrance off of Airport Way, and one northern entrance off Crom Street. The proposed project would contain several internal streets. Parking would also be provided throughout the project site, in compliance with City of Manteca standards.

**Findings:**

In accordance with the California Environmental Quality Act, the City of Manteca has prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. The Initial Study and Proposed Mitigated Negative Declaration reflect the independent judgment of City of Manteca staff. On the basis of the Initial Study, the City of Manteca hereby finds:

*Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.*

The Initial Study, which provides the basis and reasons for this determination, is attached and/or referenced herein and is hereby made a part of this document.

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Signature

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Date

## Proposed Mitigation Measures:

The following Mitigation Measures are extracted from the Initial Study. These measures are designed to avoid or minimize potentially significant impacts, and thereby reduce them to an insignificant level. A Mitigation Monitoring and Reporting Program (MMRP) is an integral part of project implementation to ensure that mitigation is properly implemented by the City and the implementing agencies. The MMRP will describe actions required to implement the appropriate mitigation for each CEQA category including identifying the responsible agency, program timing, and program monitoring requirements. Based on the analysis and conclusions of the Initial Study, the impacts of proposed project would be mitigated to less-than-significant levels with the implementation of the mitigation measures presented below.

### AGRICULTURE AND FORESTRY RESOURCES

**Mitigation Measure AG-1:** *Prior to the conversion of important farmland on the project site, the project applicant shall participate in the City's agricultural mitigation fee program and the SJMSCP by paying the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City's program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.*

### BIOLOGICAL RESOURCES

**Mitigation Measure BIO-1:** *Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.*

**Mitigation Measure BIO-2:** *Prior to the approval of improvement plans, the applicant shall provide a landscape plan that includes tree planting specifications established by the Manteca Municipal Code (17.19.060) for the replacement of any trees, excluding orchard and non-native trees, to be removed at a ratio of 1:1. Replacement trees shall be planted on-site at a location that is agreeable to the City.*

### CULTURAL RESOURCES

**Mitigation Measure CLT-1:** *Prior to any demolition of structures, the project proponent shall retain a qualified architectural historian to perform a historical resources evaluation of any structures that cannot be retained as part of the project. During the initial phase of grading/excavation, the project proponent shall retain a qualified archaeologist to survey the site and monitor construction activities. If any prehistoric or historic artifacts, human remains or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*
  - *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*
  - *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

## GEOLOGY AND SOILS

**Mitigation Measure GEO-1:** Prior to issuance of any building permits, the developer shall be required to submit building plans to the City of Manteca for review and approval. The building plans shall also comply with all applicable requirements of the most recent California Building Standards Code. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

**Mitigation Measure GEO-2:** The project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Manteca and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.

## HAZARDOUS AND HAZARDOUS MATERIALS

**Mitigation Measure HAZ-1:** Prior to initiation of any ground disturbance activities within 50 feet of a well, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from San Joaquin County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the San Joaquin County Environmental Health Department.

## LAND USE AND PLANNING

**Mitigation Measure LU-1:** Prior to project construction activities, the developer shall submit and obtain approval for a Lot Line Adjustment application to remove the Lot "A" Basin from the project site parcel(s). The application shall be accompanied by the fee established by resolution of the City of Manteca City Council. The submittal shall follow all City of Manteca Lot Line Adjustment Procedures (contained in City Municipal Code Chapter 16.19).

## HYDROLOGY AND WATER QUALITY

**Mitigation Measure HYDRO-1:** The storm drainage plan shall be designed and engineered to ensure that post-project runoff is equal to or less than pre-project runoff. The applicant shall provide the City Engineer with all stormwater runoff calculations with the improvement plan submittal.

## NOISE

**Mitigation Measure NOISE-1:** The following mitigation measures shall be implemented:

a) Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.

b) Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.

c) Construction equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses.

**Measure NOISE-2:** Prior to the issuance of certificates of occupancy, the following noise control barriers shall be constructed (note: the barriers heights are in reference to the nearest building pad elevation):

- A 9-foot high acoustically-effective barrier at the rear yards of Lots 9 through 22 (Airport Way frontage). This barrier shall be composed of 2' of earthen berm and 7' of masonry or precast concrete wall.

- *At Lot 9, continue the barrier at 8-foot high along and angled section of the lot line (Airport Way/Crom Street corner). This barrier shall be composed of 1' of earthen berm and 7' of masonry or precast concrete wall. Alternatively, this barrier can be composed of 2' of earthen berm and 6' of masonry or precast concrete wall.*
- *At the remainder of Lot 9 backing to Crom Street, continue the barrier at 7-foot high for the remainder of the lot line. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *Continue the barrier at 6-foot high behind Lots 8 and 7. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *At Lot 22, continue the barrier at 8-foot high along and angled section of the lot line (approximately 16' at the Airport Way/Ahwahnee Street corner). This barrier shall be composed of 1' of earthen berm and 7' of masonry or precast concrete wall. Alternatively, this barrier can be composed of 2' of earthen berm and 6' of masonry or precast concrete wall.*
- *At the side lot line for Lot 22 (siding on Ahwahnee Street), continue the barrier at 7-foot high for approximately 32 feet of the lot line. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *Construct a 6-foot high acoustically-effective barrier at the south side of Lot 23. Turn the barrier to connect air-tight to the side of the house.*

*To achieve an acoustically-effective barrier, the barrier shall be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long term durability. The barrier shall be constructed of the materials specified above (i.e. masonry, concrete, wood, earth berm or a combination thereof, and must have a minimum surface weight of 2.5 pounds per square foot. Where wood fencing is allowed for sound attenuation, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used provided that the construction is air-tight and the minimum surface weight is met. All connections with posts, pilasters and the building shells must be sealed air-tight. No openings shall be permitted between the barrier components and the ground. A gate may be incorporated into the fence return at Lot 23. However, if a gate is incorporated, the gate shall meet the minimum surface weight and height requirements and shall be constructed air-tight. Astragals shall be placed over the gaps at the hinge line and closure jamb. A gap under the gate shall be no higher than 1 inch.*

**Measure NOISE-3:** *The following window controls shall be required, prior to issuance of certificates of occupancy:*

- *Windows of second floor living spaces facing north, west or south of Lots 7 through 34 and the unshielded first floor living spaces of Lot 23 facing west shall remain closed at all times.*
- *Install windows rated minimum Sound Transmission Class (STC) 31 at the windows specified by the Noise Assessment Study (Edward L. Pack Associates) to be maintained closed of Lots 9 through 22.*
- *Install windows rated minimum STC 28 at all other windows specified above to be maintained closed.*
- *Provide some type of mechanical ventilation for all living spaces with a closed window condition.*

*When windows and doors are maintained closed at all times for noise control, they shall be operable, as the requirement does not imply a fixed or inoperable condition and some type of mechanical ventilation must be provided. The mechanical ventilation system shall conform to the requirements of the California Mechanical Code and shall not compromise the acoustical integrity of the building shell. All other windows of the development may be kept open as desired with the exception of bathrooms that are an integral part of a living space and not separated by a closeable door, such as those common in master bedroom suites.*

*The acoustical test report of all sound rated windows and glass doors shall be reviewed by a qualified acoustician to ensure that the chosen windows and glass doors will adequately reduce traffic noise to acceptable levels.*

*The windows shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window and door construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Expandable foam products shall not be used.*

#### PUBLIC SERVICES

***Mitigation Measure PUBLIC-1:*** *The applicant shall pay applicable park in-lieu fees or dedicate parkland in accordance with the City of Manteca Municipal Code standards outlined in Chapter 3.20. Proof of payment of the in-lieu fees shall be submitted to the City Engineer.*

#### TRANSPORTATION

***Mitigation Measure TT-1:*** *Prior to first occupancy of the project site, a traffic signal with crosswalks shall be installed at the Airport Way/Crom Street intersection, as provided in the City of Manteca Public Facilities Improvement Program.*

***Mitigation Measure TT-2:*** *To maintain adequate site distance for nearby motorists, the developer shall ensure that project driveways are located a minimum of 20 feet from all nearby roadway intersections.*

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## INITIAL STUDY CHECKLIST

### **PROJECT TITLE**

Yosemite Greens

### **LEAD AGENCY NAME AND ADDRESS**

City of Manteca – City Hall  
1001 West Center Street  
Manteca, CA 95337  
(209) 456-8000

### **CONTACT PERSON AND PHONE NUMBER**

Boyce Resources  
1309 Mirassou Drive  
Manteca, CA 953336  
(209) 239-4014  
albertboyce@gmail.com

### **BACKGROUND**

The Yosemite Greens project (proposed project) IS/MND was originally submitted for public review on March 29, 2019. Subsequently, it was determined that a rezone from the existing Limited Multi-Family Dwelling (R2) zoning designation to a Planned Development (PD) zoning designation would be applicable to the proposed project. The PD zoning designation for the proposed project would allow side setbacks that differ from the current five (5) foot minimum setbacks required on both sides. Furthermore, in addition to allowing for a minimum five (5) foot side setback on both sides of the home, the PD zoning would also allow one side of a home to have a zero (0) foot setback (zero-lot-line) and the other side to have a minimum seven (7) foot setback, consistent with the Municipal Code, General Plan, and Design Guidelines. Since this rezone was not included in the IS/MND originally submitted for public review, the Yosemite Greens project (proposed project) has been recirculated.

Separately, during the public review period for the proposed project, comments were received from the several agencies and organizations, including the Central Valley Regional Water Quality Control Board, the San Joaquin Valley Air Pollution Control District, the Manteca Unified School District, the San Joaquin Council of Governments, and the California Governor's Office of Planning and Research. Based on the comments received, additional detail and/or further analysis has also been provided for some environmental impacts within this (recirculated) Initial Study, where appropriate.

### **PROJECT LOCATION AND SETTING**

The Yosemite Greens project site (project site) is located on two existing parcels with a total of approximately 13.2 acres, within the central-eastern portion of the City of Manteca, north of State Route (SR) 120, in San Joaquin County, California. The site is identified by the following San Joaquin County Assessor's Parcel Numbers (APNs): 200-130-01, and 200-130-02. The site is bound by Airport Way and an existing medium-density residence to the west, Crom Street to the north, the Manteca Park Golf Course to the east, and undeveloped/vacant and medium-density residential land to the south. Surrounding land uses include low-density residential uses to the

north, low- and medium-density residential land uses to the west, park land uses (i.e. a golf course) to the east, and existing and future medium density residential land uses to the south.

The project site currently contains a small cattle farm. Barn buildings are located in the northern portion of the project site, and grasses are predominant in the eastern half of the project site. There is a detention basin running north-south in the middle portion of the property. The project site is bordered by an irrigation drain (SSJID Drain #5) that runs along the southern boundary of the project site. existing residence is located in the parcel adjacent to the project site, to the southwest. There are no existing trees within the project site; existing trees are located adjacent to the eastern project site boundary (within the boundary of the golf course). The project site is generally flat, with an elevation range for the entire project site of approximately 23 to 27 feet above sea level.

See Figures 1 and 2 for the regional location and the project vicinity. See Figure 3 for a tentative subdivision map of the project area.

## **PROJECT DESCRIPTION**

The proposed project includes development of 99 residential units, associated amenities, and infrastructure improvements. Although the project site currently includes a total of 13.20 gross acres, the Lot "A" Basin would be separated by a Lot Line Adjustment. With 99 units on 12.14 gross acres, the proposed density within the project site would be approximately 8.15 units/gross acre, which is within the density range provided by the City of Manteca General Plan (8.1 to 15.0 units/gross acre). The typical lot size would be approximately 43 by 75 feet. As part of the proposed project, all existing structures within the project site (e.g. barn buildings) would be demolished and associated infrastructure removed, including any septic tanks, leach fields, and wells on-site, per City of Manteca requirements.

The project site borders an existing residential parcel (APN 200-130-03), located to the southwest of the project site. This residence would remain upon development of the proposed project.

### *Infrastructure and Access*

The project would be served by existing City water, sewer, and storm drainage infrastructure. The existing City laterals and lines currently located in Crom Street would be extended into the project site. As shown in Figure 3, a 1.06-acre drainage basin (Lot "A" Basin) would be located in the southeast corner of the project site. The Lot "A" Basin is expected to be separated from project site by a Lot Line Adjustment (LLA), prior to project operation. An optional swale would be located along the eastern boundary of the project site.

Access to the project site is currently located off of Airport Way. Two primary access points are proposed by the project: one southwestern entrance off of Airport Way, and one northern entrance off Crom Street. The proposed project would contain several internal streets, as shown in Figure 3. Parking would also be provided throughout the project site, in compliance with City of Manteca standards.

## **GENERAL PLAN AND ZONING DESIGNATIONS**

The project site is designated Medium Density Residential (MDR) by the Manteca General Plan Land Use Map. According to the City of Manteca 2023 General Plan, the MDR designation provides for smaller single-family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden

apartments, townhouses, and cluster housing, and mobile home parks. The density range also accommodates small-lot single family homes that are smaller in size, making them more affordable to residents. The allowed density within the MDR designation is 8.1 to 15 dwelling units per acre. With 99 units on 12.14 gross acres (after a Lot Line Adjustment proposed as part of the project), the proposed density would be approximately 8.15 dwelling units per gross acre, which is within the allowed density range. A General Plan Amendment would not be required for the project.

The project site is zoned Limited Multi-Family Dwelling (R2) by the Manteca Zoning Map. The R2 zone accommodates a variety of uses, including single-family and multi-family residential uses, school, recreation, and public uses, some utility infrastructure and public safety uses, and some child-care and medical services uses. However, a rezone would be required as part of the proposed project. The rezone would modify the zoning from the existing R2 zoning designation to a Planned Development (PD) zoning designation. The PD zoning designation for the proposed project would allow side setbacks that differ from the current five (5) foot minimum setbacks required on both sides. Furthermore, in addition to allowing for a minimum five (5) foot side setback on both sides of the home, the PD zoning would also allow one side of a home to have a zero (0) foot setback (zero-lot-line) and the other side to have a minimum seven (7) foot setback, consistent with the Municipal Code, General Plan, and Design Guidelines.

The existing General Plan land uses are shown in Figure 4 and the existing zoning designations are shown on Figure 5.

## **REQUESTED ENTITLEMENTS AND OTHER APPROVALS**

The City of Manteca is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

This document will be used by the City of Manteca to take the following actions:

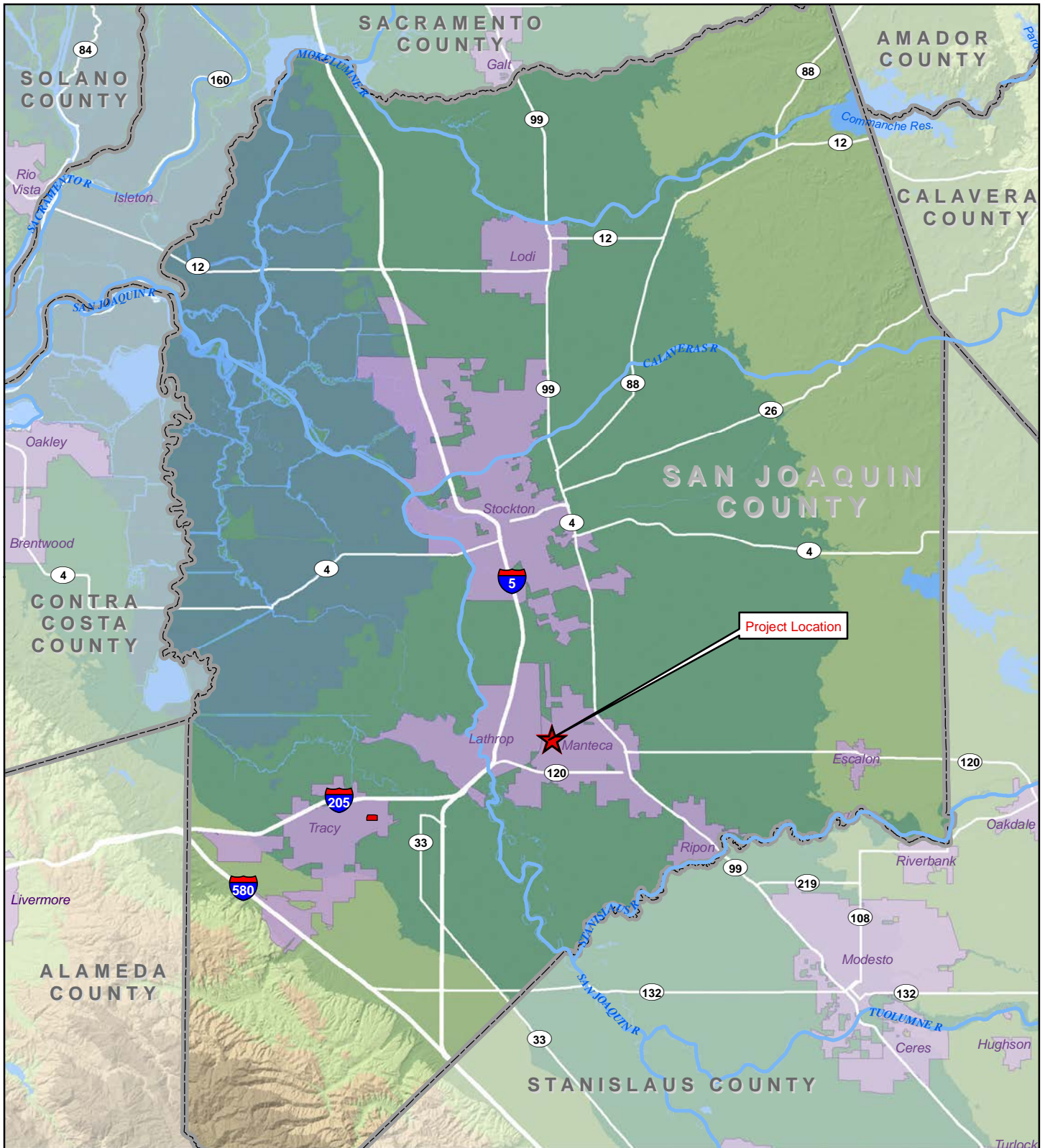
- Adoption of the Mitigated Negative Declaration (MND);
- Adoption of the Mitigation Monitoring and Reporting Program;
- City review and approval of the proposed Grading and Improvement Plans;
- City review and approval of a Lot Line Adjustment to remove the storm drainage pond from the project parcel(s); and
- Rezone of the project site from the existing R2 zoning designation to a Planned Development (PD) zoning designation.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Approval of construction-related air quality permits;
- San Joaquin Council of Governments (SJCOG) – Review of project application to determine consistency with the San Joaquin County Multi-Species Habitat, Conservation, and Open Space Plan (SJMSCP).

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Project Location

Legend

- City Area
- County Boundary



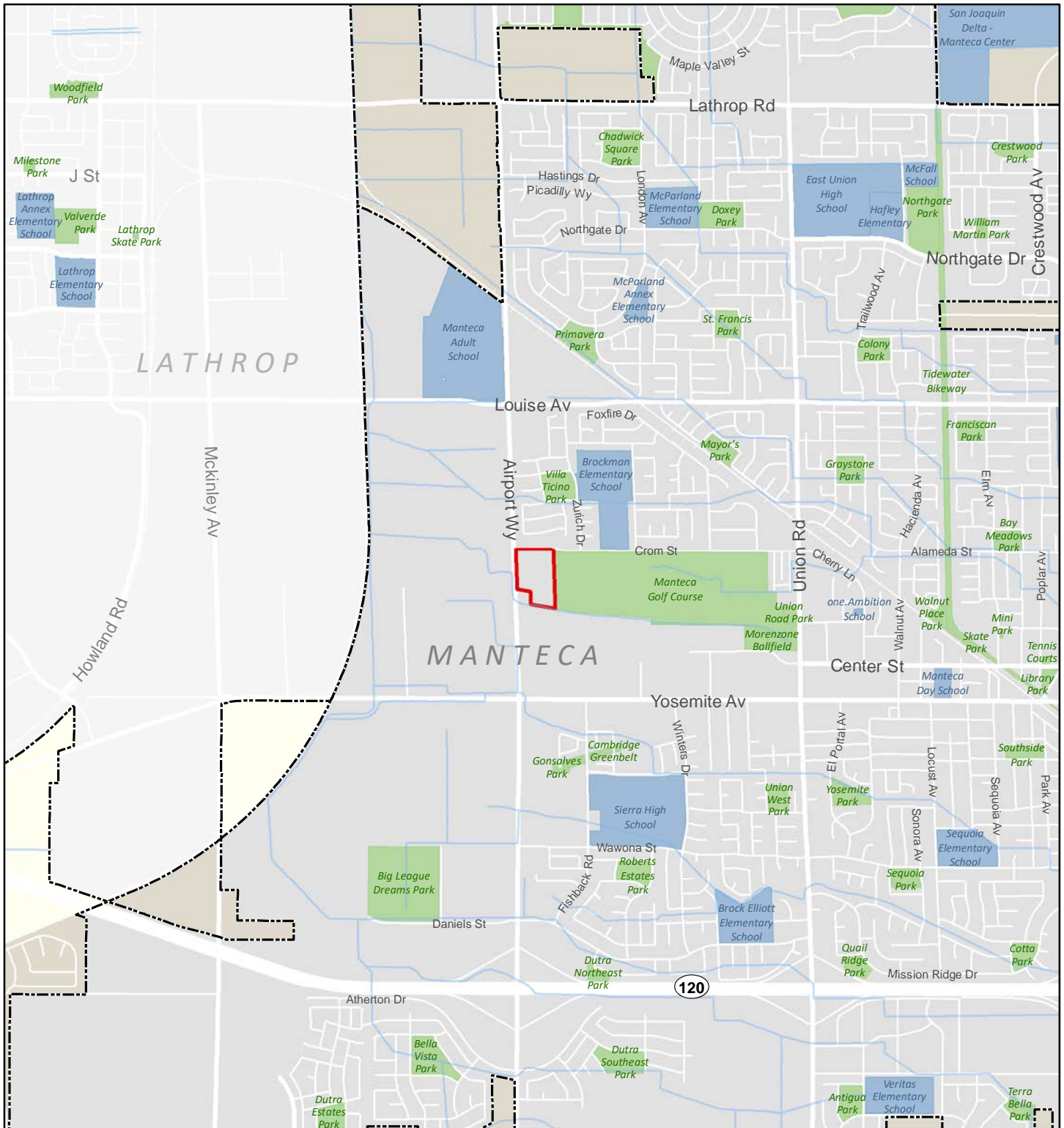
Sources: CalAtlas; San Joaquin, Stanislaus, Alameda, Contra Costa and Sacramento Counties.  
Map date: February 10, 2019.

CITY OF MANTECA - YOSEMITE GREENS

Figure 1. Regional Location Map

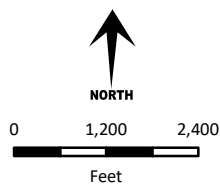
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**Legend**

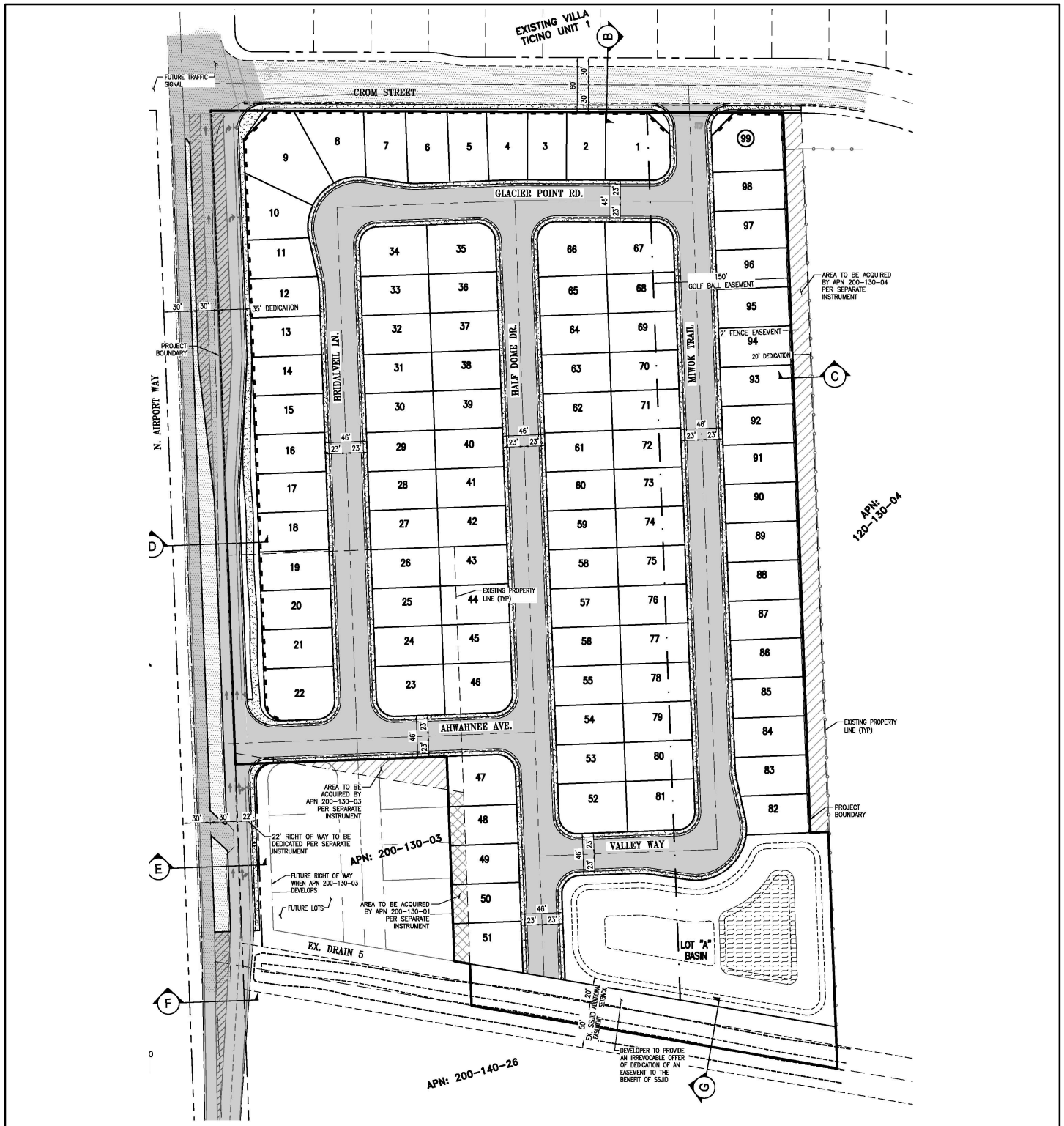
- Project Boundary
- City of Manteca
- City of Lathrop
- Manteca Sphere of Influence
- Lathrop Sphere of Influence
- Stream or Drainage
- School
- Park



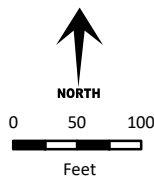
Source: San Joaquin County GIS.  
Map date: February 7, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**  
**Figure 2. Project Vicinity Map**

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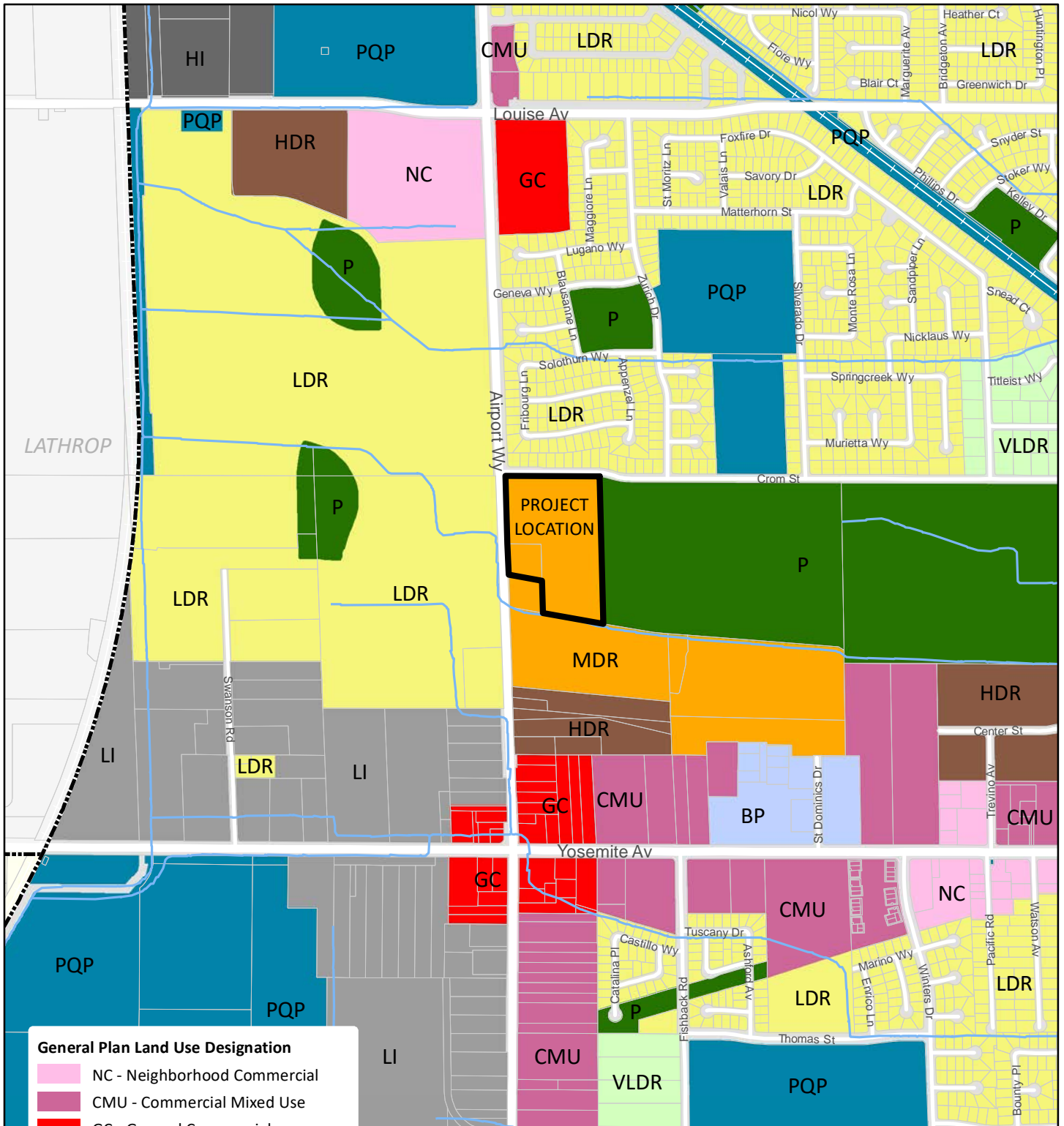


CITY OF MANTECA - YOSEMITE GREENS  
Figure 3. Tentative Subdivision Map



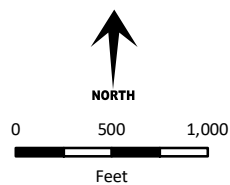
Source: North Star Engineering Group,  
Yosemite Greens Tentative Subdivision  
Map, Plotted August 19, 2019. Map  
date: August 20, 2019.

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**General Plan Land Use Designation**

- NC - Neighborhood Commercial
- CMU - Commercial Mixed Use
- GC - General Commercial
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- BP - Business Professional
- LI - Light Industrial
- HI - Heavy Industrial
- P - Park
- PQP - Public/Quasi-Public

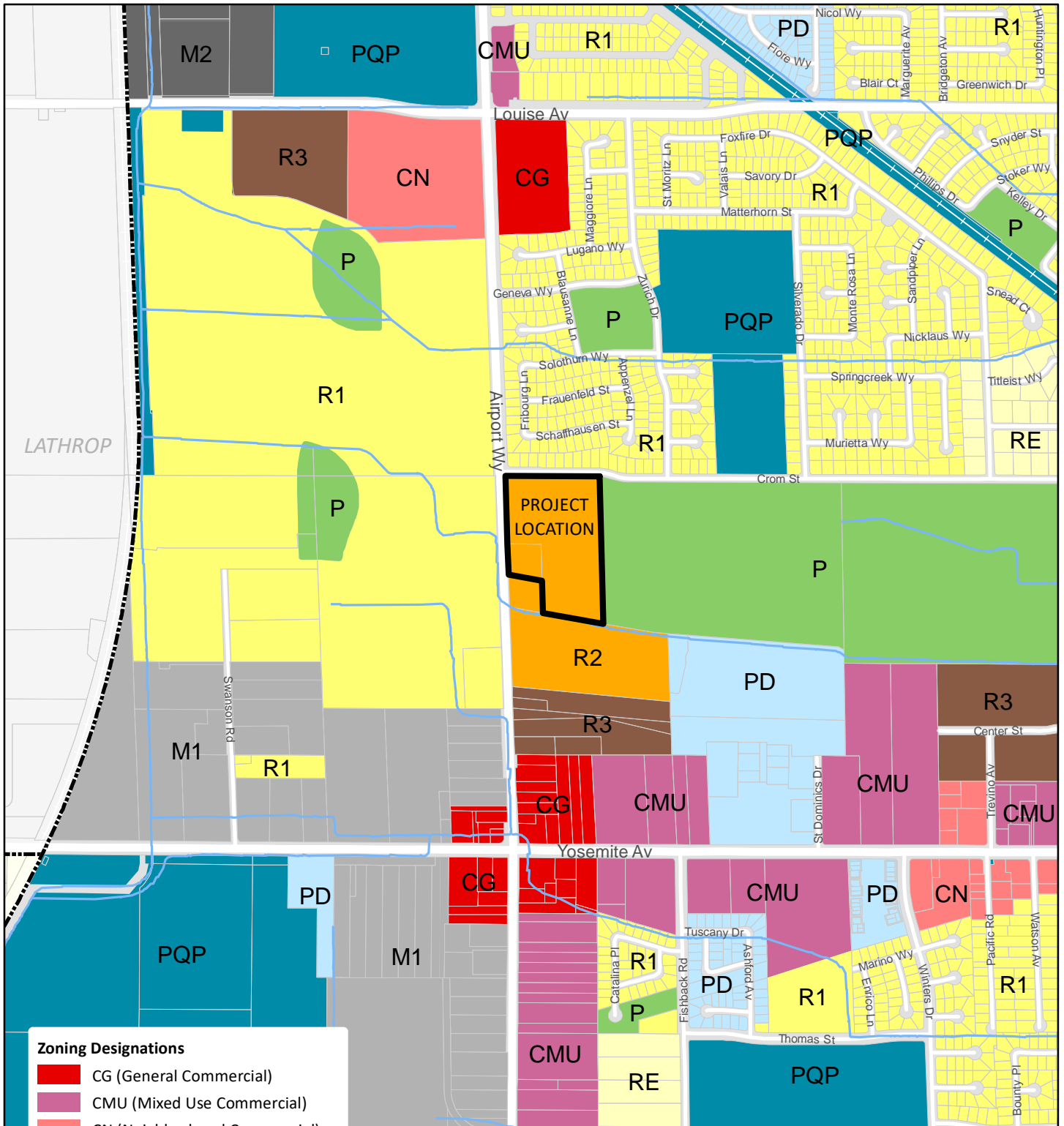


Source: City of Manteca General Plan 2010. San Joaquin County GIS. Map date: February 11, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**  
**Figure 4. General Plan Land Use Map**

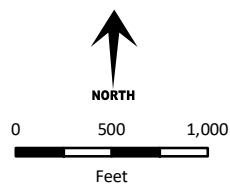
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**Zoning Designations**

- CG (General Commercial)
- CMU (Mixed Use Commercial)
- CN (Neighborhood Commercial)
- M1 (Light Industrial)
- M2 (Heavy Industrial)
- P (Park)
- PD (Planned Development)
- PQP (Public/Quasi-Public)
- R1 (One-Family Dwelling)
- R2 (Limited Multi-Family Dwelling)
- R3 (Multi-Family Dwelling)
- RE (Residential Estate)



Source: City of Manteca Zoning Layer, January 2017. San Joaquin County GIS. Map date: February 11, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**

Figure 5. Zoning Map

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## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

None of the environmental factors listed below would have potentially significant impacts as a result of development of this project, as described on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology and Soils		Greenhouse Gasses		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

## DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

## EVALUATION INSTRUCTIONS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

## EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

## ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 21 environmental topic areas.

### I. AESTHETICS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

#### *Responses to Checklist Questions*

**Responses a), c):** There are no scenic viewsheds within the City of Manteca, and the City of Manteca General Plan does not specifically designate any scenic viewsheds within the city. The existing Manteca General Plan does, however, note Manteca's scenic environmental resources including the San Joaquin River environment, and scenic vistas of the Coast Range and the Sierra.

For analysis purposes, a scenic vista can be discussed in terms of a foreground, middleground, and background viewshed. The middleground and background viewshed is often referred to as the broad viewshed. Examples of scenic vistas can include mountain ranges, valleys, ridgelines, or water bodies from a focal point of the forefront of the broad viewshed, such as visually important trees, rocks, or historic buildings. An impact would generally occur if a project would change the view to the middle ground or background elements of the broad viewshed, or remove the visually important trees, rocks, or historic buildings in the foreground. There are no scenic middleground or background views from the project site that would be significantly affected by the proposed project.

The proposed project will not significantly disrupt middleground or background views from public viewpoints. The proposed project would result in changes to the foreground views from the public viewpoint by adding residential buildings to a site that is currently used as a cattle farm.

Upon build-out, the project would be of similar visual character to nearby and adjacent developments (such as the residential community located to the north of the project site). For motorists travelling along nearby roadways, such as Airport Way or Crom Street, the project would appear to be a continuation of adjacent residential land uses and would not present unexpected or otherwise unpleasant aesthetic values within the general project vicinity.

The greatest visual change would apply to neighbors that are located south of the project site with a direct view of the area. Views of the project site are generally visible from immediately adjacent residences. Upon development of the project, landscaping would be provided throughout the project site. The proposed landscaping includes a variety of plants and support materials at varying heights that would provide some shielding from existing residences in the vicinity.

The change in character of the project site, once developed, is anticipated by the General Plan and would be visually compatible with surrounding existing commercial uses to the west, and residential uses to the north and south. Moreover, although the City considers the visual impact from the loss of active agricultural lands, not all active agricultural lands are the same. The project site does not have characteristics that would normally be considered a scenic amenity or visual resource. The existing dairy located on the project site is considered more of a nuisance within the city limits, than a scenic amenity. Many of the buildings located on the project site are in varying condition, including at last one barnyard building that appears to be in a state of disrepair (located in the southwest portion of the project site). Moreover, vehicles are often parked on the property, and waste from the dairy cows is contained on-site (at least temporarily). These practices have the potential to generate a nuisances such as odors and may be considered visually unappealing by the general public. Furthermore, proposed setbacks and landscaping around the perimeter of the site will buffer the foreground viewshed from residents in the immediate vicinity. Therefore, implementation of the proposed project would have a *less than significant* impact relative to this topic.

**Response b):** The project site is not located within view of a state scenic highway. Only one highway section in San Joaquin County is listed as a Designated Scenic Highway by the Caltrans Scenic Highway Mapping System; the segment of Interstate 580 from Interstate 5 to State Route 205. The City of Manteca is not visible from this roadway segment. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would have *no impact* relative to this topic.

**Response d):** The project site currently contains a cattle farm and an existing residence. The site contains minimal existing lighting. There is a potential for the proposed project to create new sources of light and glare. Examples of lighting would include construction lighting, street lighting, security lighting along sidewalks, exterior building lighting, interior building lighting, and automobile lighting. Examples of glare would include reflective building materials and automobiles.

There is a potential for the implementation of the proposed project to introduce new sources of light and glare into the project area. Contributors to light and glare impacts would include construction lighting and street lighting that would create ongoing light impacts to the area. Nighttime construction activities are not anticipated to be required as part of on-site roadway construction. Operational light sources from street lighting may be required to provide for safe travel. However, to minimize light and glare impacts, the City has adopted ordinances that establish lighting standards for all new and existing development. These ordinances are existing

standards. All street lighting would have to comply with the City of Manteca lighting standards. Section 17.50.060 of the Manteca Municipal Code identifies general lighting standards for light shielding, illumination levels, and nuisance prevention.

Moreover, the City of Manteca is in the process of adopting a Crime Prevention Through Environmental Design (CPTED) Ordinance. Supporting this effort, the City has two planners aboard who are (CPTED) certified. The new CPTED Ordinance will require all illumination sources to use LED. The exterior lighting will be aimed down and towards the site to provide adequate illumination without glare effect. Fixtures will have bulbs that are fully recessed and shielded and will not emit light above the horizontal plane of the shielding.

LED is the best illumination source for reducing urban glare. All streetlights within the Yosemite Greens Subdivision would comply with the CPTED streetlight illumination standards. LED lights are 40 to 60% more energy efficient than traditional lighting technologies. By using LED luminaries, it is possible to provide better quality lighting with no glare, lower energy consumption, and reduce CO<sub>2</sub> emissions.

Lastly, it is noted that sky glow is an effect of light pollution, which has historically not been an environmental concern in the City of Manteca given their enforcement of their lighting ordinance which imposes design conditions on lighting within the City's jurisdiction. It is also noted that sky glow can also be a function of lighting density, which is a function of building density. For instance, nighttime light pollution and sky glow is much more common in densely populated urban environments, but is not common within the small suburban communities of the Central Valley.

Therefore, implementation of the proposed project would have a *less than significant* impact relative to this topic.

**II. AGRICULTURE AND FORESTRY RESOURCES**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		X		
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		X		

*Responses to Checklist Questions*

**Response a):** The project site is designated as Farmland of Local Importance (eastern portion of the project site) and Rural Residential Land (western portion of the project site) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (California Department of Conservation, 2018).

The project site is designated as MDR by the Manteca General Plan Land Use Map. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The proposed project is subject to the City’s agricultural mitigation fee program and the SJMSCP. Payment of these fees is standard for the conversion of farmland in the City of Manteca. Different types of land require different levels of mitigation. The entirety of San Joaquin County is mapped according to each land use category so that landowners, project proponents and project reviewers are aware of the applicable SJMSCP fees for the proposed development. The appropriate fees are collected by the City and remitted to SJCOG for administration. SJCOG uses the funds to preserve open space land of comparable types throughout the County, often coordinating with other private or public land trusts to purchase conservation easements or buy land outright for preservation. Fees are automatically adjusted on an annual basis.

The project proponent will be required to pay the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City’s program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation. With implementation of the following mitigation measure the proposed project would be reduced to a **less than significant** impact relative to this issue.

*Mitigation Measure*

**Mitigation Measure AG-1:** *Prior to the conversion of important farmland on the project site, the project applicant shall participate in the City's agricultural mitigation fee program and the SJMSCP by paying the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City's program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.*

**Response b):** The project site is not zoned for agricultural use nor is it under a Williamson Act contract (California Department of Conservation, 2016). The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Implementation of the proposed project would have **no impact** relative to this issue.

**Response c):** The project site is not forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526). The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. Implementation of the proposed project would have **no impact** relative to this issue.

**Response d):** The project site is not forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Implementation of the proposed project would have **no impact** relative to this issue.

**Response e):** The project site does not contain forest land, and there is no forest land in the vicinity of the project site. The project site is designated MDR and will result in a conversion of the land to non-farmland. This is consistent with the General Plan. There is also farmland located immediately to the west of the project site. This land is also designated for residential uses under the General Plan. The proposed project would not result in the conversion of that land to non-farmland. The proposed project does not involve any other changes in the existing environment not disclosed under the previous responses which, due to their location or nature, could result in conversion of farmland, to non-agricultural use, or conversion of forest land to non-forest use. Implementation of the proposed project would have a **less than significant** impact relative to this issue.



**III. AIR QUALITY**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

*Existing Setting*

The project site is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

*Responses to Checklist Questions*

**Responses a), b):** Air quality emissions would be generated during construction and during operation of the proposed project. Operational emissions would come primarily from vehicle emissions from vehicle trips generated by the proposed project and from the use of energy (i.e. electricity and natural gas) within the proposed project residences.

*SJVAPCD Small Project Analysis Level (SPAL)*

The SJVAPCD has established CEQA Small Project Analysis Level (SPAL) screening thresholds, which are based on District New Source Review (NSR) offset requirements for stationary sources (SJVAPCD, 2017). Projects that fit the descriptions and are less than the project sizes provided are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The Single Family land use category was chosen for the purposes of the SPAL screening thresholds. According to the SPAL screening thresholds, Single Family projects that are less than 390 units in project size would have a less than significant impact on air quality due to criteria pollutant emissions. The proposed project would develop up to 99 single-family units, which is smaller than the 390-unit SPAL screening threshold for Single Family Projects. The 99 units is also smaller than the SPAL screening thresholds of 590 units for low rise apartments, 600 units for high rise apartments, and 590 units for general condominiums and high rise condominiums. Furthermore, the SPAL by vehicle trips (for residential housing) is 1,453 trips/day. The Transportation Impact Analysis Report prepared by Fehr & Peers for the proposed project demonstrates that proposed project would generate approximately 934 trips/day. Therefore, the proposed project trip generation is below the SPAL by vehicles trips for the land use category appropriate for the proposed project.

Therefore, with adherence to applicable regulations (including SJVAPCD Rule 9510, as described below), the proposed project would have a less than significant impact with regard to operational emissions. Further discussion of construction-related air quality impacts and operational air quality impacts are addressed (separately) below.

### **Construction-Related Emissions**

The SJVAPCD's approach to analysis of construction impacts is to require implementation of effective and comprehensive control measures, rather than to require detailed quantification of emission concentrations for modeling of direct impacts. PM<sub>10</sub> emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM<sub>10</sub> emissions from construction activities. The SJVAPCD has determined that, on its own, compliance with Regulation VIII for all sites and implementation of all other control measures indicated in Tables 6-2 and 6-3 of the SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (as appropriate) would constitute sufficient mitigation to reduce construction PM<sub>10</sub> impacts to a level considered less than significant.

Construction would result in numerous activities that would generate dust. The fine, silty soils in the project area and often strong afternoon winds exacerbate the potential for dust, particularly in the summer months. Impacts would be localized and variable. Construction impacts would last for a period of several months to several years. The initial phase of project construction would involve grading and site preparation activities, followed by building construction. Construction activities that could generate dust and vehicle emissions are primarily related to grading, soil excavation, and other ground-preparation activities, as well as building construction.

Control measures are required and enforced by the SJVAPCD under Regulation VIII. The SJVAPCD considers construction-related emissions from all projects in this region to be mitigated to a less than significant level if SJVAPCD-recommended PM<sub>10</sub> fugitive dust rules and equipment exhaust emissions controls are implemented. The proposed project would be required to comply with all applicable measures from SJVAPCD Rule VIII. The proposed project would have a less than significant impact related to construction activities on these potential impacts.

### **Operational Emissions**

For the purposes of this operational air quality analysis, actions that violate Federal standards for criteria pollutants (i.e., primary standards designed to safeguard the health of people considered to be sensitive receptors while outdoors and secondary standards designed to safeguard human welfare) are considered significant impacts. Additionally, actions that violate State standards developed by the CARB or criteria developed by the SJVAPCD, including thresholds for criteria pollutants, are considered significant impacts.

#### *SJVAPCD Rule 9510 Indirect Source Review*

District Rule 9510 requires developers of large residential, commercial and industrial projects to reduce smog-forming (NO<sub>x</sub>) and particulate (PM<sub>10</sub> and PM<sub>2.5</sub>) emissions generated by their projects. The Rule applies to many project types, including to projects which, upon full build-out, will include 50 residential units or more. Project developers are required to reduce:

- 20 percent of construction-exhaust nitrogen oxides;

- 45 percent of construction-exhaust PM<sub>10</sub>;
- 33 percent of operational nitrogen oxides over 10 years; and
- 50 percent of operational PM<sub>10</sub> over 10 years.

Developers are encouraged to meet these reduction requirements through the implementation of on-site mitigation; however, if the on-site mitigation does not achieve the required baseline emission reductions, the developer will mitigate the difference by paying an off-site fee to the District. Fees reduce emissions by helping to fund clean-air projects in the District. The proposed project would be required to consult with the SJVAPCD regarding the applicability of Rule 9510 Indirect Source Review including the fees. Therefore, the proposed project would have ***a less than significant*** impact related to these potential impacts.

**Response c):** Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. Although there are existing residences located to the north and southwest of the project site, there are no schools or elderly facilities located adjacent to the project site. The nearest school (Stella Brockman Elementary School) is located approximately 0.16 miles to the northeast of the project site, at its closest point.

Implementation of the proposed project would not expose these sensitive receptors to substantial pollutant concentrations. Air emissions would be generated during the construction and operational phases of the project. The construction phase of the project would be temporary and short-term, and the implementation of all State, Federal, and SJVAPCD requirements would greatly reduce pollution concentrations generated during construction activities. Additionally, operational emissions would be minimal and would have a negligible effect on nearby sensitive receptors.

Operation of the proposed project would result in emissions from vehicle trips and from building energy use. However, as described under Response a) – b) above, the proposed project would not generate significant concentrations of air emissions. Therefore, impacts to sensitive receptors would be negligible and this is a ***less than significant*** impact.

**Response d):** The proposed project would not generate objectionable odors. People in the immediate vicinity of construction activities may be subject to temporary odors typically associated with construction activities (diesel exhaust, hot asphalt, etc.). However, any odors generated by construction activities would be minor and would be short and temporary in duration.

Examples of facilities that are known producers of operational odors include: Wastewater Treatment Facilities, Chemical Manufacturing, Sanitary Landfill, Fiberglass Manufacturing, Transfer Station, Painting/Coating Operations (e.g. auto body shops), Composting Facility, Food Processing Facility, Petroleum Refinery, Feed Lot/Dairy, Asphalt Batch Plant, and Rendering Plant. If a project would locate receptors and known odor sources in proximity to each other further analysis may be warranted; however, if a project would not locate receptors and known odor sources in proximity to each other, then further analysis is not warranted.

The project does not include any of the aforementioned uses. As such, implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

#### IV. BIOLOGICAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

#### *Regional Setting*

The City of Manteca is located in the western portion of the Great Valley Geomorphic Province of California. The Great Valley Province is a broad structural trough bounded by the tilted block of the Sierra Nevada on the east and the complexly folded and faulted Coast Ranges on the west. The San Joaquin River is located just south and west of the City. This major river drains the Great Valley Province into the San Joaquin Delta to the north, ultimately discharging into the San Francisco Bay to the northwest.

The City of Manteca is located within the San Joaquin Valley Bioregion, which is comprised of Kings County, most of Fresno, Kern, Merced, and Stanislaus counties, and portions of Madera, San Luis Obispo, and Tulare counties. The San Joaquin Valley Bioregion is the third most populous out of ten bioregions in the state, with an estimated 2 million people. The largest cities are Fresno, Bakersfield, Modesto, and Stockton. Interstate 5 and State Route 99 are the major north-south roads that run the entire length of the bioregion. Habitat in the bioregion includes vernal pools, valley sink scrub and saltbush, freshwater marsh, grasslands, arid plains, orchards, and oak savannah. Historically, millions of acres of wetlands flourished in the bioregion, but stream diversions for irrigation dried all but about five percent. Remnants of the wetland habitats are

protected in this bioregion in publicly owned parks, reserves, and wildlife areas. The bioregion is considered the state's top agricultural producing region with the abundance of fertile soil.

The region has a Mediterranean climate that is subject to cool, wet winters (often blanketed with fog) and hot, dry summers. The average annual precipitation is approximately 13.81 inches. Precipitation occurs as rain most of which falls between the months of November through April, peaking in January at 2.85 inches. The average temperatures range from December lows of 37.5 F to July highs of 94.3 F.

The project site is relatively flat with a natural gentle slope from southwest to northeast. Topographic features within the project site include level fields, farm roads/driveways, irrigation ditches/catch basins, stockpiles. Elevation ranges from approximately 23 to 27 feet above mean sea level. There are no rivers, streams, or other natural aquatic habitats on the Project site. The fields are regularly grazed by cattle throughout the year. The fields are fenced, and structured into paddocks.

Vegetation on the Project site consists of barren, agricultural, ruderal, and landscaping. Because of the active grazing, there is very limited identifiable vegetation in the fields. Common plant species observed in these areas include: wild oat (*Avena barbata*), softchess (*Bromus hordeaceus*) alfalfa (*Medicago sativa*), Russian thistle (*Salsola tragus*), Italian thistle (*Carduus pycnocephalus*), rough pigweed (*Amaranthus retroflexus*), sunflower (*Helianthus annuus*), tarragon (*Artemisia dracuncululus*), prickly lettuce (*Lactuca serriola*), milk thistle (*Silybum marianum*), sow thistle (*Sonchus asper*), barley (*Hordeum* sp.), mustard (*Brassica niger*), and heliotrope (*Heliotropium curassavicum*).

Agricultural and ruderal vegetation found on the Project site provides habitat for both common and a few special-status wildlife populations. For example, some commonly observed wildlife species in the region include: California ground squirrel (*Spermophilus beecheyi*), California vole (*Microtus californicus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), red-tailed hawk (*Buteo jamaicensis*), northern harrier (*Circus cyaneus*), American kestrel (*Falco sparverius*), white-tailed kite (*Elanus leucurus*), American killdeer (*Charadrius vociferus*), gopher snake (*Pituophis melanoleucus*), garter snake (*Thamnophis species*), and western fence lizard (*Sceloporus occidentalis*), as well as many native insect species. There are also several bat species in the region. Bats often feed on insects as they fly over agricultural and natural areas.

Locally common and abundant wildlife species are important components of the ecosystem. Due to habitat loss, many of these species must continually adapt to using agricultural, ruderal, and ornamental vegetation for cover, foraging, dispersal, and nesting.

### *Responses to Checklist Questions*

**Response a):** The following discussion is based on a background search of special-status species that are documented in the California Natural Diversity Database (CNDDDB), the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants, and the U.S. Fish and Wildlife Service's (USFWS) records of listed endangered and threatened species from the IPAC database. The background search was regional in scope and focused on the documented occurrences within 10 miles of the Project site. Table BIO-1 provides a list of special-status plants and Table BIO-2 provides a list of special-status animals.

**TABLE BIO-1: SPECIAL-STATUS PLANT SPECIES WHICH MAY OCCUR IN PROJECT AREA**

SPECIES	STATUS (FED./CA/ CNPS/SJMSCP)	GEOGRAPHIC DISTRIBUTION	HABITAT AND BLOOMING PERIOD
Big tarplant <i>Blepharizonia plumosa</i>	--/--/1B.1/No	San Francisco Bay area with occurrences in Alameda, Contra Costa, San Joaquin, Stanislaus, and Solano Counties	Valley and foothill grassland; 30-505 m. July-Oct.
Slough thistle <i>Cirsium crassicaule</i>	--/--/1B.1/Yes	San Joaquin Valley: Kings, Kern, and San Joaquin Counties	Freshwater sloughs and marshes; 3-100 m. May-August.
Recurved larkspur <i>Delphinium recurvatum</i>	--/--/1B.2/Yes	Central Valley from Colusa to Kern Counties	Alkaline soils in saltbush scrub, cismontane woodland, valley and foothill grassland; 3-750 m. March-May.
Round-leaved filaree <i>Erodium macrophyllum</i>	--/--/2.1/No	Scattered occurrences in the Great Valley, southern north Coast Ranges, San Francisco Bay area, south Coast Ranges, Channel Islands, Transverse Ranges, and Peninsular Ranges	Cismontane woodland, valley and foothill grassland on clay soils; 15-1,200 m. March-May.
Delta button-celery <i>Eryngium racemosum</i>	--/E/1B.1/Yes	San Joaquin River delta floodplains and adjacent Sierra Nevada foothills: Calaveras, Merced, San Joaquin, and Stanislaus Counties	Riparian scrub, seasonally inundated depressions along floodplains on clay soils; below 75 m. June-August.
Wright's trichocoronis <i>Trichocoronis wrightii</i> var. <i>wrightii</i>	--/--/2.1/Yes	Scattered locations in the Central Valley; southern coast of Texas	Floodplains, moist places, on alkaline soils; below 450 m. May-September.
Caper-fruited tropidocarpum <i>Tropidocarpum capparideum</i>	--/--/1B.1/Yes	Historically known from the northwest San Joaquin Valley and adjacent Coast Range foothills; currently known from Fresno, Monterey, and San Luis Obispo Counties	Alkaline hills in valley and foothill grassland; below 455 m. March-April.

NOTES: CNPS = CALIFORNIA NATIVE PLANT SOCIETY

SJMSCP = SAN JOAQUIN MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN

**FEDERAL**

E = ENDANGERED UNDER THE FEDERAL ENDANGERED SPECIES ACT.

T = THREATENED UNDER THE FEDERAL ENDANGERED SPECIES ACT.

**STATE**

E = ENDANGERED UNDER THE CALIFORNIA ENDANGERED SPECIES ACT.

T = THREATENED UNDER THE CALIFORNIA ENDANGERED SPECIES ACT.

R = RARE UNDER THE CALIFORNIA ENDANGERED SPECIES ACT

**CALIFORNIA NATIVE PLANT SOCIETY**

1B = RARE, THREATENED, OR ENDANGERED IN CALIFORNIA AND ELSEWHERE.

2 = RARE, THREATENED, OR ENDANGERED IN CALIFORNIA, BUT MORE COMMON ELSEWHERE.

3 = A REVIEW LIST – PLANTS ABOUT WHICH MORE INFORMATION IS NEEDED.

4 = PLANTS OF LIMITED DISTRIBUTION – A WATCH LIST

.1 = SERIOUSLY ENDANGERED IN CALIFORNIA (OVER 80% OF OCCURRENCES THREATENED-HIGH DEGREE AND IMMEDIACY OF THREAT).

.2 = FAIRLY ENDANGERED IN CALIFORNIA (20-80% OCCURRENCES THREATENED).

.3 = NOT VERY ENDANGERED IN CALIFORNIA (&lt;20% OF OCCURRENCES THREATENED).

**Special Status Plant Species**

There are seven special status plants identified as having the potential to occur on the project site based on known occurrences in the region. These include: Big tarplant (*Blepharizonia plumosa*), Slough thistle (*Cirsium crassicaule*), Recurved larkspur (*Delphinium recurvatum*), Round-leaved filaree (*Erodium macrophyllum*), Delta button-celery (*Eryngium racemosum*), Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*), and Caper-fruited tropidocarpum (*Tropidocarpum capparideum*).

Of the seven species, there are no federal listed species, one state listed species (endangered), five CNPS 1B listed species (including the state listed species), and two CNPS 2 listed species. The state listed species and CNPS 1B listed species are covered species under the SJMCP. The CNPS 2 listed species are not covered under the SJMCP.



Field surveys and habitat evaluations were performed in February 2019, which does not coincide with the blooming period, however, the site was essentially void of vegetation identifiable to the species level based on the grazing on the project site.

**TABLE BIO-2: SPECIAL-STATUS WILDLIFE AND FISH SPECIES WHICH MAY OCCUR IN PROJECT AREA**

SPECIES	STATUS (FED/CA/ SJMSCP)	GEOGRAPHIC DISTRIBUTION	HABITAT REQUIREMENTS
<i>INVERTEBRATES</i>			
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T/--/Yes	Central Valley, central and south Coast Ranges from Tehama County to Santa Barbara County. Isolated populations also in Riverside County	Common in vernal pools; they are also found in sandstone rock outcrop pools.
Vernal pool tadpole shrimp <i>Lepidurus packardi</i>	E/--/Yes	Shasta County south to Merced County	Vernal pools and ephemeral stock ponds.
Molestan blister beetle <i>Lytta molesta</i>	--/--/Yes	Distribution of this species is poorly known.	Annual grasslands, foothill woodlands or saltbush scrub.
Sacramento anthicid beetle <i>Anthicus sacramento</i>	--/--/No	Found in several locations along the Sacramento and San Joaquin rivers, from Shasta to San Joaquin counties, and at one site along the Feather River.	Sand dune area, sand slipfaces among bamboo and willow, but may not depend on these plants.
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	T/--/Yes	Stream side habitats below 3,000 feet throughout the Central Valley	Riparian and oak savanna habitats with elderberry shrubs; elderberries are the host plant.
<i>AMPHIBIANS</i>			
California tiger salamander <i>Ambystoma californiense</i> ( <i>A. tigrinum</i> c.)	T/SSC/Yes	Central Valley, including Sierra Nevada foothills, up to approximately 1,000 feet, and coastal region from Butte County south to northeastern San Luis Obispo County.	Small ponds, lakes, or vernal pools in grass-lands and oak woodlands for larvae; rodent burrows, rock crevices, or fallen logs for cover for adults and for summer dormancy.
California red-legged frog <i>Rana aurora draytoni</i>	T/SSC/Yes	Found along the coast and coastal mountain ranges of California from Marin County to San Diego County and in the Sierra Nevada from Tehama County to Fresno County	Permanent and semi-permanent aquatic habitats, such as creeks and cold-water ponds, with emergent and submergent vegetation. May estivate in rodent burrows or cracks during dry periods.
<i>BIRDS</i>			
Aleutian goose <i>Branta canadensis leucopareia</i>	D/--/Yes	The entire population winters in Butte Sink, then moves to Los Banos, Modesto, the Delta, and East Bay reservoirs; stages near Crescent City during spring before migrating to breeding grounds.	Roosts in large marshes, flooded fields, stock ponds, and reservoirs; forages in pastures, meadows, and harvested grainfields; corn is especially preferred
American Peregrine Falcon <i>Falco peregrinus anatum</i>	D (BCC)/D/No	Patchy breeding distribution and occur across the continental U.S., with bigger concentrations taking place in the western states and Alaska. They winter in the northern limits of their range, including portions of Canada, and are very widespread during migration.	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.
Bald eagle <i>Haliaeetus leucocephalus</i>	D (BCC)/E/No	Nests in Siskiyou, Modoc, Trinity, Shasta, Lassen, Plumas, Butte, Tehama, Lake, and Mendocino Counties and in the Lake Tahoe Basin. Reintroduced into central coast. Winter range includes the rest of California, except the southeastern deserts, very high altitudes in the Sierra Nevada, and east of the Sierra Nevada south of Mono County	In western North America, nests and roosts in coniferous forests within 1 mile of a lake, reservoir, stream, or the ocean

<i>SPECIES</i>	<i>STATUS (FED/CA/ SJMSCP)</i>	<i>GEOGRAPHIC DISTRIBUTION</i>	<i>HABITAT REQUIREMENTS</i>
Burrowing owl <i>Athene cunicularia</i>	BCC/SSC/Yes	Lowlands throughout California, including the Central Valley, northeastern plateau, southeastern deserts, and coastal areas. Rare along south coast	Level, open, dry, heavily grazed or low stature grassland or desert vegetation with available burrows
California black rail <i>Laterallus jamaicensis coturniculus</i>	BCC/T/Yes	Permanent resident in the San Francisco Bay and east-ward through the Delta into Sacramento and San Joaquin Counties; small populations in Marin, Santa Cruz, San Luis Obispo, Orange, Riverside, and Imperial Counties	Tidal salt marshes associated with heavy growth of pickleweed; also occurs in brackish marshes or freshwater marshes at low elevations
Fox sparrow <i>Branta canadensis leucopareia</i>	BCC/--/No	Found throughout North American, with several subspecies wintering in chaparral in California.	Breed in thickets and chaparral across northern North America and south along the western mountains. During migration, Fox Sparrows forage in the leaf litter of open hardwood forests as well as swampy thickets. Winter in chaparral.
Least Bittern <i>Ixobrychus exilis</i>	BCC/SSC/No	Nest in large marshes with dense vegetation from southern Canada to northern Argentina. These birds migrate from the northern parts of their range in winter for the southernmost coasts of the United States and areas further south, travelling at night.	Colonial nester in marshlands and borders of ponds and reservoirs which provide ample cover. Nests usually placed low in tules, over water. Marsh & swamp wetland.
lesser yellowlegs <i>Branta canadensis leucopareia</i>	BCC/--/No	Wintering occurs along the coasts of California, Baja California, southeastern U.S., and along the Gulf of Mexico, in addition to southeastern Texas and throughout Central America.	Wintering habitat use varies with rainfall; tidal flats may be frequented during the dry season, while adjacent shallow lagoons and marshes are used during the rainy season.
lewis's woodpecker <i>Branta canadensis leucopareia</i>	BCC/--/No	Breed from southern British Columbia down to Arizona and New Mexico; this range also covers California east to Colorado. They winter from southern British Columbia throughout the southwestern U.S. Within the northern portion of its breeding range, it remains present throughout the year in many portions of its breeding range.	Open ponderosa pine forest, open riparian woodland dominated by cottonwood, and logged or burned pine forest. Their breeding distribution is widely associated with ponderosa pine distribution in western North America. Lewis's Woodpeckers commonly reuse existing nest holes or natural cavities in trees, as they do not use newly excavated ones.
Loggerhead shrike <i>Lanius ludovicianus</i>	BCC/SSC/Yes	Resident and winter visitor in lowlands and foothills throughout California. Rare on coastal slope north of Mendocino County, occurring only in winter	Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches
Long-billed curlew <i>Numenius americanus</i>	BCC/--/Yes	Nests in northeastern California in Modoc, Siskiyou, and Lassen Counties. Winters along the coast and in interior valleys west of Sierra Nevada	Nests in high-elevation grasslands adjacent to lakes or marshes. During migration and in winter; frequents coastal beaches and mudflats and interior grasslands and agricultural fields
Marbled godwit <i>Branta canadensis leucopareia</i>	BCC/--/No	Breeds in Montana as well as North and South Dakota, with this range extending through Alberta, Saskatchewan and Manitoba in Canada. Marbled Godwits winter along both coasts and the Gulf of Mexico and are transient elsewhere.	Breeds in marshes and flooded plains, in migration and winter also on mudflats and beaches.
Mountain plover <i>Charadrius montanus</i>	BCC/SSC/Yes	Does not breed in California; in winter, found in the Central Valley south of Yuba County, along the coast in parts of San Luis Obispo, Santa Barbara, Ventura, and San Diego Counties; parts of Imperial, Riverside, Kern, and Los Angeles Counties	Occupies open plains or rolling hills with short grasses or very sparse vegetation; nearby bodies of water are not needed; may use newly plowed or sprouting grainfields
Nuttalls woodpecker <i>Branta canadensis leucopareia</i>	BCC/--/No	Year-round distribution occurs from northern California and southward to northwestern Baja California.	Found primarily in oak woodlands, but also found in riparian woodlands. Tree nest cavity excavated by males with little assistance from females; male may roost in cavity as it nears completion.



SPECIES	STATUS (FED/CA/ SJMSCP)	GEOGRAPHIC DISTRIBUTION	HABITAT REQUIREMENTS
Oak titmouse <i>Baeolophus inornatus</i>	BCC/S/No	Nonmigratory species that breeds from Oregon, through California and to northwest Baja California, Mexico.	Live in warm, open, dry oak or oak-pine woodlands. Many will use scrub oaks or other brush as long as woodlands are nearby. Nests are built in tree cavities. Occasionally, Oak Titmice nest in stumps, fenceposts, pipes, eaves, or holes in riverbanks. They will also use nest boxes.
Short-eared owl <i>Asio flammeus</i>	BCC/SSC/Yes	Permanent resident along the coast from Del Norte County to Monterey County although very rare in summer north of San Francisco Bay, in the Sierra Nevada north of Nevada County, in the plains east of the Cascades, and in Mono County; small, isolated populations	Freshwater and salt marshes, lowland meadows, and irrigated alfalfa fields; needs dense tules or tall grass for nesting and daytime roosts.
Song sparrow (Modesto Population) <i>Melospiza melodia</i>	BCC/SSC/Yes	Restricted to California, where it is locally numerous in the Sacramento Valley, Sacramento–San Joaquin River Delta, and northern San Joaquin Valley. Exact boundaries of range uncertain.	Found in emergent freshwater marshes dominated by tules ( <i>Scirpus</i> spp.) and cattails ( <i>Typha</i> spp.) as well as riparian willow ( <i>Salix</i> spp.) thickets. They also nest in riparian forests of Valley Oak ( <i>Quercus lobata</i> ) with a sufficient understory of blackberry ( <i>Rubus</i> spp.), along vegetated irrigation canals and levees, and in recently planted Valley Oak restoration sites.
Swainson’s hawk <i>Buteo swainsoni</i>	BCC/T/Yes	Lower Sacramento and San Joaquin Valleys, the Klamath Basin, and Butte Valley. Highest nesting densities occur near Davis and Woodland, Yolo County	Nests in oaks or cottonwoods in or near riparian habitats. Forages in grasslands, irrigated pastures, and grain fields
Merlin <i>Falco columbarius</i>	--/--/Yes	Does not nest in California. Rare but widespread winter visitor to the Central Valley and coastal areas	Forages along coastline in open grasslands, savannas, and woodlands. Often forages near lakes and other wetlands
Tricolored blackbird <i>Agelaius tricolor</i>	BCC/C (SSC)/Yes	Permanent resident in the Central Valley from Butte County to Kern County. Breeds at scattered coastal locations from Marin County south to San Diego County; and at scattered locations in Lake, Sonoma, and Solano Counties. Rare nester in Siskiyou, Modoc, and Lassen Counties	Nests in dense colonies in emergent marsh vegetation, such as tules and cattails, or upland sites with blackberries, nettles, thistles, and grainfields. Habitat must be large enough to support 50 pairs. Probably requires water at or near the nesting colony
Western grebe <i>Branta canadensis leucopareia</i>	BCC/--/No	Breeds mainly from western Canada, east to southwestern Manitoba, and south through U.S. from California and Utah through the northern Rocky Mountain and upper Great Plains states. Winters mainly along Pacific Coast from southeastern Alaska to northwestern Mexico.	Breed on freshwater lakes and marshes with extensive open water bordered by emergent vegetation. During winter they move to saltwater or brackish bays, estuaries, or sheltered sea coasts and are less frequently found on freshwater lakes or rivers.
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	T (BCC)/E/Yes	Nests along the upper Sacramento, lower Feather, south fork of the Kern, Amargosa, Santa Ana, and Colorado Rivers	Wide, dense riparian forests with a thick understory of willows for nesting; sites with a dominant cottonwood overstory are preferred for foraging; may avoid valley oak riparian habitats where scrub jays are abundant
Williamson’s sapsucker <i>Branta canadensis leucopareia</i>	BCC/--/No	Breeding: Southern British Columbia, through central Washington to California; extending to Idaho, Montana, Utah, Wyoming, Colorado, New Mexico and Arizona. Winter: Arizona, New Mexico, through the Sierra Madres and into central Mexico.	Inhabits open coniferous and mixed coniferous-deciduous forests.
Yellow-billed magpie <i>Pica nuttalli</i>	BCC/--/No	The year-round range of Yellow-billed Magpies is entirely in California.	Resides in oak savanna, open areas with large trees, and along streams. This species also forages in grassland, pasture, fields, and orchards.
Yellow-headed blackbird <i>Xanthocephalus</i>	--/SSC/Yes	Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds.	Nests only where large insects such as odonatan are abundant, nesting timed with maximum emergence of aquatic insects.

FISH

SPECIES	STATUS (FED/CA/ SJMSCP)	GEOGRAPHIC DISTRIBUTION	HABITAT REQUIREMENTS
Delta smelt <i>Hypomesus transpacificus</i>	T/T/Yes	Primarily in the Sacramento–San Joaquin Estuary but has been found as far upstream as the mouth of the American River on the Sacramento River and Mossdale on the San Joaquin River; range extends downstream to San Pablo Bay.	Occurs in estuary habitat in the Delta where fresh and brackish water mix in the salinity range of 2–7 parts per thousand.
Hardhead <i>Mylopharodon conocephalus</i>	--/SSC/No	Tributary streams in the San Joaquin drainage; large tributary streams in the Sacramento River and the main stem	Resides in low to mid-elevation streams and prefer clear, deep pools and runs with slow velocities. They also occur in reservoirs.
Central Valley steelhead <i>Oncorhynchus mykiss</i>	T/--/No	Sacramento River and tributary Central Valley rivers.	Occurs in well-oxygenated, cool, riverine habitat with water temperatures from 7.8°C to 18°C. Habitat types are riffles, runs, and pools.
Central Valley fall- /late fall-run Chinook salmon <i>Oncorhynchus tshawytscha</i>	--/SSC/No	Sacramento and San Joaquin Rivers and tributary Central Valley rivers.	Have the same general habitat requirements as winter and spring-run Chinook salmon.
Longfin smelt <i>Spirinchus thaleichthys</i>	--/SSC/Yes	Occurs in estuaries along the California coast. Adults concentrated in Suisun, San Pablo, and North San Francisco Bays.	Prior to spawning, these fish aggregate in deepwater habitats available in the northern Delta, including, primarily, the channel habitats of Suisun Bay and the Sacramento River. Spawning occurs in fresh water on the San Joaquin River below Medford Island and on the Sacramento River below Rio Vista.
<b>MAMMALS</b>			
Riparian (San Joaquin Valley) woodrat <i>Neotoma fuscipes riparia</i>	E/SSC, FP/Yes	Historical distribution along the San Joaquin, Stanislaus, and Tuolumne Rivers, and Caswell State Park in San Joaquin, Stanislaus, and Merced Counties; presently limited to San Joaquin County at Caswell State Park and a possible second population near Vernalis	Riparian habitats with dense shrub cover, willow thickets, and an oak overstory
Riparian brush rabbit <i>Sylvilagus bachmani riparius</i>	E/E/Yes	Limited to San Joaquin County at Caswell State Park near the confluence of the Stanislaus and San Joaquin Rivers and Paradise Cut area on Union Pacific right-of-way lands	Native valley riparian habitats with large clumps of dense shrubs, low-growing vines, and some tall shrubs and trees
American badger <i>Taxidea taxus</i>	--/SSC/Yes	In California, badgers occur throughout the state except in humid coastal forests of northwestern California in Del Norte and Humboldt Counties	Badgers occur in a wide variety of open, arid habitats but are most commonly associated with grasslands, savannas, mountain meadows, and open areas of desert scrub; the principal habitat requirements for the species appear to be sufficient food (burrowing rodents), friable soils, and relatively open, uncultivated ground
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	E/T/Yes	Principally occurs in the San Joaquin Valley and adjacent open foothills to the west; recent records from 17 counties extending from Kern County north to Contra Costa County	Saltbush scrub, grassland, oak, savanna, and freshwater scrub
<b>REPTILES</b>			
Giant garter snake <i>Thamnophis couchi gigas</i>	T/T/Yes	Central Valley from the vicinity of Burrell in Fresno County north to near Chico in Butte County; has been extirpated from areas south of Fresno	Sloughs, canals, low gradient streams and freshwater marsh habitats where there is a prey base of small fish and amphibians; they are also found in irrigation ditches and rice fields; requires grassy banks and emergent vegetation for basking and areas of high ground protected from flooding during winter.

## STATUS EXPLANATIONS:

**FEDERAL**

E = ENDANGERED UNDER THE FEDERAL ENDANGERED SPECIES ACT.

*T* = THREATENED UNDER THE FEDERAL ENDANGERED SPECIES ACT.  
*PE* = PROPOSED FOR ENDANGERED UNDER THE FEDERAL ENDANGERED SPECIES ACT.  
*PT* = PROPOSED FOR THREATENED UNDER THE FEDERAL ENDANGERED SPECIES ACT.  
*C* = CANDIDATE SPECIES FOR LISTING UNDER THE FEDERAL ENDANGERED SPECIES ACT.  
*D* = DELISTED FROM FEDERAL LISTING STATUS.  
*BCC* = BIRD OF CONSERVATION CONCERN

#### STATE

*E* = ENDANGERED UNDER THE CALIFORNIA ENDANGERED SPECIES ACT.  
*T* = THREATENED UNDER THE CALIFORNIA ENDANGERED SPECIES ACT.  
*C* = CANDIDATE SPECIES FOR LISTING UNDER THE STATE ENDANGERED SPECIES ACT.  
*FP* = FULLY PROTECTED UNDER THE CALIFORNIA FISH AND GAME CODE.  
*SSC* = SPECIES OF SPECIAL CONCERN IN CALIFORNIA.

## Special Status Wildlife Species

**Invertebrates:** There are three special-status invertebrates that are documented within a 10-mile radius of the Project site according to the CNDDDB including: Molestan blister beetle (*Lytta molesta*), Sacramento anthicid beetle (*Anthicus sacramento*), and valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). In addition, the Vernal pool fairy shrimp (*Branchinecta lynchi*) and Vernal pool tadpole shrimp (*Lepidurus packardii*) are documented in the USFWS IPAC database as potentially occurring within the region.

Vernal pool fairy shrimp (VPFS) is a federal threatened invertebrate found in the Central Valley, central and south Coast Ranges from Tehama County to Santa Barbara County. They are commonly found in vernal pools and in sandstone rock outcrop pools. VPFS is not anticipated to be directly affected by any individual phase or component of the proposed project because there is not appropriate vernal pool habitat on the Project site.

Vernal pool tadpole shrimp (VPTS) is a federal endangered invertebrate found in vernal pools and stock ponds from Shasta county south to Merced county. VPTS is not anticipated to be directly affected by any individual phase or component of the proposed project because there is not appropriate vernal pool habitat on the Project site.

Valley elderberry longhorn beetle (VELB) is a federal threatened insect, proposed for delisting. Elderberry (*Sambucus* sp.), which is a primary host species for valley elderberry longhorn beetle (VELB). VELB is not anticipated to be directly affected by the proposed project.

Essential habitat for Molestan blister beetle and Sacramento anthicid beetle is not present on the Project site.

No special-status invertebrates are expected to be affected by the proposed project. Nevertheless, Mitigation Measure BIO-1 requires the Project proponent to seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.

**Reptile and amphibian species:** There is one special-status amphibian that is documented within a 10-mile radius of the Project site according to the CNDDDB including: California tiger salamander (*Ambystoma californiense*). In addition, the California red-legged frog (*Rana aurora*

*draytoni*) and Giant garter snake (*Thamnophis couchi gigas*) are documented in the USFWS IPAC database as potentially occurring within the region. There is no essential habitat for any of these three species within the Project.

No special-status reptiles or amphibians are expected to be affected by the proposed project. Nevertheless, Mitigation Measure BIO-1 requires the Project proponent to seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.

**Birds:** Special-status birds that are documented in the CNDDDB within a ten-mile radius of the Project site include: Aleutian goose (*Branta canadensis leucopareia*), Yellow-headed blackbird (*Xanthocephalus xanthocephalus*), Swainson's hawk (*Buteo swainsoni*), song sparrow (Modesto population) (*Melospiza melodia*), Merlin (*Falco columbarius*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), burrowing owl (*Athene cunicularia*), Tricolored blackbird (*Agelaius tricolor*). In addition, the bald eagle (*Haliaeetus leucocephalus*), black rail (*Laterallus jamaicensis*), fox sparrow (*Passerella iliaca*), least bittern (*Ixobrychus exilis*), lesser yellowlegs (*Tringa flavipes*), Lewis's woodpecker (*Melanerpes lewis*), loggerhead shrike (*Lanius ludovicianus*), long-billed curlew (*Numenius americanus*), marbled godwit (*Limosa fedoa*), mountain plover (*Charadrius montanus*), Nuttalls woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), peregrine falcon (*Falco peregrinus*), short-eared owl (*Asio flammeus*), western grebe (*Aechmophorus occidentalis*), Williamson's sapsucker (*Sphyrapicus thyroideus*), and yellow-billed magpie (*Pica nuttalli*) are documented in the USFWS IPAC database as potentially occurring within the region. The Project site may provide suitable foraging habitat for a variety of potentially occurring special-status birds, including those listed above. Potential nesting habitat is present in a variety of trees located within the Project site and in the vicinity. There is also the potential for other special-status birds that do not nest in this region and represent migrants or winter visitants to forage on the Project site.

**Year-round birds:** Special-status birds that can be present in the region throughout the year include: bald eagle (*Haliaeetus leucocephalus*), black rail (*Laterallus jamaicensis*), burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), Nuttalls woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), song sparrow (Modesto population) (*Melospiza melodia*), tricolored blackbird (*Agelaius tricolor*), Williamson's sapsucker (*Sphyrapicus thyroideus*), yellow-billed magpie (*Pica nuttalli*), among others. Some of these species are migratory, but also reside year-round in California.

**Summering Birds:** Special-status birds that are only present in the region in the spring and summer months include: Aleutian goose (*Branta canadensis leucopareia*), least bittern (*Ixobrychus exilis*), Swainson's hawk (*Buteo swainsoni*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and yellow-billed magpie (*Pica nuttalli*).

**Overwintering Birds:** Special-status birds that are only present in the region in the fall and winter months include: fox sparrow (*Passerella iliaca*), lesser yellowlegs (*Tringa flavipes*), Lewis's woodpecker (*Melanerpes lewis*), long-billed curlew (*Numenius americanus*), marbled godwit (*Limosa fedoa*), merlin (*Falco columbarius*), mountain plover (*Charadrius montanus*), peregrine

falcon (*Falco peregrinus*), short-eared owl (*Asio flammeus*), and western grebe (*Aechmophorus occidentalis*).

**Nesting Raptors (Birds of Prey):** All raptors (owls, hawks, eagles, falcons), including species and their nests, are protected from take pursuant to the Fish and Game Code of California Section 3503.5, and the federal Migratory Bird Treaty Act, among other federal and State regulations. Special-status raptors that are known to occur in the region include: bald eagle (*Haliaeetus leucocephalus*), burrowing owl (*Athene cunicularia*), Cooper's hawk (*Accipiter cooperii*), ferruginous hawk (*Buteo rega*), golden eagle (*Aquila chrysaetos*), great horned owl (*Bubo virginianus*), prairie falcon (*Falco mexicanus*), red-tailed hawk (*Buteo jamaicensis*), short-eared owl (*Asio flammeus*), Swainson's hawk (*Buteo swainsoni*), and white-tailed kite (*Elanus leucurus*), among others.

**Analysis:** While the project site contains very limited nesting habitat, there are powerlines and trees located in the region that represent potentially suitable nesting habitat for a variety of special-status birds. Additionally, the agricultural land represents potentially suitable nesting habitat for the ground-nesting birds where disturbance is less frequent. In general, most nesting occurs from late February and early March through late July and early August, depending on various environmental conditions. The CNDDDB currently contains nesting records for Swainson's hawk and burrowing owl in the vicinity of the Project site. In addition to the species described above, common raptors such as among others, may nest in or adjacent to the Project site.

New sources of noise and light during the construction and operational phases of the project could adversely affect nesters if they located adjacent to the project site in any given year. Additionally, the proposed project would eliminate the agricultural areas on the project site, which serve as potential foraging habitat for birds throughout the year. Mitigation Measure BIO-1 requires participation in the SJMSCP. As part of the SJMSCP, SJCOG requires preconstruction surveys for projects that occur during the avian breeding season (March 1 – August 31). When active nests are identified, the biologists develop buffer zones around the active nests as deemed appropriate until the young have fledged. SJCOG also uses the fees to purchase habitat as compensation for the loss of foraging habitat. Implementation of the proposed project, with the Mitigation Measure BIO-1, would ensure that potential impacts to special status birds are reduced.

**Mammal:** Special-status mammals that are documented within a 10-mile radius of the Project site include: Riparian (San Joaquin Valley) woodrat (*Neotoma fuscipes riparia*), Riparian brush rabbit (*Sylvilagus bachmani riparius*), American badger (*Taxidea taxus*), and San Joaquin kit fox (*Vulpes macrotis mutica*).

Riparian (San Joaquin Valley) woodrat and riparian brush rabbit: The Project site does not contain appropriate habitat for riparian (San Joaquin Valley) woodrat and riparian brush rabbit.

American badger, San Joaquin kit fox, or San Joaquin pocket mouse: The Project site does not contain high quality habitat for the American badger. All but one of the documented occurrences of the San Joaquin kit fox occur on the southwest side of Tracy near the foothills with one documented occurrence located near Mountain House. The closest documented occurrence of San Joaquin pocket mouse is approximately five miles west of the Project site. It is unlikely that the Project site is used by American badger, San Joaquin kit fox, or San Joaquin pocket mouse and these species have not been observed during recent or previous field surveys.



Special-status bats: The Project site provides potential habitat for several special-status bats, including: Greater western mastiff bat (*Eumops perotis californicus*), western red bat (*Lasiurus blossevillii*), small-footed myotis/bat (*Myotis ciliolabrum*), long-eared myotis/bat (*Myotis evotis*), fringed myotis/bat (*Myotis thysanodes*), long-legged myotis/bat (*Myotis volans*), and Yuma myotis/bat (*Myotis yumanensis*). These species are not federal or state listed; however, they are tracked by the CNDDDB. Development of the Project site would eliminate foraging habitat for special status bats by removing the agricultural areas. These special status bat species are covered by the SJMSCP.

**Conclusion:** No special-status species are expected to be affected by the proposed project. Nevertheless, Mitigation Measure BIO-1 requires the Project proponent to seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.

More specifically, the SJMSCP is administered by a Joint Powers Authority consisting of members of the SJCOG, the CDFW, and the USFWS. According to the SJMSCP, adoption and implementation by local planning jurisdictions provides full compensation and mitigation for impacts to plants, fish and wildlife. Adoption and implementation of the SJMSCP also secures compliance pursuant to the state and federal laws such as CEQA, the National Environmental Policy Act (NEPA), the Planning and Zoning Law, the State Subdivision Map Act, the Porter-Cologne Act and the Cortese-Knox Act in regard to species covered under the SJMSCP. Applicants pay mitigation fees on a per-acre basis. The entire County is mapped according to these categories so that landowners, project proponents and project reviewers are easily aware of the applicable SJMSCP fees for the proposed development. The appropriate fees are collected by the City and remitted to SJCOG for administration. SJCOG uses the funds to preserve open space land of comparable types throughout the County, often coordinating with other private or public land trusts to purchase conservation easements or buy land outright for preservation. The fees are automatically adjusted on an annual basis. The fees have been designed to sufficiently mitigation the impacts of projects on candidate, sensitive, and special status species. Therefore, with implementation of Mitigation Measure BIO-1, the proposed project would have a **less than significant** impact relative to this topic.

#### *Mitigation Measure*

**Mitigation Measure BIO-1:** *Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.*

**Responses b):** There is no riparian habitat on the project site. The CNDDDB record search revealed documented occurrences of four sensitive habitats within 10 miles of the Project site including: Elderberry Savanna, Great Valley Cottonwood Riparian Forest, Great Valley Mixed Riparian Forest, and Great Valley Oak Riparian. None of these sensitive natural communities occur within the portion of the Project site. Implementation of the proposed project would have a **less than significant** impact on riparian habitats or natural communities.

**Response c):** The Project site does not contain protected wetlands or other jurisdictional areas and there is no need for permitting associated with the federal or state Clean Water Acts. The irrigation ditches are man-made isolated facilities with the sole purpose of agricultural irrigation. These ditches are exempt from permitting. Absent any wetlands or jurisdictional waters, implementation of the proposed project would have **less than significant** impact relative to this topic.

**Response d):** The CNDDDB record search did not reveal any documented wildlife corridors or wildlife nursery sites on or adjacent to the Project site. Special status fish species documented within the region include: Delta smelt (*Hypomesus transpacificus*), Hardhead (*Mylopharodon conocephalus*), Central Valley steelhead (*Oncorhynchus mykiss*), Central Valley fall- /late fall-run Chinook salmon (*Oncorhynchus tshawytscha*), and Longfin smelt (*Spirinchus thaleichthys*). The closest major natural movement corridor for native fish that are documented in the region is the San Joaquin River, located to the west of the Project site. The land uses within the Project site would not have any direct disturbance to the San Joaquin River or its tributaries, and therefore, would not have any direct disturbance to the movement corridor or habitat.

The ongoing operational phase of the proposed project requires discharge of stormwater into the City storm drainage system, which ultimately discharges into the Delta. The discharge of stormwater could result in indirect impacts to special status fish and wildlife if stormwater was not appropriately treated through BMPs prior to its discharge to the Delta. The Manteca Municipal Code Title 13 (Public Services) Chapter 13.28 (Stormwater Management and Discharges) establish minimum storm water management requirements and controls. Storm water drainage is managed through the implementation of best management practices to the extent they are technologically achievable to prevent and reduce pollutants. The City requires reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses. The management of water quality through BMPs is intended to ensure that water quality does not degrade to levels that would interfere or impede fish or wildlife. Implementation of these required measures would ensure that this potential impact is reduced to a **less than significant** level.

**Responses e):** The proposed project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The proposed project does not conflict with the SJMSCP. Therefore, the proposed project would have a **less than significant** impact relative to this topic. The mitigation measure presented in this Initial Study requires participation in the SJMSCP.

**Responses f):** The Resource Conservation Element of the General Plan establishes numerous policies and implementation measures related to biological resources as listed below:

#### Conservation Element Policies

RC-P-31. Minimize impact of new development on native vegetation and wildlife.

- **Consistent:** *This Initial Study includes an in-depth analysis of impacts for sensitive plants and wildlife, as well as habitat. Where impacts are identified, mitigation measures are presented to minimize, avoid, or compensate to the extent practicable.*

RC-P-33. Discourage the premature removal of orchard trees in advance of development, and discourage the removal of other existing healthy mature trees, both native and introduced.

- **Consistent:** *The proposed project will not require the removal of orchard trees.*

RC-P-34. Protect special status species and other species that are sensitive to human activities.

- **Consistent:** *This Initial Study includes an in-depth analysis of impacts for sensitive plants and wildlife, as well as habitat. Where impacts are identified, mitigation measures are presented to minimize, avoid, or compensate to the extent practicable.*

RC-P-35. Allow contiguous habitat areas.

- **Consistent:** *Habitat areas in the vicinity of the Project site include agricultural plant communities which provide habitat for a variety of biological resources in the region. Agricultural areas occur throughout the region and are generally flat and well drained, and as a result are well suited for many crops. Alfalfa fields, hay, row crops, orchards, dominate the agricultural areas in the vicinity. The proposed project does not require contiguous habitat areas to change or convert to another use.*

RC-P-36. Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.

- **Consistent:** *Although consideration was made by the City and project applicant to develop new drainage channels planted with native vegetation, the City in conjunction with the project applicant determined that consistency with the City's storm drainage master plan is more appropriate than inclusion of new storm drainage channels. The proposed project does not include new drainage channels, in part because drainage channels in populated areas present health and safety considerations given the presence of water and the potential for drowning.*

### Municipal Code

The Manteca Municipal Code calls for the avoidance of heritage trees as defined under section 17.61.030. Heritage trees are any natural woody plant rooted in the ground and having a diameter of 30 inches or more when measured two feet above the ground. There is one large mature tree located on the Project site near the existing residence at the north end of the property.

Section 17.19.060 calls for the protection of all existing trees having a diameter of six inches or more when measured 4½ feet above the ground. The City planning department must be notified of planned construction or grade changes within the proximity of existing mature trees. Existing trees must be protected from construction equipment, machinery, grade changes, and excavation for utilities, paving, and footers. Replacement of existing trees is subject to approval from the planning director and must be with a minimum 24-inch box tree of compatible species for the development site and be consistent with Section 17.19.030. There is an existing mature tree located along the southeast boundary of the project site near the neighboring orchard.



Section 12.08.070 of the municipal code prohibits cutting, pruning, removing, injuring, or interference with any tree, shrub, or plant upon or in any street tree area or other public place in the City without prior approval from the superintendent. The City is authorized to grant such permission at their discretion and where necessary. Except for utility companies, as provided in Section 12.08.080, no such permission shall be valid for a longer period than 30 days after its issuance.

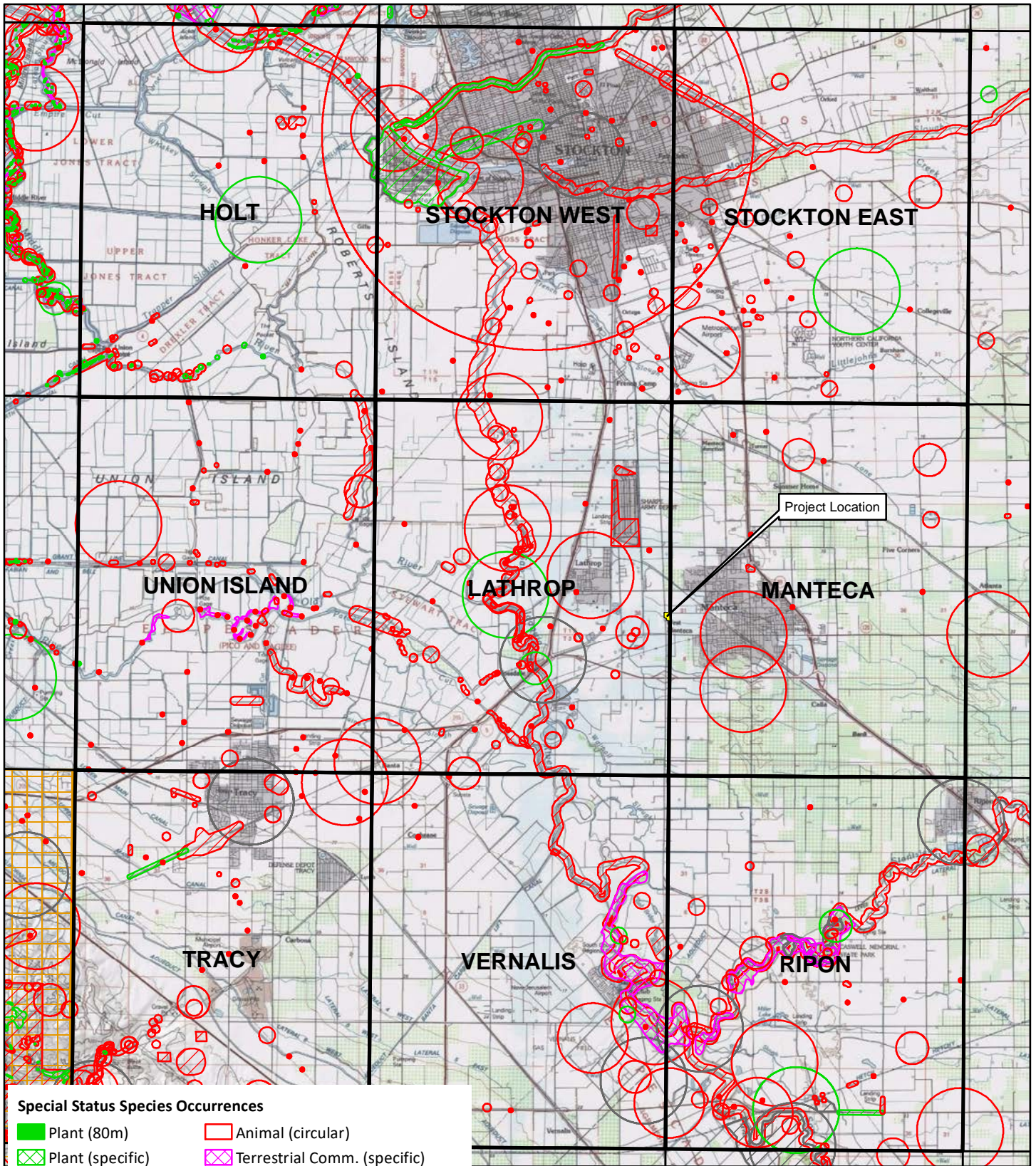
The Project site contains two trees, both of which are associated with the existing residence. Trees that cannot remain in the final design must be replaced in accordance with the *Manteca Municipal Code (17.19.060)* if deemed applicable at the time of removal.

The following mitigation measures would require compliance with the Manteca Municipal Code for removal and replacement of trees. With the implementation of the following mitigation measures, the proposed project would have a **less than significant** impact relative to this topic.

#### *Mitigation Measure*

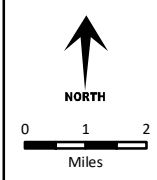
***Mitigation Measure BIO-2:*** *Prior to the approval of improvement plans, the applicant shall provide a landscape plan that includes tree planting specifications established by the Manteca Municipal Code (17.19.060) for the replacement of any trees, excluding orchard and non-native trees, to be removed at a ratio of 1:1. Replacement trees shall be planted on-site at a location that is agreeable to the City.*

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**Special Status Species Occurrences**

- |                       |                                  |
|-----------------------|----------------------------------|
| Plant (80m)           | Animal (80m)                     |
| Plant (specific)      | Terrestrial Comm. (specific)     |
| Plant (non-specific)  | Terrestrial Comm. (circular)     |
| Plant (circular)      | Multiple (non-specific)          |
| Animal (80m)          | Multiple (circular)              |
| Animal (specific)     | Sensitive EO's (Commercial only) |
| Animal (non-specific) |                                  |



**CITY OF MANTECA - YOSEMITE GREENS**

**Figure 6. California Natural Diversity Database**

9-Quad Search

CNDDDB version 02/2019. Please Note: the occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not been surveyed and/or mapped. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area. Basemap: ArcGIS Online Topographic Map Service. Map date: February 20, 2019.



## V. CULTURAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

### *Existing Setting*

A record search was conducted through the Central California Information Center (CCaIC) in March 2019 to identify previously recorded sites and previous cultural resources studies in and near the project site. Search of the CCaIC files included review of CCaIC's maps for the project site and the immediate vicinity of the project site, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), California Inventory of Historic Resources (DPR 1976), the California Historical Landmarks (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the Survey of Surveys (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCaIC for San Joaquin County.

### *Responses to Checklist Questions*

**Response a-c):** The CCaIC did not identify any recorded prehistoric or historic-era archaeological resources or historic properties. The CCaIC did not identify any resources that are known to have value to local cultural groups. In addition, there are no known prehistoric period cultural resources, unique paleontological or archeological resources known to occur on, or within the immediate vicinity of the project site. The report did note that the site has contained various structures over the years, and has been used as a dairy dating back to the historical era. Because of this it is noted that there is a moderate to high possibility of finding historical era resources on the site and that additional surveys/evaluations should be performed prior to and during excavation. There are no known human remains located on the project site, nor is there evidence to suggest that human remains may be present on the project site. However, as with most projects in California that involve ground-disturbing activities, there is the potential for discovery of a previously unknown cultural and historical resource or human remains.

The implementation of Mitigation Measure CLT-1 would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a ***less than significant*** level.

### *Mitigation Measure*

***Mitigation Measure CLT-1:*** *Prior to any demolition of structures, the project proponent shall retain a qualified architectural historian to perform a historical resources evaluation of any structures that cannot be retained as part of the project. During the initial phase of grading/excavation, the project proponent shall retain a qualified archaeologist to survey the site*

*and monitor construction activities. If any prehistoric or historic artifacts, human remains or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*
  - *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*

*If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

## VI. ENERGY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

### *Responses to Checklist Questions*

**Response a-b):** Appendix F of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix F of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed project would be considered “wasteful, inefficient, and unnecessary” if it were to violate state and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The proposed project includes the construction of 99 residential units. The amount of energy used at the project site would directly correlate to the size of the proposed units, the energy consumption of associated unit appliances, and outdoor lighting. Other major sources of proposed project energy consumption include fuel used by vehicle trips generated during project construction and operation, and fuel used by off-road construction vehicles during construction.

The following discussion provides calculated levels of energy use expected for the proposed project, based on commonly used modelling software (i.e. CalEEMod v.2016.3.2 and the California Air Resource Board’s EMFAC2014). It should be noted that many of the assumptions provided by CalEEMod are conservative relative to the proposed project. Therefore, this discussion provides a conservative estimate of proposed project emissions.

It should be noted that the existing energy usage of the project site is not modeled, since existing baseline energy consumption would be greater than zero (i.e. the existing project site does not produce more energy than it requires to operate). That is, the analysis focused on gross emissions, as opposed to net emissions. Therefore, the analysis provided herein for energy represents a conservative overestimate of the net increase in emissions and energy usage generated by the proposed project.

### **Electricity and Natural Gas**

Electricity and natural gas used by the proposed project would be used primarily to power on-site buildings. Total annual unmitigated and mitigated electricity (kWh) and natural gas (kBtu) usage associated with the operation of the proposed project are shown in Table ENERGY-1, below

(as provided by CalEEMod). The proposed project incorporates feasible mitigation to reduce the proposed project’s operational electricity and natural gas consumption.

According to Calico’s *Appendix A: Calculation Details for CalEEMod*, CalEEMod uses the California Commercial End Use Survey (CEUS) database to develop energy intensity value for non-residential buildings. The energy use from residential land uses is calculated based on the Residential Appliance Saturation Survey (RASS). Similar to CEUS, this is a comprehensive energy use assessment that includes the end use for various climate zones in California.

**Table ENERGY-1: Project Operational Natural Gas and Electricity Usage**

<u>UNMITIGATED</u>		
<i>Emissions<sup>(a)</sup></i>	<i>Natural Gas (kBtu/year)</i>	<i>Electricity (kWh/year)</i>
Single Family Housing	2,557,630	835,934
<b>Total</b>	<b>2,557,630</b>	<b>835,934</b>
<u>MITIGATED</u>		
<i>Emissions<sup>(a)</sup></i>	<i>Natural Gas (kBtu/year)</i>	<i>Electricity (kWh/year)</i>
Single Family Housing	2,557,630	819,291
<b>Total</b>	<b>2,557,630</b>	<b>819,291</b>

NOTE: <sup>(a)</sup> NUMBERS PROVIDED HERE MAY NOT ADD UP EXACTLY TO TOTAL DUE TO ROUNDING.  
 SOURCE: CALEEMOD (v.2016.3.2).

As shown in Table ENERGY-1, project operational energy usage would be reduced with implementation of project components considered mitigation by CalEEMod (note: given the limited mitigation options available in the current version of CalEEMod, the reduction attributable to mitigation represents a conservative analysis). These project components include installation of Energy Star appliances (consistent with the requirements under the current version of California’s Building Energy Efficiency Standards), and compliance with the Model Water Efficient Landscape Ordinance (as contained in the California Code of Regulations and as prescribed in Chapter 17.48 of the Manteca Municipal Code). These reductions in overall proposed project energy usage also reflect a reduction in the project’s energy intensity.

**On-Road Vehicles (Operation)**

The proposed project would generate vehicle trips during its operational phase. According to the Transportation Impact Analysis Report prepared for the proposed project (Fehr & Peers, 2019), the project would generate approximately 934 new daily vehicles trips. In order to calculate operational on-road vehicle energy usage and emissions, default trip lengths generated by CalEEMod were used, which are based on the project location and urbanization level parameters De Novo (the Initial Study consultant) selected within CalEEMod (i.e. “San Joaquin Valley Air Pollution Control District” project location and “Urban” setting, respectively). These values are provided by the individual districts or use a default average for the state, depending on the location of the proposed project. Based on default factors provided by CalEEMod, the average distance per trip was conservatively calculated to be approximately 9.0 miles. This accounts for all trips, including the drop-off and pick-up of students at the project-serving schools. Nine miles is the average trip length provided for total trips within the ‘Single Family Housing’ land use in in the 9<sup>th</sup> Edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers (ITE). This was derived based off of a weighted average of trip lengths for each of the project trip types, as shown in the energy modeling portion of Appendix A of the IS/MND. The trip lengths from the 9<sup>th</sup> Edition of the *Trip Generation Manual* for the proposed project land use are also provided within the CalEEMod modeling for this project. The applicable trip lengths

provided in the 9<sup>th</sup> Edition of the *Trip Generation Manual* provide the best estimates to derive average project trip length, inclusive of school pick-up and drop-off trips.

Therefore, the proposed project would generate at total of approximately 8,375 average daily vehicle miles travelled (Average Daily VMT). Using fleet mix data provide by CalEEMod (v2016.3.2), and Year 2020 gasoline and diesel MPG (miles per gallon) factors for individual vehicle classes as provided by EMFAC2014, De Novo derived weighted MPG factors for operational on-road vehicles of approximately 26.2 MPG for gasoline and 8.7 MPG for diesel vehicles. With this information, De Novo calculated as a conservative estimate that the unmitigated proposed project would generate vehicle trips that would use a total of approximately 288 gallons of gasoline and 95 gallons of diesel fuel per day, on average, or 104,991 gallons of gasoline and 34,599 annual gallons of diesel fuel per year.

### **On-Road Vehicles (Construction)**

The proposed project would also generate on-road vehicle trips during project construction (from construction workers, vendors, and haulers). The project site is essentially flat, and it is anticipated that the site can be balanced on site, meaning that there would be limited to no cut and fill (i.e. import/export). Estimates of vehicle fuel consumed were derived based on the assumed construction schedule, vehicle trip lengths and number of workers per construction phase as provided by CalEEMod, and Year 2021 gasoline MPG factors provided by EMFAC2014. For the purposes of simplicity, it was assumed that all vehicles used gasoline as a fuel source (as opposed to diesel fuel or alternative sources).

The demolition phase of the project reflects debris haul off of the existing structures. It is noted that the model run assumed a 20-day schedule, with 15 daily worker trips, which is very likely an overestimate of time. However, this worst-case scenario was assumed in the event that there is a special condition in the building materials that require special treatment (i.e. lead or asbestos). In the event that there are no special conditions, it is estimated that there would be up to five workers, and the demolition would occur over approximately two days. The estimated truck haul trips are three trips, which equates to six round trips. This is to reflect the energy and emissions associated with the three truck haul trips during demolition.

Table ENERGY-2, below, describes gasoline and diesel fuel used by on-road mobile sources during each phase of the construction schedule. As shown, the vast majority of on-road mobile vehicle fuel used during the construction of the proposed project would occur during the building construction phase.



**Table ENERGY-2: On-Road Mobile Fuel Generated by Project Construction Activities – By Phase**

<b>Construction Phase</b>	<b># of Days</b>	<b>Total Daily Worker Trips<sup>(a)</sup></b>	<b>Total Daily Vendor Trips<sup>(a)</sup></b>	<b>Total Hauling Trips<sup>(a)</sup></b>	<b>Gallons of Gasoline Fuel<sup>(b)</sup></b>	<b>Gallons of Diesel Fuel<sup>(b)</sup></b>
Demolition	20	15	-	6	126	-
Site Preparation	10	18	-	-	76	-
Grading	30	20	-	-	252	-
Building Construction	300	36	11	-	4,542	3,556
Paving	20	15	-	-	126	-
Architectural Coating	20	7	-	-	59	-
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>6</b>	<b>5,181</b>	<b>3,556</b>

NOTE: <sup>(A)</sup> PROVIDED BY CALCEEMOD. <sup>(B)</sup> SEE APPENDIX A FOR FURTHER DETAIL

SOURCE: CALCEEMOD (v.2016.3.2); EMFAC2014.

**Off-Road Vehicles (Construction)**

Off-road construction vehicles would use diesel fuel during the construction phase of the proposed project. A non-exhaustive list of off-road constructive vehicles expected to be used during the construction phase of the proposed project includes: cranes, forklifts, generator sets, tractors, excavators, and dozers. Based on the total amount of CO<sub>2</sub> emissions expected to be generated by the proposed project (as provided by the CalEEMod output), and a CO<sub>2</sub> to diesel fuel conversion factor (provided by the U.S. Energy Information Administration), the proposed project would use up to a total of approximately 13,149 gallons of diesel fuel for off-road construction vehicles (during the site preparation and grading phases of the proposed project). Detailed calculations are provided in Appendix A.

**Other**

Proposed project landscape maintenance activities would generally require the use fossil fuel (i.e. gasoline) energy. For example, lawn mowers require the use of fuel for power. As an approximation, it is estimated that landscape care maintenance would require approximately four individuals one full day per week, or 1,644 hours per year. Assuming an average of approximately 0.5 gallons of gasoline used per person-hour, the proposed project would require the use of approximately 832 gallons of gasoline per year to power landscape maintenance equipment. The energy used to power landscape maintenance equipment would not differ substantially from the energy required for landscape maintenance for similar project.

The proposed project could also use other sources of energy not identified here. Examples of other energy sources include alternative and/or renewable energy (such as solar PV) and/or on-site stationary sources (such as on-site diesel generators) for electricity generation. However, the proposed project does not propose to use other sources of energy at this time.

**Conclusion**

The proposed project would use energy resources for the operation of project buildings (electricity and natural gas), for on-road vehicle trips (e.g. gasoline and diesel fuel) generated by the proposed project, and from off-road construction activities associated with the proposed project (e.g. diesel fuel). Each of these activities would require the use of energy resources. The proposed project would be responsible for conserving energy, to the extent feasible, and relies

heavily on reducing per capita energy consumption to achieve this goal, including through Statewide and local measures.

The proposed project would be in compliance with all applicable federal, state, and local regulations regulating energy usage. For example, PG&E is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard (RPS) to increase the proportion of renewable energy (e.g. solar and wind) within its energy portfolio. PG&E is expected to achieve at least a 33% mix of renewable energy resources by 2020, and 50% by 2030. Additionally, energy-saving regulations, including the latest State Title 24 building energy efficiency standards (“part 6”), would be applicable to the proposed project. Other statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard) are improving vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

As a result, the proposed project would not result in any significant adverse impacts related to project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the project including construction, operations, maintenance, and/or removal. PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the proposed project. The proposed project would comply with all existing energy standards, including those established by the City of Manteca, and would not result in significant adverse impacts on energy resources. Therefore, the proposed project would not be expected cause an inefficient, wasteful, or unnecessary use of energy resources nor cause a significant impact on any of the threshold as described by Appendix F of the CEQA Guidelines. This is a **less than significant** impact.

**VII. GEOLOGY AND SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

**Responses to Checklist Questions**

**Responses a.i), a.ii), a.iv):** Figure 7 shows the earthquake faults in the vicinity of the project site. As shown in the figure, the site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone, and known surface expression of active faults does not exist within the site. However, the site is located within a seismically active region. The U.S. Geological Survey identifies potential seismic sources within approximately 20 miles of the project site. Two of the closest known faults classified as active by the U.S. Geological Survey are an unnamed fault east of the City of Tracy, located approximately 8 miles to the west, and the San Joaquin fault, located approximately 16 miles to the southwest. The Midway fault is located approximately 20 miles to

the west. Other faults that could potentially affect the proposed project include the Corral Hollow-Carnegie fault, the Greenville fault, the Antioch fault, and the Los Positas fault.

### **Geologic Hazards**

Potential seismic hazards resulting from a nearby moderate to major earthquake could generally be classified as primary and secondary. The primary seismic hazard is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking and ground lurching.

#### **Ground Rupture**

Because the property does not have known active faults crossing the site, and the site is not located within an Earthquake Fault Special Study Zone, ground rupture is unlikely at the subject property.

#### **Ground Shaking**

According to the California Geological Survey's Probabilistic Seismic Hazard Assessment Program, Manteca is considered to be within an area that is predicted to have a 10 percent probability that a seismic event would produce horizontal ground shaking of 10 to 20 percent within a 50-year period. This level of ground shaking correlates to a Modified Mercalli intensity of V to VII, light to strong. As a result of these factors the California Geological Survey has defined the entire county as a seismic hazard zone. There will always be a potential for groundshaking caused by seismic activity anywhere in California, including the project site.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the City of Manteca, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies would reduce any potential impact to a less than significant level.

#### **Landslides**

The proposed project site is not susceptible to landslides because the area is essentially flat. This is a less than significant impact.

#### **Conclusion**

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the City of Manteca, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads.

Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Additionally, the City of Manteca has adopted Design and Construction Standards and incorporated numerous policies relative to seismicity to ensure the health and safety of all people. Design in accordance with these standards and policies would reduce any potential impact to a less than significant level. Because all development in the project site must be designed in conformance with these state and local standards and policies, any potential impact would be considered ***less than significant***.

**Responses a.iii), c), d):** Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections.

Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. Figure 8 shows the soils within the project site. There are no expansive (i.e. shrink-swell) soils within the project site. The soils encountered at the project site consist of Veritas fine sandy loam (0-2% slopes) throughout the vast majority of the project site, and Tinnin loamy course sand (0-2% slopes), at the southwestern edge of the project site.

Future development of the project could expose people or structures to adverse effects associated with liquefaction and/or soil expansion. Construction of the project would be required to comply with the City's General Plan policies related to geologic and seismic hazards. These policies obligate the City to require that new development mitigate the potential impacts of geologic hazards through building plan review (Policy S-P-2) and mitigate the potential impacts of seismic-induced settlement of uncompacted fill and liquefaction due to the presence of a high-water table (Policy S-P-2). To that end, General Plan Policy S-P-1 requires that all proposed development prepare geological reports and/or geological engineering reports for projects located in areas of potentially significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.

With implementation of the following mitigation measure, this potential impact would be ***less than significant***.

#### *Mitigation Measure*

***Mitigation Measure GEO-1:*** Prior to issuance of any building permits, the developer shall be required to submit building plans to the City of Manteca for review and approval. The building plans shall also comply with all applicable requirements of the most recent California Building Standards

*Code. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.*

**Response b):** The project site is currently used as a cattle farm. According to the project site plans prepared for the proposed project, development of the proposed project would result in the creation of new impervious surface areas throughout the project site. The development of the project site would also cause ground disturbance of top soil. The ground disturbance would be limited to the areas proposed for grading and excavation, including the proposed driveway areas, residential building pads, and drainage, sewer, and water infrastructure improvements. After grading and excavation, and prior to overlaying the disturbed ground surfaces with impervious surfaces and structures, the potential exists for wind and water erosion to occur, which could adversely affect downstream storm drainage facilities.

Without implementation of appropriate Best Management Practices (BMPs) related to prevention of soil erosion during construction, development of the project would result in a potentially significant impact with respect to soil erosion. Implementation of the following mitigation measures would ensure the impact is **less than significant**.

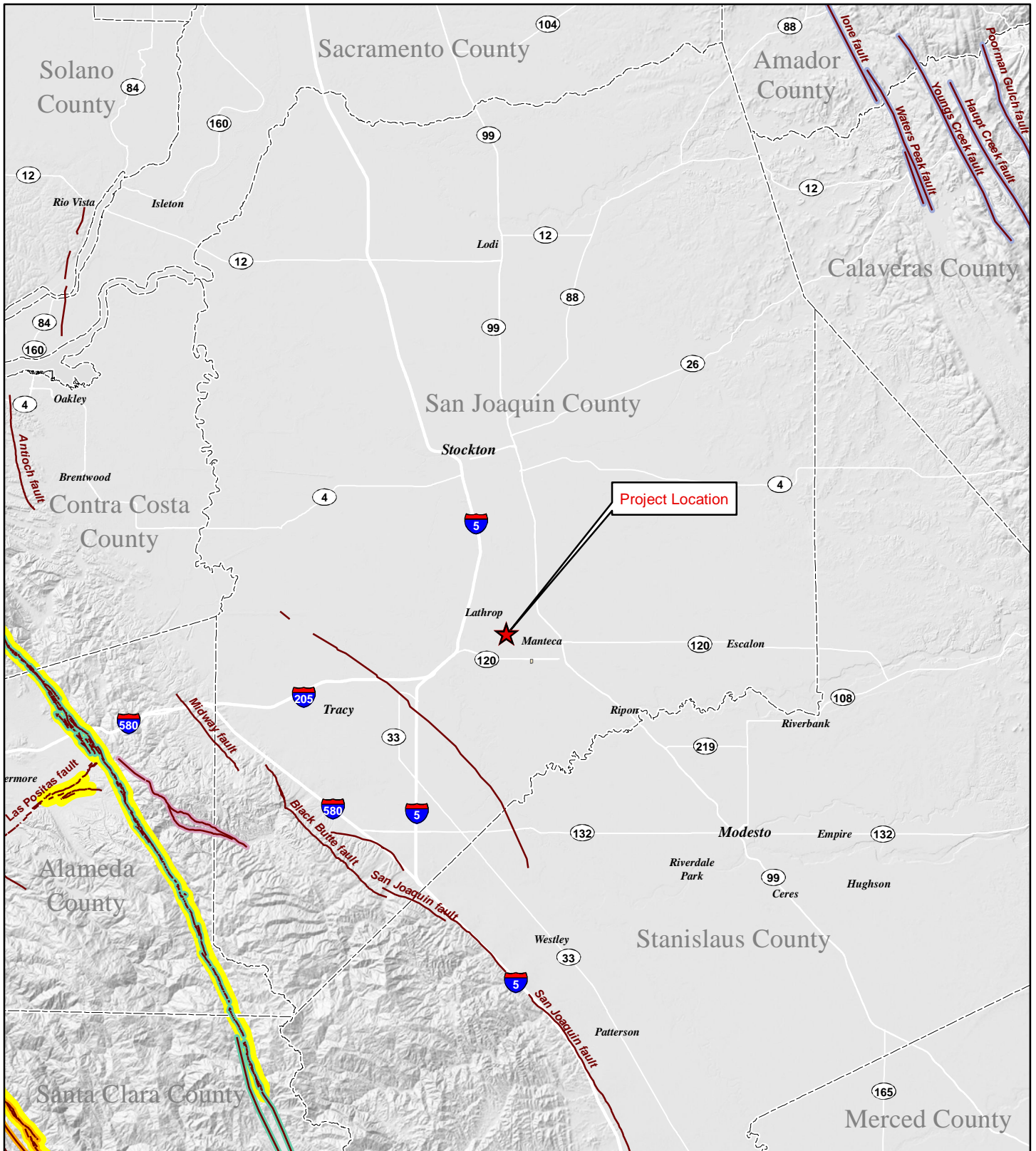
#### *Mitigation Measure*

**Mitigation Measure GEO-2:** *The project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Manteca and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.*

**Response e):** The project has been designed to connect to the existing City sewer system and septic systems will not be used. Therefore, **no impact** would occur related to soils incapable of adequately supporting the use of septic tanks.

**Response f):** Known paleontological resources or sites are not located on the project site. Additionally, unique geologic features are not located on the site. The site is currently undeveloped and surrounded by existing or future urban development. As discussed in Section V, Cultural Resources, should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for an evaluation. Implementation of Mitigation Measure CLT-1 would require investigations and avoidance methods in the event that a previously undiscovered cultural resource is encountered during construction activities. With implementation of Mitigation Measure CLT-1, impacts to paleontological resources or unique geologic features are not expected. This is a **less than significant** impact.



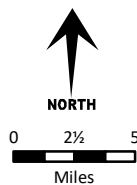


**Legend**

- Quaternary fault
- Alquist-Priolo Zone

**Fault Zones**

- Calaveras fault zone
- Corral Hollow-Carnegie fault zone
- Greenville fault zone
- Foothills fault system



Data sources: US Geologic Survey; CalAtlas. Map date: February 20, 2019

**CITY OF MANTECA - YOSEMITE GREENS**


**Figure 7. Earthquake Faults Map**

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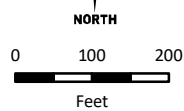
**Legend**

 Project Boundary (13.95)

**Soil Description**

 255: Tinnin loamy coarse sand,  
0-2% slopes (0.20 ac)

 266: Veritas fine sandy loam,  
0-2% slopes (13.75 ac)



Source: NRCS Web Soil Survey, San Joaquin County, California (CA077), San Joaquin County GIS; ArcGIS Online World Imagery Map Service. Map date: February 20, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**

**Figure 8. Soils Map**

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**VIII. GREENHOUSE GAS EMISSIONS**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?			X	

**Existing Setting**

Various gases in the Earth’s atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth’s surface temperature. Solar radiation enters Earth’s atmosphere from space, and a portion of the radiation is absorbed by the Earth’s surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H<sub>2</sub>O), carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and ozone (O<sub>3</sub>). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs, including CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three GHGs have increased globally by 40, 150, and 20 percent, respectively (IPCC, 2013).

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), ozone (O<sub>3</sub>), water vapor, nitrous oxide (N<sub>2</sub>O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial sector (California Energy Commission, 2016).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 441 million gross metric tons of carbon dioxide equivalents (MMTCO<sub>2</sub>e) in 2014 (California Energy Commission, 2016). By 2020, estimated business-as-usual greenhouse gas emissions in California are projected to be 509 MMTCO<sub>2</sub>e per year (California Air Resources Board, 2015). Given that the U.S. EPA estimates that worldwide emissions from human activities totaled nearly 46 billion gross metric tons of carbon dioxide equivalents (BMTCO<sub>2</sub>e) in 2010, California’s incremental contribution to global GHGs is approximately 2% (U.S. EPA, 2014).

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the

greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO<sub>2</sub> were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2014, accounting for 37% of total GHG emissions in the state. This category was followed by the industrial sector (24%), the electricity generation sector (including both in-state and out-of-state sources) (20%) and the agriculture sector (8%) (California Energy Commission, 2016).

### *Responses to Checklist Questions*

**Responses a), b):** The SJVAPCD has evaluated different approaches for estimating impacts, and summarizing potential GHG emission reduction measures. The SJVAPCD staff has concluded that *“existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change.”* This is readily understood when one considers that global climatic change is the result of the sum total of GHG emissions, both man-made and natural that occurred in the past; that is occurring now; and will occur in the future. The effects of project specific GHG emissions are cumulative, and unless reduced or mitigated, their incremental contribution to global climatic change could be considered significant.

The *Guidance for Assessing and Mitigating Air Quality Impacts* (SJVAPCD, 2015) provides an approach to assessing a project's impacts on greenhouse gas emissions by evaluating the project's emissions to the “reduction targets” established in ARB's AB 32 Scoping Plan. For instance, the SJVAPCD's guidance recommends that projects should demonstrate that *“project specific GHG emissions would be reduced or mitigated by at least 29%, compared to Business as Usual (BAU), including GHG emission reductions achieved since the 2002-2004 baseline period, consistent with GHG emission reduction targets established in ARB's AB 32 Scoping Plan. Projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG.”*

Subsequent to the SJVAPCD's approval of the *Final Draft Guidance for Assessing and Mitigating Air Quality Impacts* (SJVAPCD 2015), the California Supreme Court issued an opinion that affects the conclusions that should/should not be drawn from a GHG emissions analysis that is based on consistency with the AB 32 Scoping Plan. More specifically, in *Center for Biological Diversity v. California Department of Fish and Wildlife*, the Court ruled that showing a “project-level reduction” that meets or exceeds the Scoping Plan's overall statewide GHG reduction goal is not necessarily sufficient to show that the project's GHG impacts will be adequately mitigated: *“the Scoping Plan nowhere related that statewide level of reduction effort to the percentage of reduction that would or should be required from individual projects...”* According to the Court, the lead agency cannot simply assume that the overall level of effort required to achieve the statewide goal for emissions reductions will suffice for a specific project.

Given this Court decision, reliance on a 29 percent GHG emissions reduction from projected BAU levels compared to the project's estimated 2020 levels as recommended in the SJVAPCD's guidance documents is not an appropriate basis for an impact conclusion in the MND. Given that the SJVAPCD staff has concluded that *“existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change,”* this MND instead relies on a qualitative approach for this analysis. The approach still relies on the Appendix G of



the CEQA Guidelines thresholds which indicate that climate change-related impacts are considered significant if implementation of the proposed Project would do any of the following:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

These two CEQA Appendix G threshold questions are provided within the Initial Study checklist and are the thresholds used for the subsequent analysis. The focus of the analysis is on the project's consistency with the City of Manteca Climate Action Plan (CAP) (2013), which has been determined to reduce GHG emissions in accordance with AB 32 and SB 375 levels. The CAP contains an inventory of GHG emissions, reduction strategies, and a means to implement, monitor, and fund the Plan. The purpose of the CAP is to outline a course of action for the City government and the community of Manteca to reduce per capita greenhouse gas emissions by amounts required to show consistency with AB 32 goals for the year 2020 and to adapt to effects of climate change. The CAP also provides clear guidance to City staff regarding when and how to implement key provisions of the CAP. Lastly, the CAP provides a streamlined mechanism for projects that are consistent with the CAP to demonstrate that they would not contribute significant greenhouse gas impacts. The analysis provided herein includes quantitative modeling to show the construction and operational emissions of GHGs as a result of the project, however, the conclusions are based on the fact that the project is consistent with the CAP which includes GHG reduction strategies that are expected to reduce community-wide GHG emissions by 15% below 2005 levels by 2020.

The analysis focuses on gross emissions, as opposed to net emissions. It is noted, that a quantification of the existing emissions results in net new emissions that are less than the gross emissions that is reported in the MND. For instance, the United States Environmental Protection Agency lists annual emission factors for dairy cattle from 111.8 to 139.4 kg/cow/year (EPA, 1999). The existing dairy operates with an estimated average of 40 cows. This would result in approximately 5.56 metric tones per year of methane. There is also a small amount of existing GHG emissions associated with the daily milk truck, commodity/feed deliveries, labor trips, on-site motor vehicles/tractors, and decomposition of manure. However, total existing emissions from the existing dairy operation would be less than a percent of the total new emissions that are analyzed below.

The proposed project would generate GHGs during the construction and operational phases of the proposed project. The primary source of construction-related GHGs from the proposed project would result from emissions of CO<sub>2</sub> associated with the construction of the proposed project, and worker vehicle trips. The proposed project would require limited grading, and would also include site preparation, building construction, and architectural coating phases. The operational phase of the proposed project would generate GHGs primarily from the proposed project's operational vehicle trips and building energy (electricity and natural gas) usage. Other sources of GHG emissions would be minimal. Proposed project construction-related GHGs are provided in Table GHG-1, below. Proposed project operational-related GHGs are provided in Table GHG-2.

**Table GHG-1: Construction GHG Emissions (Unmitigated Metric Tons/Year)**

Year	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2e</sub>
2020	0	426.1	426.1	0.1	0	428.7
2021	0	163.9	163.9	<0.1	0	164.8
<b>Maximum</b>	<b>0</b>	<b>426.1</b>	<b>426.1</b>	<b>0.1</b>	<b>0</b>	<b>428.7</b>

SOURCE: CALEEMOD (v.2016.3.2).

**Table GHG-2: Operational GHG Emissions 2021 (Unmitigated Metric Tons/Year)**

Category	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2e</sub>
Area	53.4	44.1	97.5	0.3	<0.1	104.0
Energy	0	379.7	379.7	<0.1	<0.1	381.4
Mobile	0	1,265.5	1,265.5	<0.1	0	1,267.0
Waste	23.0	0	23.0	1.4	0	57.0
Water	2.0	14.3	16.3	0.2	<0.1	23.1
<b>Total</b>	<b>78.4</b>	<b>1,703.5</b>	<b>1,781.9</b>	<b>1.9</b>	<b>&lt;0.1</b>	<b>1,832.5</b>

SOURCE: CALEEMOD (v.2016.3.2).

The City of Manteca developed a Climate Action Plan (CAP) in October 2013. The CAP provides a baseline emissions inventory for the community, provides forecasts and future year GHG reduction targets, develops a comprehensive set of strategies for reducing GHG emissions community GHG emissions, and describes a set of guidelines for implementation, monitoring, and funding of GHG reduction strategies. The CAP aligns the City of Manteca with the Statewide GHG reduction requirements as set forth in Statewide legislation AB 32 and SB 375, by providing GHG reduction strategies that are expected to reduce community-wide GHG emissions by 15% below 2005 levels by 2020. The proposed project would be consistent with the strategies as described in the City of Manteca CAP and it functions as an implementation project toward achieving the City's Climate Action Plan. Since the proposed project would not conflict with the Manteca CAP (including consistency with the growth projections generated by the Manteca CAP), the proposed project would not generate a cumulative impact to GHGs.

The proposed project would not generate GHG emissions that would have a significant impact on the environment or conflict with any applicable plans, policies, or regulations. Since the proposed project would be consistent with the City CAP, impacts related to greenhouse gases are **less than significant**.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

*Responses to Checklist Questions*

**Responses a), b):** The proposed project would create new residential uses on a site that is surrounded by existing residential, commercial, and recreational uses. The proposed residential land uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common hazardous materials such as household cleaners, paint, engine oil, and similar household substances. The operational phase of the proposed project does not pose a significant hazard to the public or the environment.

The two parcels that comprise the project are currently primarily used for cattle operations, and contain the equipment and buildings that are typically associated with such activities. Like most agricultural operations in the Central Valley, agricultural practices in the area have used agricultural chemicals as a standard practice. Although no contaminated soils have been identified in the project site or in the immediate vicinity above applicable levels, residual concentrations of pesticides may be present in soil as a result of historic agricultural and ranching activities. Additionally, although groundwater wells have not been identified on the site, there is

the possibility that groundwater wells exist on-site. Should groundwater wells be present on-site, the proper well abandonment permit would need to be obtained.

A Phase 1 Environmental Site Assessment and limited Phase 2 Soil Sampling and Analysis for the project site were conducted by Advanced GeoEnvironmental on February 19, 2018. The Environmental Site Assessment found no evidence of recognized environmental conditions (RECs) in connection with the project site. No organochlorine or organophosphate pesticides were detected in the collected soil samples. Additionally, the Environmental Site Assessment also did not identify any other contaminants above the applicable laboratory reporting limits and/or screening levels (including arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc). Based on these findings, the Environmental Site Assessment does not recommend any further environmental investigation at the project site (Advanced GeoEnvironmental, 2019). The Phase 1 Environmental Site Assessment and limited Phase 2 Soil Sampling and Analysis are provided in Appendix D of this IS/MND.

The barns and equipment storage areas located on-site would require removal prior to any construction. If the structures are demolished, they will require evaluation for asbestos and lead containing materials. If such materials are present in the demolition of the structures, special demolition and disposal practices are required in accordance with state regulations to ensure their safe handling. For instance, if asbestos or lead is present, there is a special demolition process, as well as special landfills that are permitted to accept such demolition debris. It should be noted that CEQA does not require that these hazardous materials must be tested and analyzed at the current time – only that adequate measures would be taken to reduce the potential for a significant hazard to the public or environment is generated during project activities (including demolition). However, if the asbestos or lead is not present, then the demolition process would not require any special handling. Additionally, existing areas containing storage of farm equipment would require soil sampling to assess the soils in these areas.

On-site reconnaissance and historical records indicate that there are no known underground storage tanks or pipelines located on the project site that contain hazardous materials. Therefore, the disturbance of such items during construction activities is unlikely. Construction equipment and materials would likely require the use of petroleum based products (oil, gasoline, diesel fuel), and a variety of common chemicals including paints, cleaners, and solvents. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. Therefore, with implementation of the following mitigation measure (Mitigation Measure HAZ-1), the proposed project would have a ***less than significant*** impact relative to this issue.

#### *Mitigation Measure*

***Mitigation Measure HAZ-1:*** *Prior to initiation of any ground disturbance activities within 50 feet of a well, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from San Joaquin County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the San Joaquin County Environmental Health Department.*

**Response c):** The project site is located within ¼ mile of an existing school. The nearest school (Stella Brockman Elementary School) is located approximately 0.16 miles to the northeast of the project site, at its closest point. Although the site is within the ¼-mile radius of a school, the operations of a residential subdivision would not emit hazardous emissions or result in the storage or handling of hazardous or acutely hazardous materials, substances or waste above the



level of existing conditions. Implementation of the proposed project would result in a ***less than significant*** impact relative to this topic.

**Response d):** According to the California Department of Toxic Substances Control (DTSC) there are no Federal Superfund Sites, State Response Sites, or Voluntary Cleanup Sites on, or in the near vicinity of the project site. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. The nearest investigation site, located approximately 0.12 miles to the south of the project site, is the:

- Satellite Housing (site #60000626): This site is a voluntary cleanup site, which has a current status of Inactive as of March 16, 2009. This 3.2 acre site has had past uses that caused soil contamination from pesticide/insecticide/rodenticide.

Implementation of the proposed project would result in a ***less than significant*** impact relative to this environmental topic.

**Response e):** The Federal Aviation Administration (FAA) establishes distances of ground clearance for take-off and landing safety based on such items as the type of aircraft using the airport. The project site is not located within the vicinity of a private airstrip or public airport. The closest airport or airstrip is the Stockton Metropolitan Airport, located approximately 5.5 miles north of the project site. Implementation of the proposed Project would have a ***less than significant*** impact with regards to this environmental issue.

**Response f):** The Office of Emergency Services (OES) maintains an Emergency Operations Plan (EOP) that serves as the official Emergency Plan for San Joaquin County. It includes planned operational functions and overall responsibilities of County Departments during an emergency situation. The Emergency Plan also contains a threat summary for San Joaquin County, which addresses the potential for natural, technological and human-caused disasters (County Code, Title 4-3007).

The County OES also prepared a Hazardous Materials Area Plan (§2720 H&S, 2008) that describes the hazardous materials response system developed to protect public health, prevent environmental damage and ensure proper use and disposal of hazardous materials. The plan establishes effective response capabilities to contain and control releases, establishes oversight of long-term cleanup and mitigation of residual releases, and integrates multi-jurisdiction and agency coordination. This plan is now implemented by the San Joaquin County Environmental Health Department.

The San Joaquin County Environmental Health Department maintains a Hazardous Materials Management Plan/ Hazardous Materials Business Plan (HMMP/HMBP). The HMMP/HMBP describes agency roles, strategies and processes for responding to emergencies involving hazardous materials. The Environmental Health Department maintains a Hazardous Materials Database and Risk and Flood Maps available to the public on its website.

In San Joaquin County, all major roads are available for evacuation, depending on the location and type of emergency that arises. The proposed project does not include any actions that would impair or physically interfere with any of San Joaquin County's emergency plans or evacuation routes. Future uses on the project site will have access to the County resources that establish protocols for safe use, handling and transport of hazardous materials. Construction activities are not expected to result in any unknown significant road closures, traffic detours, or congestion that could hinder the emergency vehicle access or evacuation in the event of an emergency.

Implementation of the proposed project would have a *less than significant* impact with regards to this environmental issue.

**Response g):** The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The City has areas with an abundance of flashy fuels (i.e., grassland) in the outlying residential parcels and open lands that, when combined with warm and dry summers with temperatures often exceeding 100 degrees Fahrenheit, create a situation that results in higher risk of wildland fires. Most wildland fires are human caused, so areas with easy human access to land with the appropriate fire parameters generally result in an increased risk of fire.

The City of Manteca contains areas with “moderate” and “non-wildland fuel” ranks. The areas warranting “moderate” fuel ranks possess combustible material in sufficient quantities combined with topographic characteristics that pose a wildfire risk. CalFire data for the areas immediately surrounding the project also include “moderate” and “non-wildland fuel” ranks. Areas west of Interstate 5, approximately 15 miles or further southwest of the Planning Area, are designated as “moderate” and “high” fuel ranks.

The project site is located in an area with a “Local Responsibility Zone (LRA) Unzoned” rank. The site is also not located on a steep slope, and the site is essentially flat. The project site is also located in an urban area, with existing or future urban development located on all sides. Therefore, this is a *less than significant* impact and no mitigation is required.

**X. HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

*Responses to Checklist Questions*

**Response a):** Implementation of proposed project would not violate any water quality or waste discharge requirements. Construction activities including grading could temporarily increase soil erosion rates during and shortly after project construction. Construction-related erosion could result in the loss of soil and could adversely affect water quality in nearby surface waters. The RWQCB requires a project-specific SWPPP to be prepared for each project that disturbs an area one acre or larger. The SWPPP is required to include project specific best management measures that are designed to control drainage and erosion. Mitigation Measure GEO-3 would require the preparation of a SWPPP to ensure that the proposed project prepares and implements a SWPPP throughout the construction phase of the project. The SWPPP (Mitigation Measure GEO-3) and the project specific drainage plan would reduce the potential for the proposed project to violate water quality standards during construction. Implementation of the proposed project would result in a *less than significant* impact relative to this topic.

**Response b):** The proposed project would connect to the City of Manteca water system. The City's municipal water supply includes deliveries from the South San Joaquin Irrigation District's (SSJID) South County Water Supply Program (SCWSP), and local groundwater pumped from the City's wells.

The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The City's 2023 General Plan designates the project area as MDR, which allows for residential densities of up to 15 dwelling units per acre. Therefore, the City's 2023 General Plan anticipated up to 183 units and an associated population of approximately 581 persons within the project area.

Project construction would add additional impervious surfaces to the project site; however, various areas of the project site would remain largely pervious, which would allow infiltration to underlying groundwater. For example, the project proposes an optional swale within the project site. Furthermore, a drainage basin (Lot "A Basin") would be located to the southwest of the proposed project residences. Additionally, the project includes landscaping areas that would remain pervious. These areas would continue to contribute to groundwater recharge following construction of the project. Furthermore, the project is not anticipated to significantly affect groundwater quality because sufficient stormwater infrastructure would be constructed as part of project to detain and filter stormwater runoff and prevent long-term water quality degradation. Therefore, project construction and operation would not substantially deplete or interfere with groundwater supply or quality. This impact would be *less than significant*.

**Responses c.i), c.ii), c.iii), e): Less than Significant.** When land is in a natural or undeveloped condition, soils, mulch, vegetation, and plant roots absorb rainwater. This absorption process is called infiltration or percolation. Much of the rainwater that falls on natural or undeveloped land slowly infiltrates the soil and is stored either temporarily or permanently in underground layers of soil. When the soil becomes completely soaked or saturated with water or the rate of rainfall exceeds the infiltration capacity of the soil, the rainwater begins to flow on the surface of land to low lying areas, ditches, channels, streams, and rivers. Rainwater that flows off a site is defined as storm water runoff. When a site is in a natural condition or is undeveloped, a larger percentage of rainwater infiltrates into the soil and a smaller percentage flows off the site as storm water runoff.

The infiltration and runoff process is altered when a site is developed. Buildings, sidewalks, roads, and parking lots introduce asphalt, concrete, and roofing materials to the landscape. These materials are relatively impervious, which means that they absorb less rainwater. As impervious surfaces are added to the ground conditions, the natural infiltration process is reduced. As a result, the volume and rate of storm water runoff increases. The increased volumes and rates of storm water runoff can result in flooding if adequate storm drainage facilities are not provided.

There are no rivers, streams, or water courses located on or immediately adjacent to the project site, except for the detention basin running north-south in the middle portion of the property, and the drainage ditch located along the southern boundary of the project site (SSJID Drain #5). As such, there is low potential for the project to alter a water course, which could lead to on or offsite flooding. Drainage improvements associated with the project site would be located on the project site, and the project would not alter or adversely impact offsite drainage facilities.

The proposed project would not generate new or altered stormwater discharge into streams. Existing streams/crossings would be maintained, and no new crossings are proposed as part of the proposed project.

The proposed project would increase impervious surfaces throughout the project site. The proposed project would require the installation of storm drainage infrastructure to ensure that storm waters properly drain from the project site. The proposed storm drainage plan includes an engineered network of storm drain lines, manholes, inlets, and a water quality basin. Drainage would flow to an existing SSJID drain located in the southern portion of the project site. The storm drainage plan was designed and engineered to ensure proper construction of storm drainage infrastructure to control runoff and prevent flooding, erosion, and sedimentation. The City Engineer reviews all storm drainage plans as part of the improvement plan submittal to ensure that all facilities are designed to the City's standards and specifications. The City Engineer also reviews all storm drainage plans to ensure that post-project runoff does not exceed pre-project runoff. The City Engineer's review of pre- and post-project runoff is intended to ensure that the capacity of the existing storm drainage system is not exceeded. This determination is ultimately made by the City Engineer during the improvement plan review and approval.

Additionally, the proposed project is subject to the requirements of Chapter 13.28 of the Manteca Municipal Code – Stormwater Management and Discharge Control. The purpose of these requirements is to “establish minimum storm water management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing in watersheds within the city of Manteca”. These requirements are intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 USC Section 1251 et seq.), Porter- Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and National Pollutant Discharge Elimination System (“NPDES”) Permit No. CAS000004, as such permit is amended and/or renewed.

The proposed project storm drainage plan will require the construction of new storm water drainage facilities on the project site; however, the construction of these facilities would not substantially alter the existing drainage pattern of the area, or alter the course of a stream or river, in a manner that would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner that would result in flooding, or create or contribute runoff water which would exceed the capacity or existing or planned drainage systems or provide substantial additional sources of polluted runoff. The proposed project would also not conflict with any water control quality plan or sustainable groundwater management plan. With implementation of the following mitigation measures, the proposed project would have a ***less than significant*** impact relative to this environmental topic.

**Response d):** As shown in Figure 9, a small portion of the project site is located within the 500-year flood zone within the northeast corner of the project site. The 500-year flood zone by definition indicates an area protected by levees from the 1% annual chance flood. The proposed project is not located within a 100-year or 200-year flood zone.

The risks of flooding hazards on the project site and immediate surroundings are primarily related to large, infrequent storm events. These risks of flooding are greatest during the rainy season between November and March. Flooding events can result in damage to structures, injury or loss of human and animal life, exposure to waterborne diseases, and damage to infrastructure. In addition, standing floodwater can destroy agricultural crops, undermine infrastructure and structural foundations, and contaminate groundwater.

Further, in 2007, the State of California passed a series of laws referred to as Senate Bill (SB) 5 directing the Department of Water Resources (DWR) to prepare flood maps for the Central Valley flood system and the State Plan of Flood Control, which includes a system of levees and flood control facilities located in the Central Valley. This legislation also set specific locations within the area affected by the 200-year flood event as the urban level of flood protection (ULOP) for the Central Valley.

SB5 “requires all cities and counties within the Sacramento-San Joaquin Valley, as defined in California Government Code Sections 65007(h) and (j), to make findings related to an ULOP or national Federal Emergency Management Agency (FEMA) standard of flood protection before: (1) entering into a development agreement for any property that is located within a flood hazard zone; (2) approving a discretionary permit or other discretionary entitlement, or ministerial permit that would result in the construction of a new residence, for a project that is located within a flood hazard zone; or (3) approving a tentative map, or a parcel map for which a tentative map was not required, for any subdivision that is located within a flood hazard zone.” In 2016, the City of Manteca approved a Memorandum of Understanding to pursue 200-year urban level of flood protection to satisfy SB 5.

As shown in Figure 10, the project site is located within a dam inundation area for the New Melones Dam and the San Luis Dam. Dam failure is generally a result of structural instability caused by improper design or construction, instability resulting from seismic shaking, or overtopping and erosion of the dam. Larger dams that are higher than 25 feet or with storage capacities over 50 acre-feet of water are regulated by the California Dam Safety Act, which is implemented by the California Department of Water Resources, Division of Safety of Dams (DSD). The DSD is responsible for inspecting and monitoring these dams. The Act also requires that dam owners submit to the California Office of Emergency Services inundation maps for dams that would cause significant loss of life or personal injury as a result of dam failure. The County Office of Emergency Services is responsible for developing and implementing a Dam Failure Plan that designates evacuation plans, the direction of floodwaters, and provides emergency information.

Regular inspection by DSD and maintenance by the dam owners ensure that the dams are kept in safe operating condition. As such, failure of these dams is considered to have an extremely low probability of occurring and is not considered to be a reasonably foreseeable event.

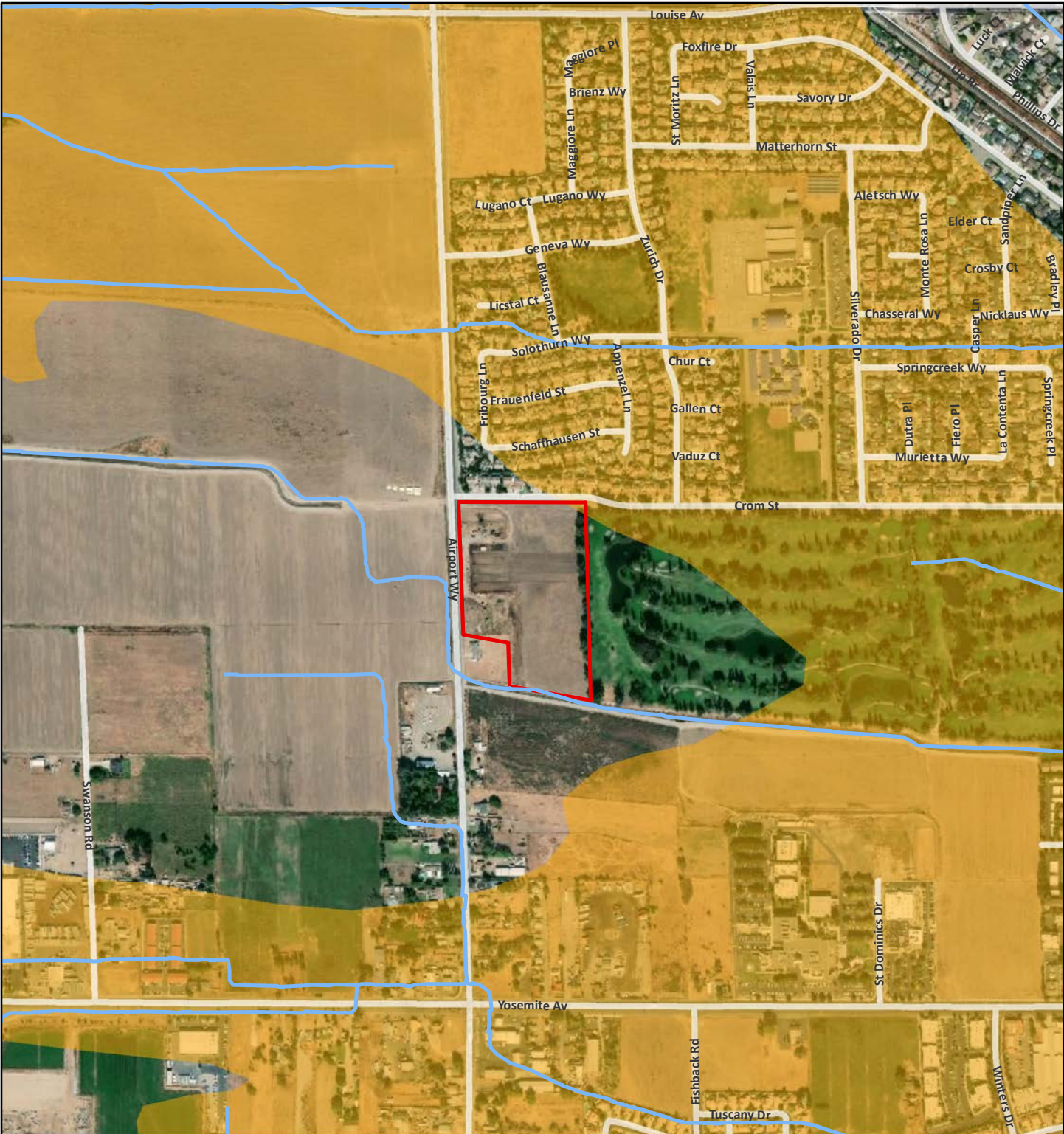
The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

The project site is not anticipated to be inundated by a tsunami because it is located at an elevation of approximately 23 to 27 feet above sea level and is approximately 60 miles away from the Pacific Ocean which is the closest ocean waterbody.

The project site is not anticipated to be inundated by a seiche because it is not located in close proximity to a water body capable of creating a seiche.

Implementation of the proposed project would have a *less than significant* impact relative to the risk of release of pollutants due to project inundation by flood hazards, seiches, and tsunamis, or the potential to alter the course of a stream or river in a manner that would impede or redirect flood flows.



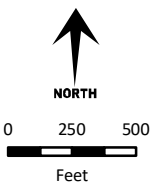


Legend

- Project Boundary
- Stream or Drainage

**FEMA Designation**

- 500-year Flood Zone



Source: FEMA NFHL\_06077C, San Joaquin County, latest LOMR date 12/24/2018; San Joaquin County GIS; ArcGIS Online World Imagery Map Service. Map date: February 20, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**





**Figure 9. FEMA Flood Insurance Rate Map**

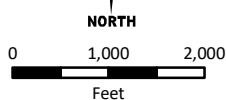
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**Legend**

-  Project Boundary
-  San Luis Dam Inundation Area
-  New Melones Dam Inundation Area
-  Lake McClure Dam



Sources: California Office of Emergency Services (CalOES); San Joaquin County; ArcGIS Online Imagery Map Service.  
Map date: February 20, 2019.

**CITY OF MANTECA - YOSEMITE GREENS**

Figure 10. Dam Inundation Map

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**XI. LAND USE AND PLANNING**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		X		

*Responses to Checklist Questions*

**Response a):** The project site is located within the Manteca city limits and is adjacent primarily to residential uses, commercial uses, and recreational uses. The proposed project is consistent with the surrounding uses and would not physically divide an established community. Implementation of the proposed project would have a *less than significant* impact relative to this topic.

**Response b):** The key planning documents that are directly related to, or that establish a framework within which the proposed project must be consistent, include:

- City of Manteca General Plan; and
- City of Manteca Zoning Ordinance.

The project site is designated as MDR by the City's General Plan Land Use Map and is zoned as R2.

The MDR designation provides for smaller single-family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks. The density range also accommodates small-lot single family homes that are smaller in size and affordable to residents. The allowed density within the MDR designation is 8.1 to 15 dwelling units per acre. Although the project site currently includes 13.20 gross acres, the Lot "A" Basin would be separated from the project site by a Lot Line Adjustment, prior to project operation, as provided by Mitigation Measure LU-1. After the Lot Line Adjustment, with 99 units on 12.14 gross acres, the proposed density would be approximately 8.15 dwelling units per gross developable acre, which is within the allowed density range.

The R2 zone accommodates a variety of uses, including single-family and multi-family residential uses, school, recreation, and public uses, some utility infrastructure and public safety uses, and some child-care and medical services uses. However, a rezone would be required as part of the proposed project. The rezone would modify the zoning from the existing R2 zoning designation to a PD zoning designation. The PD zoning designation for the proposed project would allow side setbacks that differ from the current five (5) foot minimum setbacks required on both sides. Furthermore, in addition to allowing for a minimum five (5) foot side setback on both sides of the home, the PD zoning would also allow one side of a home to have a zero (0) foot setback (zero-lot-line) and the other side to have a minimum seven (7) foot setback, consistent with the Municipal Code, General Plan, and Design Guidelines.

The proposed project would not require changes to any land use designations, would be consistent with the rezone from the R2 zoning designation to the PD zoning designation, and is

supportive to the utility demands for each of these uses. Therefore, with implementation of Mitigation Measure LU-1, impacts to land use compatibility would be ***less than significant***.

*Mitigation Measure*

***Mitigation Measure LU-1:*** *Prior to project construction activities, the developer shall submit and obtain approval for a Lot Line Adjustment application to remove the Lot "A" Basin from the project site parcel(s). The application shall be accompanied by the fee established by resolution of the City of Manteca City Council. The submittal shall follow all City of Manteca Lot Line Adjustment Procedures (contained in City Municipal Code Chapter 16.19).*

**XII. MINERAL RESOURCES**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

*Existing Setting*

The California Geological Survey identifies areas that contain or that could contain significant mineral resources so as to provide context for local agency land use decisions and to protect availability of known mineral resources. Classifications ranging from MRZ-1 to MRZ-4 are based on knowledge of a resource’s presence and the quality of the resource. No mineral extraction operations are known to exist in or adjacent to the project site. The project site is designated within Mineral Resource Zone 3 (MRZ-3), as delineated by the Mineral Resources and Mineral Hazards Mapping Program (MRMHMP) (California Department of Conservation, 2012). MRZ-3 is defined by the MRMHMP as being in areas that contain mineral deposits, the significance of which cannot be evaluated from available data.

*Responses to Checklist Questions*

**Responses a), b):** The project site is mapped as being located within Mineral Resource Zone 3 (MRZ-3), as delineated by the Mineral Resources and Mineral Hazards Mapping Program (MRMHMP). MRZ-3 is defined by the MRMHMP as being in areas that contain mineral deposits (the significance of which cannot be evaluated from available data. The proposed project activities would not result in substantial subsurface excavation and would not preclude future exploration for, and extraction of, mineral resources since the proposed use would be decommissioned in the long-term. Therefore, the project would not result in the loss of an available known mineral resources nor result in the loss of availability of locally-important mineral resource recovery sites delineated in a local general plan, specific plan, or other land use plan. Additionally, there are no oil and gas extraction wells within or near the property. Therefore, the impact is **less than significant** to this environmental topic.

**XIII. NOISE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

**Existing Setting**

The following is based on the *Noise Assessment Study* that was completed for the project by Edward L. Pack Associates (March 2019).

**Fundamentals of Acoustics**

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large range of numbers. The decibel (dB) scale is used to facilitate graphical visualization of large ranges of numbers. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a graphically practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels and are expressed in units of dBA, unless otherwise noted.

The decibel scale is logarithmic, not linear. In other words, two sound power levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70 dBA sound is half as loud as an 80 dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (Leq), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The Leq is the foundation of the composite noise descriptor, L<sub>dn</sub>, and shows very good correlation with community response to noise.

The day/night average level (L<sub>dn</sub>) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L<sub>dn</sub> represents a 24-hour average, it tends to disguise short-term variations in the noise environment. CNEL is similar to L<sub>dn</sub>, but includes a +5 dBA penalty for evening noise. Typically CNEL and L<sub>dn</sub> values are within 0.5 dBA of each other and are often considered to be synonymous. Table NOISE-1 lists several examples of the noise levels associated with common situations.

**Table NOISE-1: Typical Noise Levels**

<i>Common Outdoor Activities</i>	<i>Noise Level (dBA)</i>	<i>Common Indoor Activities</i>
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft)	--100--	
Gas Lawn Mower at 1 m (3 ft)	--90--	
Diesel Truck at 15 m (50 ft), at 80 km/hr (50 mph)	--80--	Food Blender at 1 m (3 ft) Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft)	--70--	Vacuum Cleaner at 3 m (10 ft)
Commercial Area Heavy Traffic at 90 m (300 ft)	--60--	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	--50--	Large Business Office
Quiet Urban Nighttime	--40--	Theater, Large Conference Room
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human

SOURCE: CALTRANS, TECHNICAL NOISE SUPPLEMENT, TRAFFIC NOISE ANALYSIS PROTOCOL. NOVEMBER 2009.

*Effects of Noise on People*

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction;
- Interference with activities such as speech, sleep, and learning; and
- Physiological effects such as hearing loss or sudden startling.



Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived;
- Outside of the laboratory, a 3 dBA change is considered a just-perceivable difference;
- A change in level of at least 5 dBA is required before any noticeable change in human response would be expected; and
- A 10 dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6 dBA per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

### *Existing Noise Levels – Traffic Noise*

Project-generated traffic noise impacts are determined by comparing the existing plus project traffic volumes to the existing volumes. The existing noise environment within the vicinity of the project site is due primarily to traffic sources on North Airport Way. To determine the existing noise environment at the site, Edward L. Pack Associates made continuous recordings of the sound levels were made at two locations. Location 1 was 54 feet from the centerline of North Airport Way. Location 2 was 25 feet from the easterly property line along the fairway at the 3<sup>rd</sup> hole at the Manteca Park Golf Course. The sound level meters were placed at elevations of 5 feet above the ground. The measurements were made on September 4-6, 2018 for a period of 48 hours (Edward L. Pack Associates, 2019).

The results of the field survey reveal that the Leq's at measurement Location 1 on Day 1 ranged from 63.8 to 69.7 dBA during the daytime and from 59.3 to 67.3 dBA at night. On Day 2, the Leq's ranged from 64.6 to 69.5 dBA during the daytime and from 59.0 to 67.1 dBA at night. The Leq's at measurement Location 2 on Day 1 ranged from 45.8 to 52.3 dBA during the daytime and from 45.2 to 51.0 dBA at night. On Day 2, the Leq's ranged from 46.6 to 53.5 dBA during the daytime and from 45.1 to 51.1 dBA at night (Edward L. Pack Associates, 2019).

### *Regulatory Setting – Manteca General Plan*

The City of Manteca General Plan Noise Element contains goals, policies, and implementation measures for assessing noise impacts within the City. Listed below are the noise goals, policies, and implementation measures that are applicable to the proposed project:

#### **Goals**

- N-1. Protect the residents of Manteca from the harmful and annoying effects of exposure to excessive noise.
- N-3. Ensure that the downtown core noise levels remain acceptable and compatible with commercial and higher density residential land uses.
- N-4. Protect public health and welfare by eliminating existing noise problems where feasible, by establishing standards for acceptable indoor and outdoor noise, and by preventing significant increases in noise levels.
- N-5. Incorporate noise considerations into land use planning decisions, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.

#### **Policies**

- N-P-2. New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1 (Table 14 of this section).
- N-P-3. The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2. Noise mitigation may be required to meet Table 9-2 performance standards (Table 15 of this section).
- N-P-5. In accord with the Table 9-2 standards, the City shall regulate construction-related noise impacts on adjacent uses.

#### **Implementation Measures**

- N-I-1. New development in residential areas with an actual or projected exterior noise level of greater than 60 dB  $L_{dn}$  will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB  $L_{dn}$ .
- N-I-3. In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels are increased by 10 dB or more. An increase from 5-10 dB may be substantial. Factors to be considered in determining the significance of increases from 5-10 dB include:
  - the resulting noise levels
  - the duration and frequency of the noise
  - the number of people affected
  - the land use designation of the affected receptor sites
  - public reactions or controversy as demonstrated at workshops or hearings, or by correspondence
  - prior CEQA determinations by other agencies specific to the project

N-I-4. Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use noise barriers to attenuate noise to acceptable levels.

**Table NOISE-2: Maximum Allowable Noise Exposure Mobile Noise Sources**

MAXIMUM ALLOWABLE NOISE EXPOSURE MOBILE NOISE SOURCES			
Land Use <sup>4</sup>	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
		Ldn/CNEL, dB	Leq, dB <sup>3</sup>
Residential	60 <sup>2</sup>	45	
Transient Lodging	60 <sup>2</sup>	45	
Hospitals, Nursing Homes	60 <sup>2</sup>	45	
Theaters, Auditoriums, Music Halls			35
Churches, Music Halls	60 <sup>2</sup>		40
Office Buildings	65		45
Schools, Libraries, Museums			45
Playgrounds, Neighborhood Parks	70		

<sup>1</sup>Outdoor activity areas for residential development are considered to be backyard patios or decks of single family dwellings, and the common areas where people generally congregate for multi-family developments. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>2</sup>In areas where it is not possible to reduce exterior noise levels to 60 dB L<sub>dn</sub> or below using a practical application of the best noise-reduction technology, an exterior noise level of up to 65 L<sub>dn</sub> will be allowed.

<sup>3</sup>Determined for a typical worst-case hour during periods of use.

<sup>4</sup>Where a proposed use is not specifically listed on the table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the City.

SOURCE: MANTECA GENERAL PLAN, TABLE 9-1.

**Table NOISE-3: Performance Standards for Stationary Noise Sources or Projects Affected by Stationary Noise Sources**

PERFORMANCE STANDARDS FOR STATIONARY NOISE SOURCES OR PROJECTS AFFECTED BY STATIONARY NOISE SOURCES <sup>1,2</sup>		
Noise Level Descriptor	Daytime	Nighttime
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Hourly Leq, dB	50	45
Maximum Level, dB	70	65

<sup>1</sup>Each of the noise levels specified above should be lowered by five (5) dB for simple noise tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints.

<sup>2</sup>No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

SOURCE: MANTECA GENERAL PLAN, TABLE 9-2.

### *Regulatory Setting – Manteca Noise Ordinance*

Section 9.52.030 of the City of Manteca Municipal Code prohibits excessive or annoying noise or vibration to residential and commercial properties in the City. The following general rules are outline in the ordinance:

#### **9.52.030 Prohibited noises—General standard**

No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any unnecessary and unreasonable noises, sounds or vibrations which are physically annoying to reasonable persons of ordinary sensitivity or which are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons within the neighborhood from which said noises emanate or which interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or which may detrimentally or adversely affect such residences or places of business. (Ord. 1374 § 1(part), 2007)

#### **17.58.050 D. Exempt Activities**

8. Construction activities when conducted as part of an approved Building Permit, except as prohibited in Subsection 17.58.050(E)(1) (Prohibited Activities) below.

#### **17.58.050 E. Prohibited Activities**

1. Construction Noise. Operating or causing the operation of tools or equipment on private property used in alteration, construction, demolition, drilling, or repair work daily between the hours of 7:00 p.m. and 7:00 a.m., so that the sound creates a noise disturbance across a residential property line, except for emergency work of public service utilities.

### *Responses to Checklist Questions*

**Response a):** The proposed project has the potential to generate a substantial increase in temporary ambient noise from project construction activities, and a substantial increase in permanent ambient noise during project operation.

### *Construction Noise*

The proposed project could result in temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the proposed project. The construction of new buildings and infrastructure improvements associated with the proposed project will require construction activities. These activities include the use of heavy equipment and impact tools. Table NOISE-4 provides a list of the types of equipment which may be associated with construction activities and the associated noise levels.

Activities involved in project construction would typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. The nearest residential receptors would be located approximately 50 feet or more from the majority of project construction activities. This temporary increase in construction noise is considered potentially significant.

**Table NOISE-4: Construction Equipment Noise**

Type of Equipment	Predicted Noise Levels, $L_{max}$ dB				Distances to Noise Contours, feet	
	Noise Level at 50'	Noise Level at 100'	Noise Level at 200'	Noise Level at 400'	70 dB $L_{max}$ contour	65 dB $L_{max}$ contour
Backhoe	78	72	66	60	126	223
Compactor	83	77	71	65	223	397
Compressor (air)	78	72	66	60	126	223
Concrete Saw	90	84	78	72	500	889
Dozer	82	76	70	64	199	354
Dump Truck	76	70	64	58	100	177
Excavator	81	75	69	63	177	315
Generator	81	75	69	63	177	315
Jackhammer	89	83	77	71	446	792
Pneumatic Tools	85	79	73	67	281	500

SOURCE: ROADWAY CONSTRUCTION NOISE MODEL USER'S GUIDE. FEDERAL HIGHWAY ADMINISTRATION. FHWA-HEP-05-054. JANUARY 2006.

There is generally an increase in ambient noise between the hours of 7 a.m. and 7 p.m. By limiting the hours of construction to these hours, the potential for nuisance noise is reduced because project construction-related noise increases would be less noticeable. The use of mufflers on construction equipment would decrease the overall noise generated during construction. Because sound diminishes with distance, locating noise-generating equipment away from noise sensitive uses would reduce overall noise impacts associated with project construction.

Separately, the City considers all hauling activities to ensure that they are routed to the City's major roadway network. Given the location of the project site, it is anticipated that any hauling, would be located south along Airport Way and/or west on Yosemite Avenue to SR 120. Locating hauling trips on major roadways is consistent with the City's practices. The exact haul routes are generally defined during the review of grading plans, which is a step in the engineering phase of the project. The noise levels on these roadways from hauling would be short-lived and would cease after construction. Mitigation Measure NOISE-1 requires that construction activities be limited to the hours of 7:00 a.m. and 7:00 p.m. These construction time requirements would also apply to any hauling activities. The haul routes will not be adjacent to a school facility, given that there are no school facilities on these major haul routes throughout the City.

Therefore, implementation Mitigation Measure NOISE-1 would reduce impacts from temporary construction noise to a **less than significant** level.

### *Operational Noise*

Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local planning criteria or ordinances, or substantially increase noise levels at noise-sensitive land uses. Edward L. Pack Associates, prepared a *Noise Assessment Study* that analyzed the proposed project's potential to exceed the City of Manteca's noise standards, and whether there would be a need for noise mitigation during project operation.

The proposed project would not directly generate increased noise beyond those activities commonly found in residential developments (noise from motor vehicles and minimal outdoor activities, such as those associated with the proposed Park/Basin area). The noise directly generated by the project would not differ substantially from the existing ambient noises currently generated by existing nearby residential uses.

**Project-generated Traffic Noise**

Project-generated traffic noise impacts were analyzed by Edward L. Pack Associates by comparing the existing plus project traffic volumes to the existing volumes. To increase the noise environment by 1 decibel, the project needs to add at least 15% to the existing volume on any given roadway. Table NOISE-5, below, provides the existing and existing plus project traffic volumes, in terms of Average Daily Traffic as the noise exposures are in terms of a 24-hour average, and the change in the noise environment due to the project.

**Table NOISE-5: Project-generated Traffic Noise Analysis**

Road Segment	Existing Traffic Volume	Existing Plus Project Traffic Volume	Change in dB
N. Airport Way So. Of Crom St.	9530	9885	0.2
N. Airport Way No. of Crom St.	9257	9601	0.2
Crom St. East of N. Airport Way	3003	3506	0.7

SOURCE: EDWARD L. PACK ASSOCIATES, 2019.

As shown above, the project traffic will cause a negligible increase in the traffic noise exposures for receptor locations along North Airport Way. The project traffic noise increases would result in a **less than significant** impact generated from project-related traffic noise.

**Exterior Noise Exposures**

The results of the *Noise Assessment Study* indicate that the exterior noise exposures would exceed the limits of the standards in some rear yards. Therefore, noise mitigation for the project is necessary. To achieve compliance with the 60 dB DNL limit of the City of Manteca Noise Element at the noise impacted rear yards, implementation of Mitigation Measure NOISE-2 is required. Mitigation Measure NOISE-2 requires noise control barriers to be constructed at the rear yards within the project site that are impacted by noise levels that exceed the standards established by the City of Manteca.

**Interior Noise Exposures**

According to the *Noise Assessment Study*, interior noise exposures will exceed the limits of the City of Manteca Noise Element standards in the first two rows of homes from North Airport Way. The interior noise exposures in the most impacted dwelling units closest to North Airport Way would be up to 50 and 54 dB DNL under existing and future traffic conditions, respectively. The interior noise exposures would be up to 9 dB in excess of the City of Manteca Noise Element standards. To achieve compliance with the interior noise 45 dB DNL limit of the City of Manteca Noise Element, the proposed project is required to implement Mitigation Measure NOISE-3.

*Conclusion*



With implementation of the following mitigation measures, the proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the applicable standards. As such, this is a ***less than significant*** impact.

*Mitigation Measure(s)*

**Mitigation Measure NOISE-1:** *The following mitigation measures shall be implemented:*

- a) *Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.*
- b) *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.*
- c) *Construction equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses.*

**Measure NOISE-2:** *Prior to the issuance of certificates of occupancy, the following noise control barriers shall be constructed (note: the barriers heights are in reference to the nearest building pad elevation):*

- *A 9-foot high acoustically-effective barrier at the rear yards of Lots 9 through 22 (Airport Way frontage). This barrier shall be composed of 2' of earthen berm and 7' of masonry or precast concrete wall.*
- *At Lot 9, continue the barrier at 8-foot high along and angled section of the lot line (Airport Way/Crom Street corner). This barrier shall be composed of 1' of earthen berm and 7' of masonry or precast concrete wall. Alternatively, this barrier can be composed of 2' of earthen berm and 6' of masonry or precast concrete wall.*
- *At the remainder of Lot 9 backing to Crom Street, continue the barrier at 7-foot high for the remainder of the lot line. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *Continue the barrier at 6-foot high behind Lots 8 and 7. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *At Lot 22, continue the barrier at 8-foot high along and angled section of the lot line (approximately 16' at the Airport Way/Ahwahnee Street corner). This barrier shall be composed of 1' of earthen berm and 7' of masonry or precast concrete wall. Alternatively, this barrier can be composed of 2' of earthen berm and 6' of masonry or precast concrete wall.*
- *At the side lot line for Lot 22 (siding on Ahwahnee Street), continue the barrier at 7-foot high for approximately 32 feet of the lot line. This barrier shall be composed of masonry, precast concrete, or wood that meets the air tight specs described below.*
- *Construct a 6-foot high acoustically-effective barrier at the south side of Lot 23. Turn the barrier to connect air-tight to the side of the house.*

*To achieve an acoustically-effective barrier, the barrier shall be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long term durability. The barrier shall be constructed of the materials specified above (i.e. masonry, concrete, wood, earth berm or a*



combination thereof, and must have a minimum surface weight of 2.5 pounds per square foot. Where wood fencing is allowed for sound attenuation, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used provided that the construction is air-tight and the minimum surface weight is met. All connections with posts, pilasters and the building shells must be sealed air-tight. No openings shall be permitted between the barrier components and the ground. A gate may be incorporated into the fence return at Lot 23. However, if a gate is incorporated, the gate shall meet the minimum surface weight and height requirements and shall be constructed air-tight. Astragals shall be placed over the gaps at the hinge line and closure jamb. A gap under the gate shall be no higher than 1 inch.

**Measure NOISE-3:** The following window controls shall be required, prior to issuance of certificates of occupancy:

- Windows of second floor living spaces facing north, west or south of Lots 7 through 34 and the unshielded first floor living spaces of Lot 23 facing west shall remain closed at all times.
- Install windows rated minimum Sound Transmission Class (STC) 31 at the windows specified by the Noise Assessment Study (Edward L. Pack Associates) to be maintained closed of Lots 9 through 22.
- Install windows rated minimum STC 28 at all other windows specified above to be maintained closed.
- Provide some type of mechanical ventilation for all living spaces with a closed window condition.

When windows and doors are maintained closed at all times for noise control, they shall be operable, as the requirement does not imply a fixed or inoperable condition and some type of mechanical ventilation must be provided. The mechanical ventilation system shall conform to the requirements of the California Mechanical Code and shall not compromise the acoustical integrity of the building shell. All other windows of the development may be kept open as desired with the exception of bathrooms that are an integral part of a living space and not separated by a closeable door, such as those common in master bedroom suites.

The acoustical test report of all sound rated windows and glass doors shall be reviewed by a qualified acoustician to ensure that the chosen windows and glass doors will adequately reduce traffic noise to acceptable levels.

The windows shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window and door construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Expandable foam products shall not be used.

**Response b):** Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by several factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table NOISE-6 indicates that the threshold for damage to structures ranges from 0.2 to 0.6 peak particle velocity in inches per second (in/sec p.p.v). One-half this minimum threshold or 0.1 in/sec p.p.v. is considered a safe criterion that would protect against architectural or structural damage. The general threshold at which human annoyance could occur is noted as 0.1 in/sec p.p.v.

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and roadway construction occur. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located approximately 25 to 50 feet or further from the project site. At this distance, construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table NOISE-7 shows the typical vibration levels produced by construction equipment.

**Table NOISE-6: Effects of Vibration on People and Buildings**

<b>Peak Particle Velocity</b>		<b>Human Reaction</b>	<b>Effect on Buildings</b>
<b>mm/sec.</b>	<b>in./sec.</b>		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage.

SOURCE: CALTRANS. TRANSPORTATION RELATED EARTHBOEN VIBRATIONS. TAV-02-01-R9601 FEBRUARY 20, 2002.

**Table NOISE-7: Vibration Levels for Varying Construction Equipment**

<b>Type of Equipment</b>	<b>Peak Particle Velocity @ 25 feet (inches/second)</b>	<b>Peak Particle Velocity @ 100 feet (inches/second)</b>
Large Bulldozer	0.089	0.011
Loaded Trucks	0.076	0.010
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.011
Jackhammer	0.035	0.004
Vibratory Hammer	0.070	0.009
Vibratory Compactor/roller	0.210	0.026

SOURCE: FEDERAL TRANSIT ADMINISTRATION, TRANSIT NOISE AND VIBRATION IMPACT ASSESSMENT GUIDELINES, MAY 2006

The Table NOISE-7 data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec p.p.v. threshold of damage to buildings and less than the 0.1 in/sec threshold of annoyance criteria at distances over 25 feet. Therefore, construction vibrations are not predicted to cause damage to existing buildings or cause annoyance to sensitive receptors. Implementation of the proposed project would have a **less than significant** impact relative to this environmental topic.

**Response c):** The project site is not located within the vicinity of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport or airstrip is the Stockton Metropolitan Airport, located approximately 7.1 miles north of the project site. The proposed project would, therefore, not expose people residing or working in the project area to excessive noise levels associated with such airport facilities. The project site is not located within the vicinity of a private airstrip. The proposed project would, therefore, not expose people residing or working in the project area to excessive noise levels associated with such private airport facilities. Implementation of the proposed project would have **no impact** relative to this topic.

*XIV. POPULATION AND HOUSING*

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

*Responses to Checklist Questions*

**Response a):** According to the 2017 U.S. Census population estimates, the population in Manteca is 79,268 people, and the average persons per household is 3.18. The proposed project would result in the construction of residential housing that would generate an estimated 315 people. This is an estimated 0.4 percent growth in Manteca. An estimated 0.4 percent growth in Manteca is not considered substantial growth in Manteca or the region and it is consistent with the assumed growth in the General Plan. The approximately 315 people may come from Manteca or surrounding communities. The proposed project would not include upsizing of offsite infrastructure or roadways. The installation of new infrastructure would be limited to the internal project site. The sizing of the infrastructure would be specific to the number of units proposed within the project site. Implementation of the proposed project would not induce substantial population growth in an area, either directly or indirectly. Implementation of the proposed project would have a ***less than significant*** impact relative to this topic.

**Response b):** The project site currently contains a cattle farm and does not contain housing. The proposed project would not displace housing or people. Implementation of the proposed project would have ***no impact*** relative to this topic.

**XV. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?				X

*Responses to Checklist Questions*

**Response a):**

**Fire Protection**

The project site is currently under the jurisdiction of the Manteca Fire Department. The Manteca Fire Department serves approximately 71,164 residents throughout approximately 17.2 square miles within the City limits. The Manteca Fire Department operates out of four (4) facilities that are strategically located in the City of Manteca. The nearest fire station to the project site is located at 1154 Union Road, approximately 1.4 miles southeast of the project site.

The Manteca Fire Department maintains a goal for the initial company of three (3) firefighters to arrive on scene for fire and emergency medical service (EMS) incidents within five (5) minutes 90% of the time (Response Effectiveness). In 2014, the Department averaged a 4:18 response time City-wide and was on scene within five minutes 77% of the time. In 2015, the Department averaged a 4:40 response time City-wide. Additionally, in 2015, 6,615 calls were made to the Department, which is the greatest number of calls in the history of the Manteca Fire Department.<sup>1</sup>

The Department is not currently meeting the Response Effectiveness goal. In May of 2016, the Department arrived on-scene within 5 minutes approximately 66% of the time.<sup>2</sup> The percentage continues to decline. The Department has recently seen increased calls and expanded areas of coverage. The proposed project will be served by the Department’s most impacted fire station (Station No. 2, 1154 S. Union Rd). To combat the increased calls in the southern areas of Manteca, the Department has recently staffed a “Rescue” in District 2. The additional unit will help relieve the significant call volume in south Manteca.

On September 11, 2013, Fire Station No. 4 opened in northwest Manteca. Fire Station No. 4 was one factor that helped to improve both the average response time and the percent of response effectiveness in 2014.

<sup>1</sup> City of Manteca Fire Department. 2015. City of Manteca Fire Department 2015 Annual Report.

<sup>2</sup> Personal Communication with Lantz Rey, City of Manteca Fire Department Fire Marshal. July 19, 2016.

The construction of Fire Station No. 5, which is planned in southeast Manteca, will have a similar impact on response times and response effectiveness. The City is in the process of completing 30 percent of the design of this station with the intent of constructing and staffing this station by the 2019/2020 fiscal year. Funding for this station is dependent on additional annexations and development in the area. The construction and staffing of Fire Station No. 5 will allow the City the ability to achieve the full alarm standard outlined by the National Fire Protection Association 1710 for the first time in the City's History; this will directly affect the Insurance Services Office (ISO) rating, enhance service to the citizens of Manteca, and improve the department's ability to obtain grants. Nevertheless, the City's currently ISO is at 2 (note: lower is better), which is better than most of the jurisdictions in San Joaquin and Stanislaus County.

The proposed project would add 99 residential units, which is anticipated to add 315 people to the City of Manteca. The additional of 315 people in the City of Manteca would place additional demands for police service on the Manteca Fire Department.

The City of Manteca receives funds for the provision of public services through development fees, property taxes, and connection and usage fees. As land is developed within the City and annexed into the City of Manteca, these fees apply. The City of Manteca reviews these fee structures on an annual basis to ensure that they provide adequate financing to cover the provision of city services. The City's Community Development, Public Works, and Finance Departments are responsible for continual oversight to ensure that the fee structures are adequate. The City reviews the referenced fees and user charges on an annual basis to determine the correct level of adjustment required to reverse any deficits and assure funding for needed infrastructure going forward. The City intends to include discussion of these fees and charges as part of the annual budget hearings.

The City of Manteca General Plan 2023 includes policies and implementation measures that would allow for the Department to continue providing adequate facilities and staffing levels. Below is a list of relevant policies:

- The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better (Policy PF-P-42).
- The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls (PF-P-43).
- The City shall provide fire services to serve the existing and projected population (PF-P-44).
- The City will establish the criteria for determining the circumstances under which fire service will be enhanced (PF-P-45).
- The Fire Department shall continuously monitor response times and report annually on the results of the monitoring (PF-I-24).
- The City shall encourage a pattern of development that promotes the efficient and timely development of public services and facilities (LU-P-3).

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues



generated by the proposed project, would fund capital and labor costs associated with fire protection services. Payment of such fees is adequate to ensure that the proposed project would not result in any CEQA impacts related to this topic, including the potential for the proposed project to cause substantial adverse physical impact associated with the provision of new or physically alternated governmental services, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Therefore, the impact of the proposed project on the need for additional fire services facilities is ***less than significant***.

### **Police Protection**

The project site is currently under the jurisdiction of the Manteca Police Department. The Manteca Police Department operates out of its headquarters located at 1001 W. Center Street. The project site is located approximately 0.92 miles southwest of the headquarters.

The Manteca Police Department is organized into two divisions: Operations and Services. Additionally, the Police Department operates a Public Affairs Unit. For budgeting purposes, the Police Department is organized into the following programs: administration, patrol, investigations, support services, dispatch, code enforcement, jail services, and animal services.

The proposed project would add 99 residential units, which is anticipated to add approximately 315 people to the City of Manteca. The additional of 315 people in the City of Manteca would place additional demands for police service on the Manteca Police Department.

The City of Manteca receives funds for the provision of public services through development fees, property taxes, and connection and usage fees. As land is developed within the City and annexed into the City of Manteca, these fees apply. The City of Manteca reviews these fee structures on an annual basis to ensure that they provide adequate financing to cover the provision of city services. The City's Community Development, Public Works, and Finance Departments are responsible for continual oversight to ensure that the fee structures are adequate. The City reviews the referenced fees and user charges on an annual basis to determine the correct level of adjustment required to reverse any deficits and assure funding for needed infrastructure going forward. The City intends to include discussion of these fees and charges as part of the annual budget hearings.

The City's General Plan includes policies and implementation measures that would allow for the Manteca Police Department to continue providing adequate staffing levels. Below is a list of relevant policies:

- The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls. Currently the City has 63 sworn officers. With a population of 71,164, that equates to a staffing level of .85 officers per 1000 residents.
- The City shall provide police services to serve the existing and projected population. The Police Department will continuously monitor response times and report annually on the results of the monitoring.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues

generated by the proposed project, would fund capital and labor costs associated with police services. Payment of such fees is adequate to ensure that the proposed project would not result in any CEQA impacts related to this topic, including the potential for the proposed project to cause substantial adverse physical impact associated with the provision of new or physically alternated governmental services, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts.

Based on the current adequacy of existing response times and the ability of the Manteca Police Department to serve the City, it is anticipated that the existing police department facilities are sufficient to serve the proposed project. Consequently, any impacts would be *less than significant*.

### Schools

Most schools within the City of Manteca are part of the Manteca Unified School District (MUSD). The MUSD provides school services for grades kindergarten through 12 (K-12) within the communities of Manteca, Manteca, Stockton, and French Camp. The District is approximately 113 square miles and serves more than 23,000 students. Within the City of Manteca, there are three elementary schools (Manteca Elementary School, Joseph Widmer School, and Mossdale Elementary School) and one high school (Sierra High School). River Islands has two charter elementary schools, located within the Banta Unified School District (River Islands Technology Academy and the S.T.E.A.M. Academy).

MUSD provides school services for grades K through 12 within the communities of Manteca, Lathrop, Stockton, and French Camp. MUSD operates 14 elementary and middle schools (grades K-8), four high schools (grades 9-12), one community day school (grades 7-12), and one vocational academy (grades 11-12). The schools in the City had a total enrollment of approximately 14,279 students, of which 9,416 were enrolled in elementary and middle school (grades K – 8) and 4,863 were enrolled in high school (grades 9 – 12).

The proposed project includes residential units that would directly increase the student population in the area. The proposed project would include the development of 99 dwelling units, which would directly cause population growth and increase enrollment in the local school districts. Utilizing the student generation rates provided by the MUSD in the NOP comment letter for the Oakwood Landing – Cerri & Denali Subdivisions Project (dated September 12, 2016), the proposed project would be expected to generate roughly 70 new students, broken down by grades as follows:

- K-8: 47.6 students
- 9-12: 22.8 students

The MUSD collects impact fees from new developments under the provisions of The Leroy F. Greene School Facilities Act of 1998, enacted by Senate Bill 50 (“SB 50”). SB 50 restricts the ability of local agencies to deny or condition land use approvals on the basis that school facilities are inadequate and precludes local agencies from requiring anything other than payment of the prevailing developer fee adopted by the local school district. SB 50 sets forth the “exclusive methods of considering and mitigating impacts on school facilities” resulting from any planning and/or development project, regardless of whether its character is legislative, adjudicative, or both. Govt. Code § 65996(a) (emphasis added).

Section 65995(h) provides that “[t]he payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 ... is hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving but not limited to, the planning, use, or development of real property ... on the provision of adequate school facilities.” (emphasis added).

The reference in Section 65995(h) to fees “imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995” is to per-square-foot school fees that can be imposed by school districts on new residential and commercial and industrial construction. Pursuant to this authority, the District has adopted a Level 1 fee in the amount of \$3.79 per square foot of assessable space of new residential construction. Payment of this Level 1 fee by the applicant constitutes full and complete mitigation of all impacts of the project on the District’s school facilities as a matter of law. (Gov’t Code § 659959h.)

Under SB 50, the City of Manteca is legally precluded from concluding, under CEQA or otherwise, that payment of the prevailing Level 1 fee will not completely mitigate the impacts of the project. Government Code § 65995(a) provides that SB 50 constitutes sets forth the “exclusive methods of considering and mitigating impacts on school facilities” when evaluating a development project. Because the methods of both “considering and mitigating” impacts on school facilities set forth in Government Code section 65996(a) are exclusive, SB 50 obviates the need for CEQA documents even to contain a description and analysis of a development project’s impacts on school facilities. See *Chawanakee Unified Sch. Dist. v. Cty. of Madera*, 196 Cal. App. 4th 1016, 1027 (2011). Further, these statutes prohibit local agencies from concluding that payment of the authorized fees do not constitute full and complete mitigation of a project’s school facilities impacts. Local agencies have no power to supersede the legislature’s express and unambiguous directives on this subject.

Nor does the City possess the authority to deny or condition the project unless the applicant agrees to pay fees or provide other mitigation beyond the duly adopted Level 1 fee. Under Government Code § 65995(a), a “local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property ... on the basis of a person’s refusal to provide school facilities mitigation that exceeds the amounts authorized pursuant to [SB 50.]”

In short, payment of the Level 1 fee is “deemed to provide full and complete school facilities mitigation and, notwithstanding [Government Code] Section 65858, or [CEQA], or any other provision of state or local law, a state or local agency may not deny or refuse to approve [the] development of real property ... on the basis that school facilities are inadequate.”

Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes and other revenues generated by the proposed project, would fund improvements associated with school services.

The provisions of State law are considered full and complete mitigation for the purposes of analysis under CEQA for school construction needed to serve new development. In fact, State law expressly precludes the City from reaching a conclusion under CEQA that payment of the Leroy

F. Greene School Facilities Act school impact fees would not completely mitigate new development impacts on school facilities. Consequently, the City of Manteca is without the legal authority under CEQA to impose any fee, condition, or other exaction on the project for the funding of new school construction other than the fees allowed by the Leroy F. Greene School Facilities Act. Additionally, local agencies are prohibited from using the inadequacy of school facilities as a basis for denying or conditioning approvals. Although MUSD may collect higher fees than those imposed by the Leroy F. Greene School Facilities Act, no such fees are required to mitigate the impact under CEQA. Because the project would pay fees as required by The Leroy F. Greene School Facilities Act, this impact would be *less than significant*.

## Parks

CEQA requires that the proposed project is analyzed to determine whether any substantial adverse impacts would be associated with any new or physically altered governmental facilities that may be required to serve the proposed project (in this case, for park and recreation facilities). The proposed project directly increases the number of persons in the area as a result of employment potential, and residential uses. The proposed project includes 99 residential units, which is projected to increase the population by an estimated 315 people (based on 3.18 persons per household). For the purposes of extractive and collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: *The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.*

The City's General Plan identifies a park standard based on a goal of five acres of developed parkland per 1,000 residents within the city limits. Further, the City's Parks and Recreation Master Plan (December 2016) states that the City currently strives to provide 3.5 acres of Neighborhood Park land per thousand residents, and 1.5 acres of Community Park land. Due to the active sports needs of the community, the recommendation of the City's Master Plan is to shift the acreage goals to achieve a better balance of park land in the future, resulting in a new goal for developing adequate Special Use Park land. The total goal of 5 acres per 1,000 residents remains intact, and the summary of the goals is broken down below:

- Neighborhood Park: 3 acres / 1,000 residents
- Community Park: 1 acre / 1,000 residents
- Special Use Park: 1 acre / 1,000 residents

According to the Master Plan, the City currently has a deficit of 5.67 acres of Neighborhood Park, and a surplus of Community Parks (5.58 acres) and Special Use Parks (18.06 acres). Using the above parkland goals, the proposed project would be required to provide approximately:

- Neighborhood Park: 0.95 acres
- Community Park: 0.32 acres
- Special Use Park: 0.32 acres

The Quimby Act allows a development to provide the parkland onsite, or to pay the in-lieu fees to the City for the future development of park elsewhere in the City. The proposed project is subject to the City park dedication in-lieu fees. The payment of the City park dedication in-lieu fees would serve as an adequate offset for the park demand. As such, with the implementation of Mitigation Measure PUBLIC-1, the proposed project will result in a **less-than-significant** impact.

### *Mitigation Measure(s)*

**Mitigation Measure PUBLIC-1:** *The applicant shall pay applicable park in-lieu fees or dedicate parkland in accordance with the City of Manteca Municipal Code standards outlined in Chapter 3.20. Proof of payment of the in-lieu fees shall be submitted to the City Engineer.*

### **Other Public Facilities**

The proposed project would not result in a need for other public facilities that are not addressed above, or in Section XVIII, Utilities and Service Systems. Implementation of the proposed project would have ***no impact*** relative to this issue.

**XVI. RECREATION**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

*Responses to Checklist Questions*

**Responses a):** The project would result in the construction of 99 multi-family residential homes. The proposed project would result in an estimated 315 individuals. The City of Manteca General Plan Policy PF-P-49 calls for city park acquisition efforts to be based on the goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City parks. Therefore, the estimated new demand for parks generated by the proposed project is approximately 2.91 acres of new parks. The proposed project does not include the construction of new parks; therefore, the developer would be required to pay in-lieu fees. The in-lieu fees would ultimately fund the construction of new park land to offset the increased demand for these facilities. With implementation of Mitigation Measure PUBLIC-1, this potential impact would be reduced to a *less than significant* level.

**Responses b):** The proposed project does not include the construction of recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Implementation of the proposed project would have *no impact* relative to this topic.



**XVII. TRANSPORTATION**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		X		
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?		X		
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
d) Result in inadequate emergency access?		X		

**Existing Setting**

The *Yosemite Greens – Transportation Impact Analysis Report* was prepared by Fehr & Peers for the proposed project under contract to De Novo Planning Group. The following is a summary of the report, which is contained in Appendix B.

The following three (3) study intersections were included in the analysis:

- Airport Way/Crom Street;
- Crom Street/Project Access #1 (full access); and
- Airport Way/Project Access #2 (right-turn in/right-turn out only).

The study intersections were chosen based on consultation between the City of Manteca and Fehr & Peers. The traffic analysis includes utilization of the City’s traffic model, which looks at traffic dispersal and movements. The traffic model utilizes a daily trip generation factor that is established by the Institute of Traffic Engineers.

**Traffic Analysis Scenarios**

The study intersections were evaluated for the following four scenarios:

- **Scenario 1:** Existing Conditions – Level of Service (LOS) based on Existing Year 2019 AM and PM Peak Hour volumes and existing intersection configurations.
- **Scenario 2:** Existing Plus Project – Existing traffic volumes plus trips from the Proposed Yosemite Greens Project.
- **Scenario 3:** Cumulative No Project Conditions – This scenario includes cumulative volumes based on the City of Manteca / San Joaquin Council of Governments Travel Demand Forecasting (TDF) Model.
- **Scenario 4:** Cumulative Plus Project Conditions – This scenario includes cumulative volumes plus the trips from the Proposed Yosemite Greens Project.

**Intersection Analysis**

Fehr & Peers used the Synchro/SimTraffic microsimulation software package (Version 10) to analyze the currently unsignalized intersections and potential future signalized study intersections. This analysis software program is consistent with the technical approach documented in the Highway Capacity Manual – 6th Edition for calculating delay at both unsignalized and signalized intersections. It considers roadway design, intersection geometries, turn pocket storage lengths, and intersection control on intersection queuing and delays. Therefore, intersection delay/level of service results documented in the Transportation Impact Analysis Report are based on the SimTraffic results.

Level of Service Standard

The operational performance of the roadway network is commonly described with the term LOS. LOS is a qualitative description of operating conditions, ranging from LOS A (free-flow traffic conditions with little or no delay) to LOS F (oversaturated conditions where traffic flows exceed design capacity, resulting in long queues and delays). The LOS analysis methods outlined in the Transportation Research Board’s *Highway Capacity Manual* (HCM) were used in the *Transportation Impact Analysis Report*.

A signalized intersection’s LOS is based on the weighted average control delay of all vehicles passing through the intersection. Delay is measured in seconds per vehicle, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. For side-street control intersections, the delay and LOS is reported for the entire intersection and the minor street movement with the greatest delay. Table TT-1 summarizes the relationship between the delay and LOS for signalized and unsignalized intersections.

**Table TT-1: LOS Criteria – Intersections**

LOS	Description (for Signalized Intersections)	Average Delay (Seconds/Vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Operations with very low delay occurring with favorable traffic signal progression and/or short cycle lengths.	< 10.0	< 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10.0 to 20.0	> 10.0 to 15.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	> 20.0 to 35.0	> 15.0 to 25.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	> 35.0 to 55.0	> 25.0 to 35.0
E	Operations with high delay values indicating poor progression, and long cycle lengths. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	> 55.0 to 80.0	> 35.0 to 50.0
F	Operations with delays unacceptable to most drivers occurring due to over-saturation, poor progression, or very long cycle lengths.	> 80.0	> 50.0

NOTE: LOS = LEVEL OF SERVICE; V/C RATIO= VOLUME-TO-CAPACITY RATIO

LOS AT SIGNALIZED INTERSECTIONS AND ROUNDABOUTS BASED ON AVERAGE DELAY FOR ALL VEHICLES. LOS AT UNSIGNALIZED INTERSECTIONS IS REPORTED FOR ENTIRE INTERSECTION AND FOR MINOR STREET MOVEMENT WITH GREATEST DELAY. SOURCE: TRANSPORTATION RESEARCH BOARD 2016

**Existing Intersection Levels of Service**

Existing traffic operations were analyzed at the one (1) existing study intersections of Airport Way / Crom Street for the two study hours. Based on the results presented in Table TT-2 for Existing AM and PM peak hour analysis, the unsignalized side street stop controlled intersection of Airport Way / Crom Street operates at acceptable LOS B conditions for the westbound left turn movement from Crom Street to southbound Airport Way during AM Peak Hour Conditions and LOS C conditions during the PM Peak Hour Conditions. The entire intersection operates at acceptable LOS A conditions during both AM and PM Peak Hour Conditions.

**Table TT-2: Peak Hour Intersection Analysis – Existing AM and PM Peak Hour Conditions**

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
Airport Way/Crom Street	SSSC	14.5 (Westbound Left-turn)	A (entire) B (Westbound Left-turn)	1.8 18.3 (Westbound Left-turn)	A (entire) C (Westbound Left-turn)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.  
<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.  
 SOURCE: FEHR & PEERS, 2019.

**Existing Plus Project Intersection Levels of Service**

The “project only” trips developed through the trip generation and distribution processes were assigned to the roadway network by adding those new vehicle trips to Existing AM and PM Peak Hour traffic volumes. Table TT-3 displays the results of the Existing Plus Project operations analysis. According to this table, the addition of project generated traffic at the Airport Way/Crom Street side street stop controlled intersection would result in a minor change in intersection delay.

During both morning and evening peak hours, the Airport Way / Crom Street the westbound left-turn movement onto southbound Airport Way will continue to operate at acceptable LOS C conditions.

At the new Crom Street / Project Access #1 intersection, the northbound left-turn/right-turn lane will operate at acceptable LOS B conditions during both morning and evening peak hours.

And at the new Crom Street / Project Access #2 intersection, the westbound right-turn movement onto northbound Airport Way will operate at acceptable LOS B conditions during both morning and evening peak hours.

**Table TT-3: Peak Hour Intersection Analysis – Existing Plus Project AM and PM Peak Hour Conditions**

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
Airport Way/Crom Street	SSSC	14.5 (Westbound Left-turn)	A (entire) B (Westbound Left-turn)	1.8 18.3 (Westbound Left-turn)	A (entire) C (Westbound Left-turn)
Crom Street/Project Access # 1	SSSC	1.9 10.0 (Northbound Left-turn/Right-turn)	A (entire) B 0 (Northbound Left-turn/Right-turn)	1.2 11.0 (Northbound Left-turn/Right-turn)	A (entire) B (Northbound Left-turn/Right-turn)
Airport Way/Project Access # 2	SSSC	0.0 11.3 (Westbound Right-turn)	A (entire) B (Westbound Right-turn)	0.0 11.6 (Westbound Right-turn)	A (entire) B (Westbound Right-turn)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, 2019.

**Transit Service**

Transit service in the City of Manteca is provided by Manteca Transit. Transit Route 2 (northbound / westbound) and Transit Route 3 (southbound / eastbound) provide fixed route service in the vicinity of the proposed project. The closest transit stops for Routes 2 and 3 are located on Union Road, north of Crom Street, which is 4,700 feet or approximately .90 of a mile east of the project site.

Transit Route 1 also provides fixed route service in the vicinity of the proposed project. The closest transit stops for Route 1 is located on Yosemite Avenue, east of Airport Way in front of the Kaiser Permanente Manteca Medical center, which is 4,000 feet or approximately .75 of a mile south and east of the project site.

**Bicycle and Pedestrian Facilities**

The following types of bicycle facilities exist within the study area:

- On-street bike lanes (Class II) are designated for use by bicycles by striping, pavement legends, and signs.
- On-street bike route (Class III) are designated for use by bicycles with signage.

Class II bike lanes exist along the entire length of Crom Street, from Airport way to Union Road. In addition, a Class II bike lane is provided on Silverado Drive from Crom Street to the Stella Brockman Middle School located north of Crom Street.

The pedestrian network in the study area includes sidewalks along Crom Street and on the east side of Airport Way north of Crom Street. It should be noted that sidewalk are not provided on

the east side of Airport Way south of Crom Street or the west side of Airport Way between Louise Avenue to the north and Yosemite Avenue to the south.

### Project Trip Generation

Table TT-4 provides the estimated trips generated for the proposed Yosemite Greens Project during weekday daily conditions. As shown below, the proposed project would generate approximately 934 daily vehicle trips. The trips generated by the residential land uses are based on trip rates from the Trip Generation Manual (9th Edition, Institute of Transportation Engineers 2017) (Fehr & Peers, 2019). The proposed project would also generate 73 AM peak hour trips, and 98 PM peak hour trips (Fehr & Peers, 2019).

**Table TT-4: Yosemite Greens Project Trip Generation Analysis**

LAND USE CODE (ITE CODE)	QUANTITY	TRIP RATE			TRIPS
		DAILY	AM	PM	DAILY
Single Family Detached Homes	99 Homes	9.44	0.74	0.99	934
<b>Total External Vehicle Trips</b>					<b>934</b>

Source: Fehr & Peers, 2019

### *Responses to Checklist Questions*

**Response a), b): Less than Significant.** The project site is located on the outskirts of the City of Manteca, with a relatively low volume of traffic occurring on nearby roadways. Construction traffic would be temporary and minor. According to the *Transportation Impact Analysis Report* prepared by Fehr & Peers, during project operation, the proposed project would generate approximately 934 daily vehicle trips, 73 AM peak hour trips, and 98 PM peak hour trips. This would increase the amount of traffic that currently occurs at and within the vicinity of the project site. However, the increase in traffic expected to be generated by the proposed project during project operation would be added to roadways that maintain low volumes, since the project site is located in an area with a relatively low volume of traffic.

### *Level of Service (LOS)*

Fehr & Peers analyzed the impact of the proposed project on the following study area intersections and study area roadway segments during project operation:

#### **Intersections:**

- Airport Way/Crom Street;
- Crom Street/Project Access #1 (full access); and
- Airport Way/Project Access #2 (right-turn in/right-turn out only).

The *Traffic Impact Analysis* demonstrates that all three (3) unsignalized study intersection would continue to operate at acceptable LOS C or better under Existing Plus Project AM and PM peak hour conditions.

However, The signal warrant analysis for Cumulative No Project conditions indicate that the intersection of Airport Way/Crom Street meets peak hour signal warrants for both AM and PM peak hour conditions as a result of increased traffic volumes on northbound/southbound Airport Way. This projected increase in traffic volumes results in long delays and vehicle queues making the westbound left turn movement from Crom Street to southbound Airport Way and the southbound left-turn movement from Airport Way to eastbound Crom Street. The City of Manteca identified the need for a traffic signal at the Airport Way/Crom Street intersection in the Public

Facilities Improvement Program. Therefore, a traffic signal with crosswalks would need to be installed at the Airport Way/Crom Street intersection.

Under Cumulative Plus Project Conditions, the addition of vehicle traffic generated by the proposed Yosemite Greens Project would result in only a minor change in average vehicle delay at the Airport Way/Crom Street signalized intersection. The new traffic signal would continue to operate at acceptable LOS A conditions during both AM and PM peak hour conditions.

The new traffic signal would provide pedestrian crosswalks and a safe crossing location for all time periods and during both weekday and weekend conditions when compared to the Existing side-street stop controlled intersection.

Additionally, as described under Responses c), d) (below), the proposed project would maintain adequate site access for emergency vehicles and would not increase hazards due to design features or incompatible uses. With implementation of the following mitigation measure, there would be a **less than significant** impact relative to this topic.

#### *Mitigation Measure*

**Mitigation Measure TT-1:** *Prior to first occupancy of the project site, a traffic signal with crosswalks shall be installed at the Airport Way/Crom Street intersection, as provided in the City of Manteca Public Facilities Improvement Program.*

**Responses c), d): Less than Significant with Mitigation.** The proposed project would include construction of two driveway entrances (one along Crom Street, and the second along Airport Way). The construction of the project site driveways would provide access. Implementation of Mitigation Measure TT-2 would ensure that clear lines of sight are maintained between project driveways and neighboring roadway intersections. Paved parking areas would also be located within the project site and would be connected to the project site driveway.

No site circulation or access issues have been identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay within the proposed project. The volumes on the internal residential roadways (with residences fronting on them) would be relatively low such that no significant conflicts would be expected with through traffic and vehicles backing out of the driveways and/or garages within the project.

Emergency vehicles arriving to and from the proposed project would enter the project site from either of the driveways (i.e. from Crom Street in the north and/or Airport Way in the west). All project site access points would be designed to City standards that accommodate turning requirements for fire trucks. The multiple entry/exit points provide flexibility for emergency vehicles to access or evacuate from multiple directions during an emergency.

The internal circulation network of the project site includes multiple access points, and several bulb-out areas, including in the northwest and southwest corners of the project site. These bulb-outs would provide turn-around ability for large vehicles (including emergency vehicles such as fire trucks).

The transportation impact analysis report prepared by Fehr & Peers found that there were no site circulation or access issues identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay. The volumes on the internal residential streets would be relatively low such that no significant conflicts would be expected with through traffic on Airport Way or Crom Street. Fehr & Peers found that at the proposed project entrance on Crom Street,



there are no safety, capacity, or sight distance issues identified with providing either a westbound left-turn or eastbound right-turn movement entering the project site. In addition, at the proposed project entrance on Airport Way there were no safety, capacity, or sight distance issues identified with providing a northbound right-turn movement entering the project site. With implementation of Mitigation Measure TT-2, impacts associated with design features and emergency access would be considered ***less than significant***.

*Mitigation Measure*

***Mitigation Measure TT-2:*** *To maintain adequate site distance for nearby motorists, the developer shall ensure that project driveways are located a minimum of 20 feet from all nearby roadway intersections.*

**XVIII. TRIBAL CULTURAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.		X		

*Responses to Checklist Questions*

**Responses a), b):** A record search was conducted through the Central California Information Center (CCaIC) in March 2019 to identify previously recorded sites and previous cultural resources studies in and near the project site. The record search indicates that: the project site does not contain any recorded prehistoric or historic archaeological resources or historic buildings. The project site has a moderate potential for the discovery of prehistoric, ethnohistoric, or historic archaeological sites that may meet the definition of TCRs. Although no TCRs have been documented in the project site, the project is located in a region where significant cultural resources have been recorded and there remains a potential that undocumented archaeological resources that may meet the TCR definition could be unearthed or otherwise discovered during ground-disturbing and construction activities. Examples of significant archaeological discoveries that may meet the TCR definition would include villages and cemeteries. Due to the possible presence of undocumented TCRs within the project site, construction-related impacts on tribal cultural resources would be potentially significant. With implementation of the following mitigation measure, the proposed project would have a **less than significant** impact related to tribal cultural resources.

*Mitigation Measures*

Implement Mitigation Measures CLT-1.

***XIX. UTILITIES AND SERVICE SYSTEMS***

<b><i>Would the project:</i></b>	<b><i>Potentially Significant Impact</i></b>	<b><i>Less Than Significant with Mitigation Incorporation</i></b>	<b><i>Less Than Significant Impact</i></b>	<b><i>No Impact</i></b>
a) Require or result in the relocation or construction of new or expanded water, wastewater or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

***Responses to Checklist Questions*****Responses a)-c):****Water**

It is anticipated that water supply for the proposed project would be local groundwater and treated surface water from SSJID's SCWSP. Water distribution will be by an underground distribution system to be installed as per the City of Manteca standards and specifications. The applicant for the proposed project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable water supplies to the proposed project site through connection fees.

The City has adequate water supplies to support existing demand in the City in addition to the proposed project under average daily and maximum daily demand conditions. The City's current water distribution service area coincides with the City limits. According to the City's 2015 Urban Water Management Plan (UWMP), water demand for current and proposed uses in the City of Manteca is 21,894 acre-feet per year (AFY). The City has a projected total supply of 26,428 AFY in the year 2020, leaving 4,534 AFY available. The City's 2015 UWMP Planning Area corresponds with the City SOI established in the City's 2023 General Plan. The City's 2015 UWMP included existing and projected water demands for existing and projected future land uses to be developed within the City's Sphere of Influence through 2030. The water demand projections in the City's 2015 UWMP included existing City water demands, future water demands for developments within the existing City limit, and future water demands for future service areas outside the existing City limit.

According to the City's 2015 UWMP, the sustainable yield of the groundwater basin was estimated in a 1985 study<sup>3</sup> to be approximately 1 acre-foot per acre per year. As part of the SCWSP, the City intends to limit groundwater pumping to that rate or less. Projected groundwater availability is therefore based on an assumption that 1 AFY of groundwater is available per acre of City service area. The estimated water use is 2,240 gallons per acre per day for residential uses, which equates to approximately 29,568 gallons per day for the proposed project.

The City's 2023 General Plan designates the project area as MDR, which allows for residential densities of up to 15 dwelling units per acre. Therefore, the City's 2023 General Plan anticipated up to 183 units and an associated population of 581 persons within the project area. The proposed project is well below this total allowed units and would result in less water consumption compared to the maximum allowed units of 183. The analysis included in the City's UWMP assumed that the site would be developed with MDR uses. The project would not increase demand beyond the levels assumed for the site in the City's UWMP.

As discussed in the UWMP, the principal component of future water supply for the City is deliveries from the SSJID's South County Water Supply Program (SCWSP). The City, along with four other cities/retail water suppliers (Escalon, Lathrop, Tracy, and Ripon), signed water supply agreements with SSJID to supply treated potable water to the participating cities.

The Nick C. DeGroot Water Treatment Plant (WTP) is commissioned for the SCWSP and is currently operated by SSJID. The WTP has a total Phase 1 capacity of 40,350 AFY and the Phase 2 capacity is anticipated to be 63,600 AFY. However, Phase 2 has not yet been implemented and there are no immediate plans to bring Phase 2 online. Currently, the City is allotted 11,500 AFY under Phase 1 and a total of 18,500 AFY under Phase 2. The term of the City's water supply agreement with SSJID is through December 2029. After this time, ownership of the WTP reverts to the cities unless the agreement is renewed. Historically, the City has not utilized its full allocation of surface water due to system constraints and, more recently, State and SSJID supply limits in response to the drought. The City anticipates utilizing the full amount of the SCWSP by 2025.

The proposed project would not result in insufficient water supplies available to serve the project from existing entitlements and resources. Therefore, a *less than significant* impact would occur related to water supply and water infrastructure.

### **Wastewater**

The City of Manteca owns and operates a wastewater collection, treatment, and disposal system, and provides sanitary sewerage service to the City of Manteca and a portion of the City of Lathrop. On April 17, 2015, the RWQCB adopted Waste Discharge Requirements Order No. R5-2015-0026 NPDES NO. CA0081558, prescribing waste discharge requirements for the City of Manteca Wastewater Quality Control Facility (WQCF) and allowing expansion of the plant up to 17.5 mgd.

The City's Wastewater Quality Control Facility Master Plan Update includes projected wastewater generation factors for various land uses. Based on these calculations it was determined that the City will have flows totaling 19.5 mgd as of the General Plan horizon of 2023 with a buildout capacity of 23.0 mgd. The study includes a reduction of industrial and general

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<sup>3</sup> This study is possibly the study that is referenced in Bulletin 118 (1/20/2006 version), "Eastern San Joaquin County Groundwater Study. Final Report." San Joaquin County Flood Control and Water Conservation District, prepared by Brown & Caldwell Consulting Engineers, 1985.

commercial wastewater generation factors to reflect historical water use data from local businesses.

According to the City's 2012 Wastewater Collection System Master Plan Update, Medium Density Residential uses (8.1 to 15.0 units per gross acre) are estimated to generate 2,183 gallons per acre per day. The project site includes 12.14 gross acres of Medium Density Residential (after approval of a Lot Line Adjustment that would remove the Lot "A" Basin). Using this rate, the proposed Medium Density Residential uses would generate approximately 26,589 gallons per day (gpd) of wastewater. The proposed project would increase the amount of wastewater requiring treatment. The wastewater would be treated at the WQCF. Occupancy of the proposed project would be prohibited without sewer allocation.

The City's available capacity would ensure that there would not be a determination by the wastewater treatment and/or collection provider that there is inadequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. Additionally, any planned expansion to the WQCF with a subsequent allocation of capacity to the proposed project would ensure that there would not be a determination by the wastewater treatment and/or collection provider that there is inadequate capacity to serve the proposed Project's projected demand in addition to the provider's existing commitments.

As noted above, the City's 2023 General Plan designates the project area as MDR, which allows for residential densities of up to 15 dwelling units per acre. Therefore, the City's 2023 General Plan anticipated up to 183 units and an associated population of 581 persons within the project area.

Because the project applicant would pay City Public Facilities Implementation Plan (PFIP) fees to develop the site (paid at the issuance of a building permit for development), and adequate long-term wastewater treatment capacity is available to serve full build-out of the project, a ***less than significant*** impact would occur related to requiring or resulting in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

**Responses d), e):** The City of Manteca Solid Waste Division (SWD) provides solid waste hauling service for the City of Manteca and would serve the proposed project. Solid waste from Manteca is primarily landfilled at the Forward Sanitary Landfill, located northeast of Manteca. Other landfills used include Foothill Sanitary and North County.

The permitted maximum disposal at the Forward Landfill is 8,668 tons per day. The total permitted capacity of the landfill is 51.04 million cubic yards, which is expected to accommodate an operational life until January 1, 2020. The remaining capacity is 23,700,000 cubic yards. Solid waste generated by the proposed project was estimated based on CalRecycle generation rate estimates by use.

The residential uses are estimated to generate roughly 10 pounds per day per household. It is estimated that the proposed 99 residential units would generate 990 pounds per day (0.50 tons per day) of solid waste.

The Forward Landfill is projected to close in the year 2020. At that time the City can utilize the Foothill Landfill as a location for solid waste disposal. The City's solid waste per capita generation has decreased since 2007 due to the waste diversion efforts of the City. The permitted maximum disposal at the Forward Landfill is 8,668 tons per day. Currently, the average daily disposal is 620 tons per day. The total permitted capacity of the landfill is 51.04 million cubic yards. The addition

of solid waste associated with the proposed project, approximately 0.50 tons per day at total buildout, to the Forward Landfill would not exceed the landfill's remaining capacity. The City will need to secure a new location of disposal of all solid waste generated in the City when the Forward landfill is ultimately closed. There are several options that the City will have to consider for solid waste disposal at that time which is estimated to be 2020. Because the project would increase the local waste stream, the project would be subject to the City's waste connection fee.

The City of Manteca General Plan EIR states that there may be a potentially significant impact for the General Plan 2023 to create demand for solid waste services beyond the capacity of current landfill facilities. However, this is mitigated through the following goals and policies:

- Goal PF-11 Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.
- Goal PF-12 Maintain efficient, effective and economical solid waste services for the residents, businesses and visitors to Manteca.
- PF-P-30 The City shall support the continued use of the Lovelace Transfer Station on Lovelace Road, between Union Road and Airport Way, for the processing and shipping of solid waste materials.

Additionally, the City of Manteca General Plan EIR states that there may be a potentially significant impact for the General Plan 2023 relating to compliance with statutes and regulations related to solid waste. However, this is mitigated through the following goals and policies:

- Goal PF-11 Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.
- PF-P-29 The City will implement and enforce the provisions of its Source Reduction and Recycling Element.

Development of the project site has been planned for under the City General Plan, and the General Plan EIR mitigates potential impacts to solid waste to an insignificant impact related to solid waste. Once the Forward Landfill closes, the City can utilize the Foothill Landfill as a location for solid waste disposal. Alternatively, the City may look for other facilities for disposal of solid waste for all waste generated in the City.

Development of the site for MDR uses, which allows for up to 15 units per acre of residential, was assumed in the City's General Plan EIR. The project would not interfere with regulations related to solid waste, or generate waste in excess of the capacity of local infrastructure. Therefore, implementation of the proposed project would have a *less than significant* impact relative to the project's potential to generate solid waste in excess of the State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and relative to the potential of the proposed project to comply with federal, state, and local management and reduction statutes and regulations related to solid waste..



**XX. WILDFIRE**

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
d) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

*Existing Setting*

There are no State Responsibility Areas (SRAs) within the vicinity of the Manteca Planning Area. The City of Manteca is not categorized as a "Very High" Fire Hazard Severity Zone (FHSZ) by CalFire. No cities or communities within San Joaquin County are categorized as a "Very High" FHSZ by CalFire. Although this CEQA topic only applies to areas within a SRA or Very High FHSZ, out of an abundance of caution, these checklist questions are analyzed below.

*Responses to Checklist Questions*

**Response a):** The project site will connect to an existing network of City streets. The proposed circulation improvements would allow for greater emergency access relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts from project implementation would be considered *less than significant* relative to this topic.

**Response b):** The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The County has areas with an abundance of flashy fuels (i.e. grassland) in the foothill areas of the eastern and western portion of the County. The project site is located in an area that is predominately agricultural and urban, which is not considered at a significant risk of wildlife. Therefore, impacts from project implementation would be considered *less than significant* relative to this topic.

**Response c):** The project includes development of infrastructure (water, sewer, and storm drainage). The proposed infrastructure improvements would allow for decreased fire risk

relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts from project implementation would be considered *less than significant* relative to this topic.

**Response d):** The project site will be connecting to an existing network of City streets. The proposed circulation improvements would allow for greater emergency access relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent.

Therefore, impacts from proposed project implementation would be considered *less than significant* relative to this topic.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Responses to Checklist Questions**

**Response a):** This Initial Study includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the proposed project to have environmental impacts. This includes the potential for the proposed project to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. It was found that the proposed project would have either no impact, a less than significant impact, or a less than significant impact with the implementation of mitigation measures. For the reasons presented throughout this Initial Study, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. With the implementation of mitigation measures presented in this Initial Study, the proposed project would have a *less than significant* impact relative to this topic.

**Response b):** This Initial Study includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and

water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the proposed project to have environmental impacts. It was found that the proposed project would have either no impact, a less than significant impact, or a less than significant impact with the implementation of mitigation measures. These mitigation measures would also function to reduce the project's contribution to cumulative impacts.

The project would increase the population and use of public services and systems; however, it was found that there is adequate capacity to accommodate the project.

There are no significant cumulative or cumulatively considerable effects that are identified associated with the proposed project after the implementation of all mitigation measures presented in this Initial Study. With the implementation of all mitigation measures presented in this Initial Study, the proposed project would have a *less than significant* impact relative to this topic.

**Responses c):** The construction phase could affect surrounding neighbors through increased air emissions, noise, and traffic; however, the construction effects are temporary and are not substantial. The operational phase could also affect surrounding neighbors through increased air emissions, noise, and traffic; however, mitigation measures have been incorporated into the proposed project that would reduce the impacts to a less than significant level. The proposed project would not cause substantial adverse effects on human beings. Implementation of the proposed project would have a *less than significant* impact relative to this topic.

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## APPENDIX A: ENERGY CALCULATIONS

## Off-road Mobile (Construction) Energy Usage

Note: For the sake of simplicity, and as a conservative estimation, it was assumed that all off-road vehicles use diesel fuel as an energy source. Demolition, site preparation, and grading energy were used as the basis of this calculation.

<b>Given Factor:</b>	133.48 metric tons	CO2	(provided in CalEEMod Output File)
Conversion Factor:	2204.62 pounds	per metric ton	
<b>Intermediate Result:</b>	294,265 pounds	CO2	
Conversion Factor:	22.38 pounds	CO2 per 1 gallon of diesel fuel	(Source: U.S. EIA, 2016.
<b>Final Result:</b>	13,148.55 gallons	diesel fuel	Website: <a href="http://www.eia.gov/tools/faqs/faq.cfm?id=307&amp;t=11">http://www.eia.gov/tools/faqs/faq.cfm?id=307&amp;t=11</a> )

# On-road Mobile (Operational) Energy Usage

Note: For the sake of simplicity, it was assumed that passenger vehicles, light duty trucks, motorcycles, and mobile homes use gasoline, and all medium-duty trucks, heavy-duty trucks, and buses use diesel fuel.

**Unmitigated:**

Step 1: **Total Net Daily Trips (provided by Omni-Means)**

934

<i>Res H-W</i>	<i>Res H-S</i>	<i>Res H-O</i>
<b>Trip Length (miles) (provided by CalEEMod)</b>		
10.8	7.3	7.5

<b>Trip %</b>
45.60%
19.00%
35.40%

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**Average Trip Length (weighted average)**  
9.0

Therefore:

**Average Daily VMT:**  
8,375

Step 2: Given:

**Fleet Mix (provided by CalEEMod v2016.3.2)**

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
55.2%	3.6%	18.2%	12.5%	1.9%	0.5%	1.6%	5.5%	0.1%	0.1%	0.5%	0.1%	0.1%

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2020**

LDA	LDT1	LDT2	MDV	MCY	MH	OBUS
29.93009483	24.879991	22.223868	16.02637345	36.90467564	6.572330026	6.572733

**Diesel MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2020**

LHD1	LHD2	MHD	HHD	UBUS	SBUS
17.32849472	15.764626	8.0968586	5.452029052	4.682830913	7.232482739

Therefore:

**Weighted Average MPG Factors**

Gasoline: 26.2 Diesel: 8.7

Step 3: Therefore:

288 daily gallons of gasoline                      95 daily gallons of diesel

or

104,991 annual gallons of gasoline	34,599 annual gallons of diesel
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## On-road Mobile (Construction) Energy Usage - Demolition

Step 1: **Total Daily Worker Trips (provided by CalEEMod)**

15

**Worker Trip Length (miles) (provided by CalEEMod)**

10.8

Therefore:

**Average Worker Daily VMT:**

162

**Total Hauling Trips (provided by CalEEMod)**

6

**Hauling Trip Length (miles) (provided by CalEEMod)**

40

**Total Hauler VMT:**

240

Step 2:

Given:

**Assumed Fleet Mix for Workers**

LDA	LDT1	LDT2
0.3333333	0.3333333	0.3333333

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

LDA	LDT1	LDT2
29.930095	24.87999	22.22387

Therefore:

**Weighted Average Worker MPG Factor**

25.7

**Assumed Fleet Mix for Haulers (provided by CalEEMod v2016.3.2)**

MHD	HHD
0.5	0.5

**Diesel:**

MHD	HHD
8.0968586	5.452029

Step 3:

Therefore:

**6.3 Worker daily gallons of gasoline**

**Weighted Average Hauler (Diesel) MPG Factor**

6.8

Step 4:

20 # of Days (see CalEEMod)

Therefore:

**126 Total gallons of gasoline**

Therefore:

**35 Total gallons of diesel**

## On-road Mobile (Construction) Energy Usage - Site Preparation

Step 1: **Total Daily Worker Trips (provided by CalEEMod)**

18

**Worker Trip Length (miles) (provided by CalEEMod)**

10.8

Therefore:

**Average Worker Daily VMT:**

194

Step 2: Given:

**Assumed Fleet Mix for Workers (provided by CalEEMod v2016.3.2)**

LDA	LDT1	LDT2
0.3333333	0.3333333	0.3333333

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

LDA	LDT1	LDT2
29.930095	24.879991	22.223868

Therefore:

**Weighted Average Worker MPG Factor**

25.7

Step 3: Therefore:

7.6 Worker daily gallons of gasoline

Step 4: 10 # of Days (see CalEEMod)

Therefore:

Result: 76 Total gallons of gasoline

## On-road Mobile (Construction) Energy Usage - Grading

Step 1: **Total Daily Worker Trips (provided by CalEEMod)**

20

**Worker Trip Length (miles) (provided by CalEEMod)**

10.8

Therefore:

**Average Worker Daily VMT:**

216

Step 2: **Given:**

**Assumed Fleet Mix for Workers (provided by CalEEMod v2016.3.2)**

LDA	LDT1	LDT2
0.3333333	0.3333333	0.3333333

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

LDA	LDT1	LDT2
29.930095	24.879991	22.223868

Therefore:

**Weighted Average Worker MPG Factor**

25.7

Step 3: **Therefore:**

8.4 Worker daily gallons of gasoline

Step 4: **30 # of Days (see CalEEMod)**

Therefore:

**Result: 252 Total gallons of gasoline**

## On-road Mobile (Construction) Energy Usage - Building Construction

Step 1:	<b>Total Daily Worker Trips (provided by CalEEMod)</b> 36	<b>Total Daily Vendor Trips (provided by CalEEMod)</b> 11	<b>Total Daily Hauler Trips (provided by CalEEMod)</b> 0
	<b>Worker Trip Length (miles) (provided by CalEEMod)</b> 10.8	<b>Vendor Trip Length (miles) (provided by CalEEMod)</b> 7.3	<b>Hauling Trip Length (miles) (provided by CalEEMod)</b> 0
	Therefore: <b>Average Worker Daily VMT:</b> 388.80	<b>Average Vendor Daily VMT:</b> 80	<b>Average Hauling Daily VMT:</b> -

Step 2: Given:  
**Assumed Fleet Mix for Workers (provided by CalEEMod v2016.3.2)**  
 LDA      LDT1      LDT2  
 0.33333333 0.3333333 0.3333333  
**Assumed Fleet Mix for Vendors (provided by CalEEMod v2016.3.2)**  
                                  MHD      HHD  
                                  0.5      0.5

And:  
**MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

<b>Gasoline:</b>		<b>Diesel:</b>
LDA      LDT1      LDT2		MHD      HHD
29.9300948   24.87999   22.22387		8.096858558   5.452029

Therefore:		
<b>Weighted Average Worker (Gasoline) MPG Factor</b>	<b>Weighted Average Vendor (Diesel) MPG Factor</b>	<b>Weighted Average Hauling MPG Factor</b>
25.7	6.8	0.0

Step 3:	<b>Therefore:</b> 15 Worker daily gallons of gasoline	<b>Therefore:</b> 12 Vendor daily gallons of diesel	<b>Therefore:</b> 0.0
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Step 4: 300 # of Days (see CalEEMod)

Therefore:	
4,542 Total gallons of gasoline	3,556.01 Total gallons of diesel



## On-road Mobile (Construction) Energy Usage - Paving

Step 1: **Total Daily Worker Trips (provided by CalEEMod)**

15

**Worker Trip Length (miles) (provided by CalEEMod)**

10.8

Therefore:

**Average Worker Daily VMT:**

162

Step 2: **Given:**

**Assumed Fleet Mix for Workers (provided by CalEEMod v2016.3.2)**

LDA	LDT1	LDT2
0.3333333	0.3333333	0.3333333

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

LDA	LDT1	LDT2
29.930095	24.879991	22.223868

Therefore:

**Weighted Average Worker MPG Factor**

25.7

Step 3: **Therefore:**

6.3 Worker daily gallons of gasoline

Step 4: 20 # of Days (see CalEEMod)

Therefore:

**Result:** 126 Total gallons of gasoline

## On-road Mobile (Construction) Energy Usage - Architectural Coating

Step 1: **Total Daily Worker Trips (provided by CalEEMod)**

7

**Worker Trip Length (miles) (provided by CalEEMod)**

10.8

Therefore:

**Average Worker Daily VMT:**

76

Step 2: **Given:**

**Assumed Fleet Mix for Workers (provided by CalEEMod v2016.3.2)**

LDA	LDT1	LDT2
0.3333333	0.3333333	0.3333333

And:

**Gasoline MPG Factors for each Vehicle Class (from EMFAC2014) - Year 2018**

LDA	LDT1	LDT2
29.930095	24.879991	22.223868

Therefore:

**Weighted Average Worker MPG Factor**

25.7

Step 3: **Therefore:**

2.9 Worker daily gallons of gasoline

Step 4: **20 # of Days (see CalEEMod)**

Therefore:

**Result: 59 Total gallons of gasoline**

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## APPENDIX B: NOISE REPORT



# EDWARD L. PACK ASSOCIATES. INC.

1975 HAMILTON AVENUE  
SUITE 26  
SAN JOSE, CA 95125

*Acoustical Consultants*

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March 15, 2019  
Project No 50-039

Mr. Spencer Snyder  
Castle Rock Partners, Inc.  
P.O. Box 1961  
Danville, CA 94526

Subject: Noise Assessment Study for the Planned “Yosemite Greens” Single-Family Development, North Airport Way, Manteca

Dear Mr. Snyder:

This report presents the results of a noise assessment study for the planned “Yosemite Greens” single-family development along North Airport Way in Manteca, as shown on the Site Plan, Ref. (a). The noise exposures at the site were evaluated against the standards of the City of Manteca Noise Element, Ref. (b). The analysis of the on-site sound level measurements indicates that the existing noise environment is due primarily to traffic sources on North Airport Way. Noise from the adjacent Manteca Golf Course does not significantly impact the site. The results of the study indicate that the exterior and interior noise exposures will exceed the limits of the standards. Noise mitigation measures for the project will be required. Project-generated noise from project traffic will be less than significant. Noise reduction measures to minimize noise impacts are provided in this study.

Sections I and II of this report contain the applicable noise standards and the noise impacts to the project, respectively. Subsequent sections contain the project-generated noise impacts, recommendations, site, traffic and project descriptions, analyses, and evaluations. Attached hereto are Appendices A, B, and C, which include the list of references, descriptions of the applicable standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, ventilation requirements, general building shell controls and the on-site noise measurement data and calculation tables.

**I. Noise Standards**

**A. City of Manteca Noise Element**

The noise assessment results presented in the findings were evaluated against the standards of the City of Manteca Noise Element, which utilizes the Day-Night Level (DNL) 24-hour time-weighted average noise descriptor. The Noise Element standards specify a limit of 60 dB DNL for residential exteriors, per Table 9-1.

In addition, a limit of 45 dB DNL is specified for interior living spaces.

**II. Noise Impacts to the Project**

**A. Exterior Noise Exposures**

The noise levels shown below include improvements to the road surface of North Airport Way, which, currently is in a state of disrepair and generates higher than average noise levels. Repaving of the road is expected to lower the overall traffic noise levels by 4 decibels.

- The exterior noise exposures at the most impacted planned rear and side yards of the homes closest to North Airport Way, 65 ft. from the centerline of the road, will be 66 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 70 dB DNL. Thus, the noise exposures will be up to 10 dB in excess of the 60 dB DNL limit of the City of Manteca Noise Element standards.

- The exterior noise exposures at the most impacted planned building setback from North Airport Way, 75 ft. from the centerline of the road, will be 65 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 69 dB DNL.
- The existing exterior noise exposure at the planned building setback closest to Manteca Park Golf Course 3<sup>rd</sup> hole is 56 dB DNL. This noise exposure is due primarily to traffic on North Airport Way under current road surface conditions. The noise exposures will lower further upon resurfacing of North Airport Way and construction of the homes.
- The future 60 dB DNL noise contour will be 290 ft. from the centerline of North Airport Way.

The exterior noise exposures at the site will exceed the 60 dB DNL limit of the City of Manteca Noise Element standard. Noise mitigation measures for the exterior areas of the project will be required. The recommended measures are described in Section II of this report.

**B. Interior Noise Exposures**

- The interior noise exposures in the most impacted living spaces closest to North Airport Way will be up to 50 and 54 dB DNL under existing and future conditions, respectively. Thus, the noise exposures will be up to 9 dB in excess of the 45 dB DNL limit of the City of Manteca Noise Element standards.
- The interior noise exposures in the most impacted living spaces along the Manteca Park Golf Course will be no more than 40 dB DNL under future traffic conditions. Thus, the noise exposures will be within the 45 dB DNL limits of the City of Manteca Noise Element standards.



As the interior noise exposures will exceed the limits of the standards of the City of Manteca Noise Element, noise mitigation measures will be required. The recommended measures are described in Section IV.

### **III. Project-Generated Noise Impacts**

#### **A. Traffic Noise**

Project-generated traffic noise impacts are determined by comparing the existing + project traffic volumes to the existing volumes. To increase the noise environment by 1 decibel, the project needs to add at least 15% to the existing volume on any given roadway. Table I, below, provides the existing and existing + project traffic volumes, in terms of Average Daily Traffic as the noise exposures are in terms of a 24-hour average, and the change in the noise environment due to the project, Ref. (c). As the area builds out under future conditions, the effect of project traffic will be less.

Traffic noise exposure increases of less than 3 dB are considered a “Less Than Significant” impact.

<b>TABLE I</b>			
<b>Project-generated Traffic Noise Analysis</b>			
Road Segment	Traffic Volume		Δ dB
	Existing	Exist. + Project	
N. Airport Way So. Of Crom St.	9530	9885	0.2
N. Airport Way No. of Crom St.	9257	9601	0.2
Crom St. East of N. Airport Way	3003	3506	0.7

As shown above, the project traffic will cause a negligible increase in the traffic noise exposures for receptor locations along North Airport Way. The project traffic noise increase of 1 decibel along Crom Street will result in a less than significant impact.

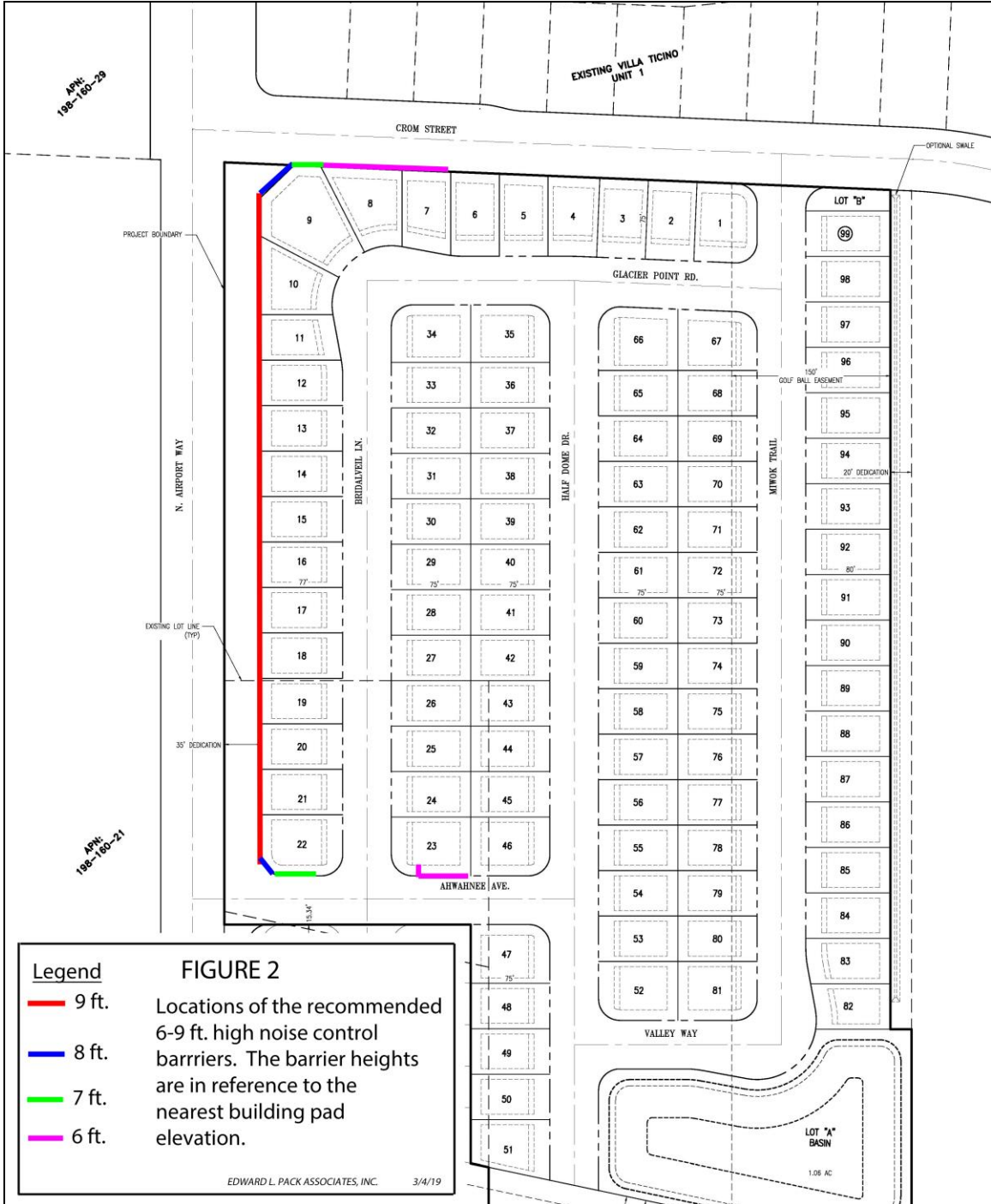
#### **IV. Recommendations**

##### **A. Traffic Noise Impacts to the Project - Exterior**

To achieve compliance with the 60 dB DNL limit of the City of Manteca Noise Element at the noise impacted rear yards, the following noise control barriers will be required.

- Construct a 9 ft. high acoustically-effective barrier at the rear yards of Lots 9 through 22.
- At Lot 9, continue the barrier at 8 ft. high along and angled section of the lot line, then continue the barrier at 7 ft. high for the remainder of the lot line along Crom Street. Continue the barrier at 6 ft. high behind Lots 8 and 7.
- At Lot 22, turn the barrier along the south side of the lot and continue at a height of 8 ft. for a distance of approximately 16 ft. to wrap the radius of the curve, then at 7 ft. high for approximately 32 ft. to terminate at the side yard fence return to the house.
- Construct a 6 ft. high acoustically-effective barrier at the south side of Lot 23. Turn the barrier to connect air-tight to the side of the house.
- The barriers heights are in reference to the nearest building pad elevation.

Please see Figure 2 for the locations and heights of the recommended noise control barriers.



To achieve an acoustically-effective barrier it must be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long term durability. The barrier can be constructed of masonry, wood, concrete, stucco, metal, earth berm or a combination thereof, and must have a minimum surface weight of 2.5 lbs. per sq. ft. If wood fencing is used, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used provided that the construction is air-tight and the minimum surface weight is met. All connections with posts, pilasters and the building shells must be sealed air-tight. No openings are permitted between the barrier components and the ground. A gate may be incorporated into the fence return at Lot 23. However, the gate must meet the minimum surface weight and height requirements and must be constructed air-tight. Astragals must be placed over the gaps at the hinge line and closure jamb. A gap under the gate may be no higher than 1”.

The implementation of the above recommended measures will reduce the exterior noise exposures to 60 dB DNL or lower in the most noise impacted rear yards of the project.

**B. Traffic Noise Impacts to the Project - Interior**

To achieve compliance with the 45 dB DNL limit of the City of Manteca Noise Element, the following window controls will be required. In addition, general building shell controls are also recommended, as described in Appendix B.

- Maintained closed at all times all windows of second floor living spaces facing north, west or south of Lots 7 through 34 and the unshielded first floor living spaces of Lot 23 facing west.
- Install windows rated minimum Sound Transmission Class (STC) 31 at the windows specified to be maintained closed of Lots 9 through 22.

- Install windows rated minimum STC 28 at all other windows specified above to be maintained closed.

Provide some type of mechanical ventilation for all living spaces with a closed window condition.

When windows and doors are maintained closed at all times for noise control, they shall be operable as the requirement does not imply a fixed or inoperable condition and some type of mechanical ventilation must be provided. The mechanical ventilation system shall conform to the requirements of the California Mechanical Code and shall not compromise the acoustical integrity of the building shell. All other windows of the development may be kept open as desired with the exception of bathrooms that are an integral part of a living space and not separated by a closeable door, such as those common in master bedroom suites.

Please be aware that many dual-pane window assemblies have inherent noise reduction problems in the traffic noise frequency spectrum due to resonance that occurs within the air space between the glass lites, and the noise reduction capabilities vary from manufacturer to manufacturer. Therefore, the acoustical test report of all sound rated windows and glass doors should be reviewed by a qualified acoustician to ensure that the chosen windows and glass doors will adequately reduce traffic noise to acceptable levels.

The windows shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window and door construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Do not use expandable foam products.

**V. Site, Traffic and Project Descriptions**

The planned development site is located along North Airport Way between West Yosemite Avenue and Crom Street. The site is currently occupied by a ranchette home and cow pens. The site is relatively flat and at-grade with North Airport Way and the surrounding land uses. Surrounding land uses include vacant agricultural land across North Airport Way to the west, single-family residential across Crom Street to the north, the Manteca Park Golf Course adjacent to the east and vacant agricultural land adjacent to the south.

The primary source of noise at the site is traffic North Airport Way which carries an existing Average Daily Traffic (ADT) volume of 9,530 vehicles, Ref. (c).

The planned project includes the construction of 99 single-family homes. Ingress and egress to the project will be by way of project access streets off of North Airport Way and Crom Street. The Site Plan is shown on Figure 3 on page 10.

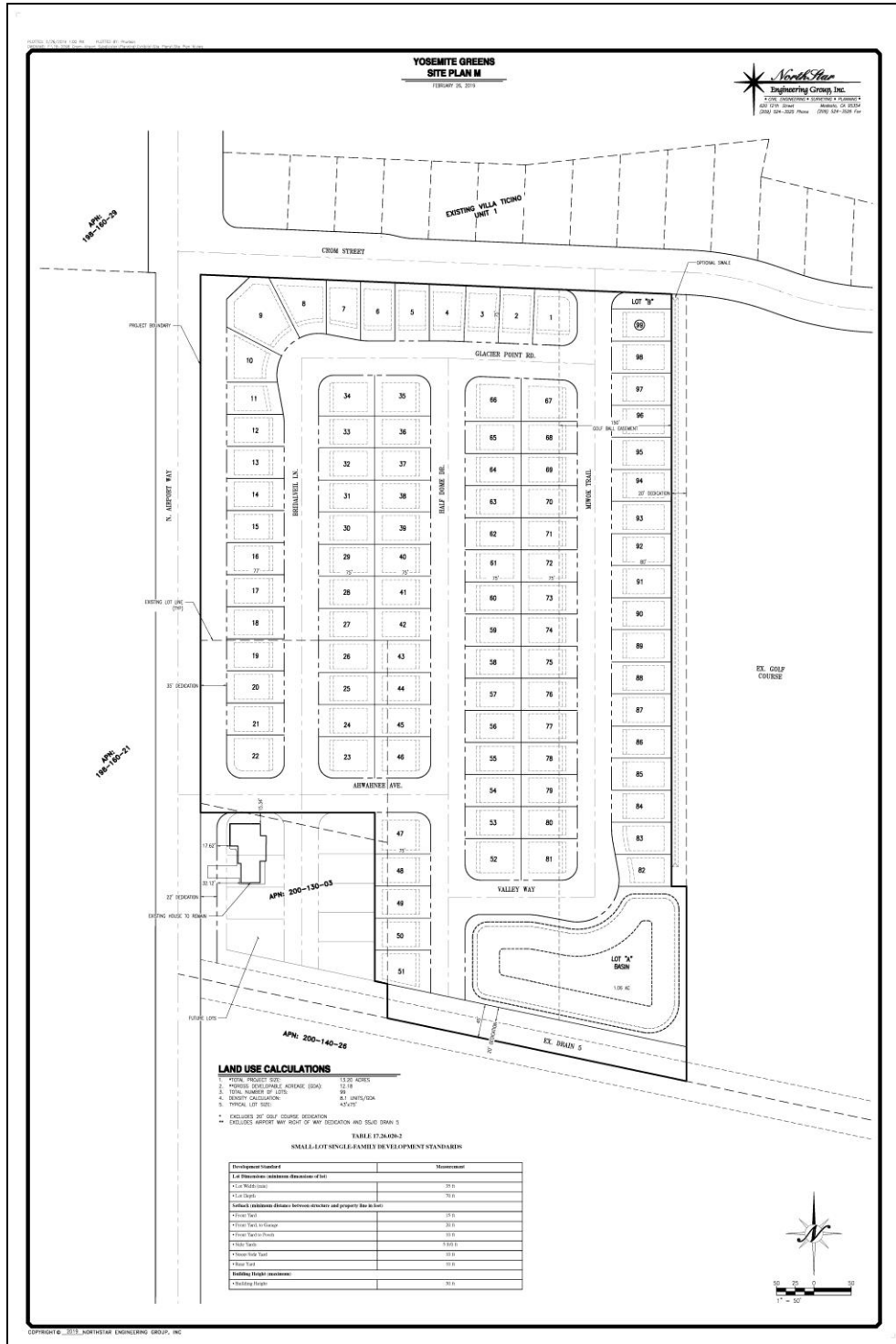


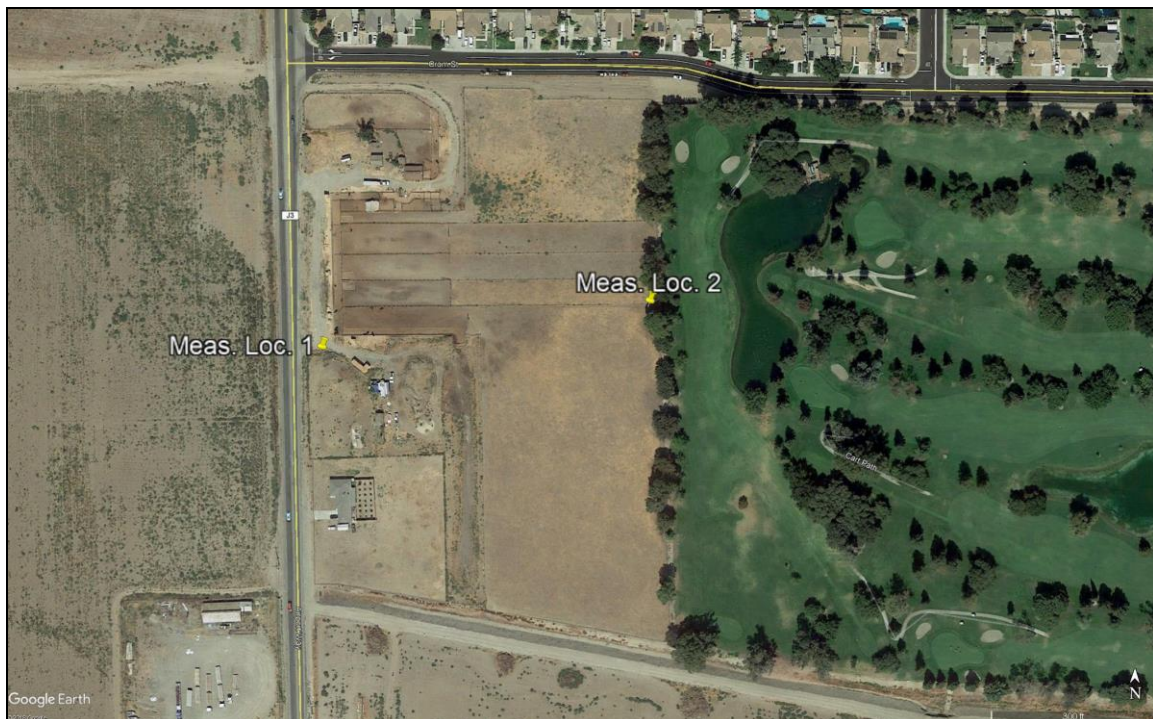
FIGURE 3 – Site Plan



## VI. Analysis of the Noise Levels

### A. Existing Noise Levels

To determine the existing noise environment at the site, continuous recordings of the sound levels were made at two locations. Location 1 was 54 ft. from the centerline of North Airport Way. Location 2 was 25 ft. from the easterly property line along the fairway of the 3<sup>rd</sup> hole at the Manteca Park Golf Course. The sound level meters were placed at elevations of 5 ft. above the ground. The measurements were made on September 4-6, 2018 for a continuous period of 48 hours. The noise level measurement locations are shown on Figure 4, below.



**FIGURE 4- Noise Measurement Location**

The noise level data were acquired using Larson-Davis Model 812 Precision Integrating Sound Level Meters. The meters yield, by direct readout, a series of descriptors of the sound levels versus time which are commonly used to describe community noise, as described in Appendix B. The measured descriptors include the  $L_1$ ,  $L_{10}$ ,  $L_{50}$ , and  $L_{90}$ , i.e., those levels exceeded 1%, 10%, 50% and 90% of the time. Also shown are the maximum and minimum levels and the continuous equivalent-energy levels ( $L_{eq}$ ), which are used to calculate the DNL's. The measured  $L_{eq}$ 's are shown in the data tables in Appendix C.

The results of the field survey reveal that the  $L_{eq}$ 's at measurement Location 1, 54 ft. from the centerline of North Airport Way, on Day 1 ranged from 63.8 to 69.7 dBA during the daytime and from 59.3 to 67.3 dBA at night. On Day 2, the  $L_{eq}$ 's ranged from 64.6 to 69.5 dBA during the daytime and from 59.0 to 67.1 dBA at night.

The  $L_{eq}$ 's at measurement Location 2, 25 ft. from the east property line contiguous with the Manteca Park Golf Course and 658 ft. from the centerline of North Airport Way, on Day 1 ranged from 45.8 to 52.3 dBA during the daytime and from 45.2 to 51.0 dBA at night. On Day 2, the  $L_{eq}$ 's ranged from 46.6 to 53.5 dBA during the daytime and from 45.1 to 51.1 dBA at night.

Traffic noise dissipates at the rate of 3 to 6 dB for each doubling of the distance from the source to the receiver. Thus, locations on the site at greater distances from North Airport Way will have lower noise levels. Additional acoustical shielding will be provided by interposed buildings of the project.

Vehicular traffic noise contains a wide spectrum of frequency components (from 100 to 10,000 Hertz), which are associated with engine, tire, drive-train, exhaust and other sources. .

**B. Future Noise Levels**

The future traffic volume data for North Airport Way were provided by the project traffic consultant, Ref. (d). The future cumulative + project traffic volume (worst-case) is expected to increase from the existing 9,530 vehicles ADT to 22,093 vehicles ADT. This increase in traffic volume yields a 4 dB increase in the traffic noise levels.

**VII. Evaluations of the Noise Exposures**

**A. Exterior Noise Exposures**

To evaluate the on-site noise exposures against the City of Manteca standards, the DNL's for the survey location were calculated by decibel averaging of the  $L_{eq}$ 's as they apply to the daily time periods of the DNL index. The DNL is a 24-hour noise descriptor that uses the measured  $L_{eq}$  values to calculate a 24-hour time-weighted average noise exposure. The formula used to calculate the DNL is described in Appendix B. Adjustments were made to the measured traffic noise levels to account for the variations in setback distances using methods established by the Highway Research Board, Ref. (d).

The results of the calculations indicate that the exterior noise exposure at measurement Location 1, 54 ft. from the centerline of North Airport Way is 71 dB DNL. However, inspections of the North Airport Way road surface revealed that the road is in a state of significant disrepair and appeared to be abnormally noisy for the amount of traffic observed. Subsequently, computer modeling of the traffic noise using data provided by the traffic consultant indicated that the noise exposure with a standard asphalt surface in good condition would be 67 dB DNL. Information from the project civil engineer indicated that North Airport Way will be repaved with this project. Thus, the traffic noise exposure impact upon resurfacing of the road will be 67 dB DNL at 54 ft. from the centerline.

At the planned lot lines contiguous with North Airport Way, 65 ft. from the centerline, the noise exposure under existing traffic conditions but with the resurfacing of the road will be 66 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 70 dB DNL. Thus, the noise exposures will be up to 10 dB in excess of the limits of the City of Manteca Noise Element standards.

The exterior noise exposure at the minimum planned building setback of homes from North Airport Way, 75 ft. from the centerline, will be 65 dB DNL under existing traffic conditions but with resurfacing of the roadway. Under future conditions, the noise exposures are expected to increase to 69 dB DNL.

At measurement location 2, 658 ft. from the centerline of North Airport Way and 25 ft. from the Manteca Park Golf Course property line, the noise exposure under existing conditions was calculated to be 55 dB DNL. Of this 55 dB, 55 dB is due to North Airport Way traffic. Manteca Golf Course noise does not add to the traffic noise exposures at the site.

The future 60 dB DNL noise contour will lie 290 ft. from the centerline of North Airport Way, consistent with the lot lines between the second and third rows of homes from North Airport Way.

Under existing traffic conditions but with the resurfacing of the road, the bare site noise exposure along the eastern boundary of the site will be 51 dB DNL. The project structures can provide up to 8-10 decibels of additional noise reduction of North Airport Way traffic noise. Thus, the post-project noise exposures at the rear yards of the homes along the eastern boundary are expected to be in the 41 to 43 dB DNL range under existing traffic conditions and up to 45 to 47 dB DNL under future traffic conditions. Thus, the noise exposures will be within the limits of the City of Manteca Noise Element standards.

**B. Interior Noise Exposures**

To evaluate the interior noise exposures in project living spaces, a 15 dB reduction was applied to the exterior noise exposure to represent the attenuation provided by the building shell under *annual-average* conditions. The *annual-average* condition assumes that windows are comprised of standard dual-pane thermal insulating windows that are kept open up to 50 % of the time for natural ventilation.

The interior noise exposures in the most impacted dwelling units closest to North Airport Way will be up to 50 and 54 dB DNL under existing and future traffic conditions, respectively. These noise exposures include the resurfacing of North Airport Way. The interior noise exposures will be up to 9 dB in excess of the City of Manteca Noise Element standards.

All homes beyond the 60 dB DNL noise contour will have interior noise exposures at or below the 45 dB DNL limit of the City of Manteca Noise Element standards using standard construction methods and under worst-case future traffic conditions.

Interior noise exposures will exceed the limits of the City of Manteca Noise Element standards in the first two rows of homes from North Airport Way. Mitigation measures will be required. The recommended measures are described in Section II of this report.

This report presents the results of a noise assessment study for the planned “Yosemite Greens” single-family development along North Airport Way in Manteca. The study findings for present conditions are based on field measurements and other data and are correct to the best of our knowledge. Future noise level predictions were based upon information provided by the project traffic consultant. Significant changes in the predicted traffic volumes, or changes in speed limits, motor vehicle technology, noise regulations, or other changes beyond our control may produce long-range noise results different from our estimates.

If you need any additional information or would like an elaboration on this report, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

A handwritten signature in blue ink, reading "Jeffrey K. Pack", is written over a horizontal line.

Jeffrey K. Pack  
President

Attachments: Appendices A, B, and C

## **APPENDIX A**

### **References**

- (a) Site Plan, Yosemite Greens, by NorthStar Engineering Group, Inc., February 26, 2019
- (b) City of Manteca General Plan 2023, Chapter 9 Noise Element, October 6, 2003
- (c) Information on North Airport Way Traffic Volumes Provided by Mr. Fred Choa, Fehr & Peers, via email to Edward L. Pack Associates, Inc., February 24, 2019
- (d) Highway Research Board, “Highway Noise - A Design Guide for Highway Engineers”, Report 117, 1971



## **APPENDIX B**

### **Noise Standards, Terminology, Instrumentation, Ventilation Requirements, Building Shell Controls**

#### **1. Noise Standards**

##### **A. City of Manteca Noise Element Standards**

The Noise Element of the City of Manteca General Plan, dated October 6, 2003, contains policies and implementation measures as standards and guidelines for noise environments in the City.

#### **9.4 POLICIES AND IMPLEMENTATION MEASURES**

##### 9.4.1 Policies:

N-P-1: Areas within Manteca exposed to existing or projected exterior noise levels from mobile noise sources exceeding the performance standards in Table 9-1 shall be designated as noise-impacted areas.

N-P-2: New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.

N-P-3: The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2. Noise mitigation may be required to meet Table 9-2 performance standards.

N-P-4: The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.

N-P-5: In accord with the Table 9-2 standards, the City shall regulate construction-related noise impacts on adjacent uses.

N-P-6: Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis is required as part of the environmental review process so that noise mitigation may be considered in the project design. The acoustical analysis shall:

Be the responsibility of the applicant.

Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.

- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1 or Table 9-2, and compare those levels to the adopted policies of the Noise Element.
- Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.

N-P-7: Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with noise performance levels of Table 9-1 and Table 9-2.

N-P-8: The City shall enforce the Sound Transmission Control Standards of the California Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.

N-P-9: New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.

N-P-10: The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

N-P-11: For residential development backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall, and provide for other appropriate mitigation measures, to satisfy the performance standards in Table 9-1.

N-P-12: The City shall require new roadways to be mitigated so as to not exceed the noise levels specified in Table 9-1. Widening or other improvement projects of existing roadways shall be mitigated to the most practical extent.

N-P-13: The City shall carefully review and shall give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.

**TABLE 9-1**

**MAXIMUM ALLOWABLE NOISE EXPOSURE MOBILE NOISE SOURCES**

Land Use <sup>4</sup>	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
		Ldn/CNEL, dB	Leq, dB <sup>3</sup>
Residential	60 <sup>2</sup>	45	
Transient Lodging	60 <sup>2</sup>	45	
Hospitals, Nursing Homes	60 <sup>2</sup>	45	
Theaters, Auditoriums, Music Halls			35
Churches, Music Halls	60 <sup>2</sup>		40
Office Buildings	65		45
Schools, Libraries, Museums			45
Playgrounds, Neighborhood Parks	70		

<sup>1</sup>Outdoor activity areas for residential development are considered to be backyard patios or decks of single family dwellings, and the common areas where people generally congregate for multi-family developments. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>2</sup>In areas where it is not possible to reduce exterior noise levels to 60 dB L<sub>dn</sub> or below using a practical application of the best noise-reduction technology, an exterior noise level of up to 65 L<sub>dn</sub> will be allowed.

<sup>3</sup>Determined for a typical worst-case hour during periods of use.

<sup>4</sup>Where a proposed use is not specifically listed on the table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the City.

**TABLE 9-2**

**PERFORMANCE STANDARDS FOR STATIONARY NOISE SOURCES OR  
PROJECTS AFFECTED BY STATIONARY NOISE SOURCES<sup>1,2</sup>**

<b>Noise Level Descriptor</b>	<b>Daytime</b>	<b>Nighttime</b>
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Hourly Leq, dB	50	45
Maximum Level, dB	70	65

<sup>1</sup>Each of the noise levels specified above should be lowered by five (5) dB for simple noise tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints.

<sup>2</sup>No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

**9.4.2 Implementation:**

N-I-1. New development in residential areas with an actual or projected exterior noise level of greater than 60 dB  $L_{dn}$  will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB  $L_{dn}$ .

N-I-2. Assist in enforcing compliance with noise emissions standards for all types of vehicles, established by the California Vehicle Code and by federal regulations, through coordination with the Manteca Police Department and the California Highway Patrol.

N-I-3. In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels are increased by 10 dB or more. An increase from 5-10 dB may be substantial. Factors to be considered in determining the significance of increases from 5-10 dB include:

- the resulting noise levels
- the number of people affected
- the land use designation of the affected receptor sites
- public reactions or controversy as demonstrated at workshops or hearings, or by correspondence
- prior CEQA determinations by other agencies specific to the project

N-I-4. Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use noise barriers to attenuate noise to acceptable levels.

N-I-5. Evaluate new transportation projects, such a rail or public transit routes, using the standards contained in Table 9-1. However, noise from these projects may be allowed to exceed the standards contained in Table 9-1, if the City Council finds that there are special overriding circumstances.

N-I-6. Require an acoustical analysis where:

- Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 9.1 or 9.2.
- Proposed transportation projects are likely to produce noise levels exceeding the levels specified in Table 9.1 or 9.2 at existing or planned noise sensitive uses.

N-I-7. Require that all acoustical analyses utilize a consistent format and be prepared in accordance with Policy N-P-6.

N-I-8. Work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 9-1.

## 2. Terminology

### A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the sound measuring instruments. Some of the statistical levels used to describe community noise are defined as follows:

- L<sub>1</sub> - A noise level exceeded for 1% of the time.
- L<sub>10</sub> - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.
- L<sub>50</sub> - The noise level exceeded 50% of the time representing an "average" sound level.
- L<sub>90</sub> - The noise level exceeded 90 % of the time, designated as a "background" noise level.
- L<sub>eq</sub> - The continuous equivalent-energy level is that level of a steady noise having the same sound energy as a given time-varying noise. The L<sub>eq</sub> represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is the descriptor used to calculate the DNL and CNEL.

**B. Day-Night Level (DNL)**

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m. and the nighttime period from 10:00 p.m. to 7:00 a.m. A weighting factor of 10 dBA is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured  $L_{eq}$  in accordance with the following mathematical formula:

$$DNL = \left[ \left[ (10 \log_{10}(10^{\sum L_{eq}(7-10)})) \times 15 \right] + \left[ \left( (10 \log_{10}(10^{\sum L_{eq}(10-7)}) + 10) \right) \times 9 \right] \right] / 24$$

**C. A-Weighted Sound Level**

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.



### **3. Instrumentation**

The on-site field measurement data were acquired by the use of one or more of the precision acoustical instruments shown below. The acoustical instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level ( $L_{eq}$ ). Input to the meters was provided by a microphone extended to a height of 5 ft. above the ground. The meters conform to ANSI S1.4 for Type 1 instruments. The "A" weighting network and the "Fast" response setting of the meter were used in conformance with the applicable ISO and IEC standards. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Instruments used for field surveys:

Larson-Davis Model 812 Integrating Sound Level Meter

Larson-Davis 2900 Real Time Analyzer

Bruel & Kjaer Model 2231 Precision Sound Level Meter

Larson-Davis Model 831 Integrating Sound Level Meter

### **4. Mechanical Ventilation Requirements**

California Mechanical Code Chapter 4- Ventilation Air

402.3 Mechanical Ventilation

Where natural ventilation is not permitted by this section or the building code, mechanical ventilation systems shall be designed, constructed, and installed to provide a method of supply air and exhaust air. Mechanical ventilation systems shall include controls, manual or automatic, that enable the fan system to operate wherever the spaces served are occupied. The system shall be designed to maintain minimum outdoor airflow as required by Section 403.0 under any load conditions.

## 5. **Building Shell Controls**

The following additional precautionary measures are required to assure the greatest potential for exterior-to-interior noise attenuation by the recommended mitigation measures. These measures apply at those units where closed windows are required:

- Unshielded entry doors having a direct or side orientation toward the primary noise source must be 1-5/8" or 1-3/4" thick, insulated metal or solid-core wood construction with effective weather seals around the full perimeter.
- If any penetrations in the building shell are required for vents, piping, conduit, etc., sound leakage around these penetrations can be controlled by sealing all cracks and clearance spaces with a non-hardening caulking compound.
- Ventilation openings shall not compromise the acoustical integrity of the building shell.

**APPENDIX C**

**Noise Measurement Data and Calculation Tables**

### DNL CALCULATIONS

CLIENT: CASTLE ROCK PARTNERS  
 FILE: 50-039  
 PROJECT: 99 LOT SUBDIVISION  
 DATE: 9/4-6/2018  
 SOURCE: N. AIRPORT WAY

LOCATION 1		N. Airport Way	
Dist. To Source		54 ft.	
DAY 1			
TIME	Leq	10 <sup>n</sup> Leq/10	
7:00 AM	68.3	6760829.8	
8:00 AM	68.9	7762471.2	
9:00 AM	67.6	5754399.4	
10:00 AM	68.0	6309573.4	
11:00 AM	68.1	6456542.3	
12:00 PM	68.7	7413102.4	
1:00 PM	68.5	7079457.8	
2:00 PM	69.1	8128305.2	
3:00 PM	69.1	8128305.2	
4:00 PM	69.4	8709635.9	
5:00 PM	69.7	9332543.0	
6:00 PM	69.0	7943282.3	
7:00 PM	68.0	6309573.4	
8:00 PM	66.3	4265795.2	
9:00 PM	63.8	2398832.9	SUM= 102752649
10:00 PM	62.0	1584893.2	Ld= 80.1
11:00 PM	61.3	1348962.9	
12:00 AM	60.1	1023293.0	
1:00 AM	62.8	1905460.7	
2:00 AM	59.3	851138.0	
3:00 AM	62.3	1698243.7	
4:00 AM	64.1	2570395.8	
5:00 AM	66.2	4168693.8	
6:00 AM	67.3	5370318.0	SUM= 20521399
			Ln= 73.1
	Daytime Level=	80.1	
	Nighttime Level=	83.1	
	<b>DNL=</b>	<b>71</b>	
	24-Hour Leq=	67.1	

LOCATION 1		N. Airport Way	
Dist. To Source		54 ft.	
DAY 2			
TIME	Leq	10 <sup>n</sup> Leq/10	
7:00 AM	69.0	7943282.3	
8:00 AM	68.1	6456542.3	
9:00 AM	68.4	6918309.7	
10:00 AM	68.0	6309573.4	
11:00 AM	68.5	7079457.8	
12:00 PM	68.0	6309573.4	
1:00 PM	68.0	6309573.4	
2:00 PM	68.8	7585775.8	
3:00 PM	69.5	8912509.4	
4:00 PM	69.3	8511380.4	
5:00 PM	69.5	8912509.4	
6:00 PM	68.4	6918309.7	
7:00 PM	67.2	5248074.6	
8:00 PM	67.0	5011872.3	
9:00 PM	64.6	2884031.5	SUM= 101310776
10:00 PM	62.7	1862087.1	Ld= 80.1
11:00 PM	61.8	1513561.2	
12:00 AM	59.9	977237.2	
1:00 AM	59.0	794328.2	
2:00 AM	59.3	851138.0	
3:00 AM	62.7	1862087.1	
4:00 AM	64.1	2570395.8	
5:00 AM	66.1	4073802.8	
6:00 AM	67.1	5128613.8	SUM= 19633251
			Ln= 72.9
	Daytime Level=	80.1	
	Nighttime Level=	82.9	
	<b>DNL=</b>	<b>71</b>	
	24-Hour Leq=	67.0	

### DNL CALCULATIONS

CLIENT: CASTLE ROCK PARTNERS  
 FILE: 50-039  
 PROJECT: 99 LOT SUBDIVISION  
 DATE: 9/4-6/2018  
 SOURCE: MANTECA GOLF COURSE

LOCATION 2 Manteca Golf Course			
Dist. To Source 25 ft. from Prop Line			
DAY 1			
TIME	Leq	10 <sup>^</sup> Leq/10	
7:00 AM	52.3	169824.4	
8:00 AM	50.7	117489.8	
9:00 AM	48.2	66069.3	
10:00 AM	49.0	79432.8	
11:00 AM	48.2	66069.3	
12:00 PM	45.8	38018.9	
1:00 PM	45.9	38904.5	
2:00 PM	47.3	53703.2	
3:00 PM	48.0	63095.7	
4:00 PM	45.8	38018.9	
5:00 AM	47.2	52480.7	
6:00 AM	48.3	67608.3	
7:00 PM	50.8	120226.4	
8:00 PM	51.3	134896.3	
9:00 PM	48.8	75857.8	SUM= 1181696
10:00 PM	48.1	64565.4	Ld= 60.7
11:00 PM	45.2	33113.1	
12:00 AM	47.9	61659.5	
1:00 AM	48.3	67608.3	
2:00 AM	46.3	42658.0	
3:00 AM	51.0	125892.5	
4:00 AM	49.5	89125.1	
5:00 AM	51.0	125892.5	
6:00 AM	50.7	117489.8	SUM= 728004
			Ln= 58.6
Daytime Level= 60.7			
Nighttime Level= 68.6			
<b>DNL= 55</b>			
24-Hour Leq= 49.0			

LOCATION 2 Manteca Golf Course			
Dist. To Source 25 ft. from Prop Line			
DAY 2			
TIME	Leq	10 <sup>^</sup> Leq/10	
7:00 AM	51.0	125892.5	
8:00 AM	52.7	186208.7	
9:00 AM	48.8	75857.8	
10:00 AM	48.6	72443.6	
11:00 AM	48.0	63095.7	
12:00 PM	46.7	46773.5	
1:00 PM	46.6	45708.8	
2:00 PM	48.4	69183.1	
3:00 PM	50.6	114815.4	
4:00 PM	50.1	102329.3	
5:00 PM	53.5	223872.1	
6:00 PM	50.6	114815.4	
7:00 PM	49.1	81283.1	
8:00 PM	50.9	123026.9	
9:00 PM	49.7	93325.4	SUM= 1538631
10:00 PM	47.9	61659.5	Ld= 61.9
11:00 PM	46.9	48977.9	
12:00 AM	45.1	32359.4	
1:00 AM	46.6	45708.8	
2:00 AM	47.0	50118.7	
3:00 AM	50.2	104712.9	
4:00 AM	50.7	117489.8	
5:00 AM	51.1	128825.0	
6:00 AM	50.8	120226.4	SUM= 710078
			Ln= 58.5
Daytime Level= 61.9			
Nighttime Level= 68.5			
<b>DNL= 56</b>			
24-Hour Leq= 49.7			

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## APPENDIX C: TRANSPORTATION IMPACT ANALYSIS REPORT

# TRANSPORTATION IMPACT ANALYSIS REPORT

FOR THE

**YOSEMITE GREENS  
RESIDENTIAL PROJECT  
AT  
AIRPORT WAY  
AND  
CROM STREET  
IN  
MANTECA, CA**



Prepared for  
De Novo Planning Group  
City of Manteca

Prepared by  
Fehr & Peers  
Transportation Consultants

February 18, 2019

**FEHR & PEERS**

# TRANSPORTATION IMPACT ANALYSIS REPORT

FOR THE  
YOSEMITE GREENS  
RESIDENTIAL PROJECT  
AT  
AIRPORT WAY  
AND  
CROM STREET  
IN  
MANTECA, CA



This Transportation Impact Analysis Report was prepared under my direction and responsible charge. I attest to the information contained herein and have judged the qualification of any technical specialists providing engineering data upon which recommendations, conclusions, and decisions are based.

February 24, 2019

Fred Choa, P.E.  
Registered Professional Traffic Engineer  
Fehr & Peers

Date





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# 1. INTRODUCTION

This report documents the results of the Transportation Analysis Study conducted for the proposed Yosemite Greens Project in Manteca, California. The project site is bounded by Airport Way to the west, Crom Street to the north and the Manteca Golf Course to the east. As part of the proposed project, a new full access intersection will be constructed on Crom Street and a northbound right-turn in / westbound right-turn out driveway will be constructed on Airport Way.

## PROJECT DESCRIPTION

This *Transportation Impact Analysis Report* (February 2019) was prepared by Fehr & Peers for the proposed project under contract to the City of Manteca Community Development Department and DeNovo Planning Group. The Yosemite Greens Project would construct ninety-nine (99) single family residential units on the south-east corner of the Airport Way / Crom Street intersection.

## STUDY INTERSECTIONS

The following three (3) study intersections were included in the analysis:

1. Airport Way / Crom Street;
2. Crom Street / Project Access Intersection #1 (full access); and
3. Airport Way / Project Access Intersection #2 (right-turn in / right-turn out only).

## TRAFFIC ANALYSIS SCENARIOS

The study intersections were evaluated for the following four scenarios:

- **Scenario 1: Existing Conditions** – Level of Service (LOS) based on Existing Year 2019 AM and PM Peak Hour volumes and existing intersection configurations.
- **Scenario 2: Existing Plus Project** – Existing traffic volumes plus trips from the Proposed Yosemite Greens Project.
- **Scenario 3: Cumulative No Project Conditions** – This scenario includes cumulative volumes based on the City of Manteca / San Joaquin Council of Governments Travel Demand Forecasting (TDF) Model.
- **Scenario 4: Cumulative Plus Project Conditions** – This scenario includes cumulative volumes plus the trips from the Proposed Yosemite Greens Project.

## 2. ANALYSIS METHODOLOGY

This chapter describes the methods used to analyze the three (3) study intersections described above. The processes used to develop the existing traffic volumes and Cumulative Year (2042) travel demand forecasts are described in Chapter 3.

### INTERSECTION ANALYSIS

The Synchro/SimTraffic microsimulation software package (Version 10) was used to analyze the currently unsignalized intersections and potential future signalized study intersections. This analysis software program is consistent with the technical approach documented in the *Highway Capacity Manual – 6<sup>th</sup> Edition* (TRB, 2016) for calculating delay at both unsignalized and signalized intersections. It considers roadway design, intersection geometries, turn pocket storage lengths, and intersection control on intersection queuing and delays. Therefore, intersection delay/level of service results documented in the Transportation Impact Analysis Report are based on the SimTraffic results.

The following describes the specific inputs, model parameters, and other aspects of the SimTraffic modeling:

#### Existing/Planned Lane Configurations:

- The existing and planned roadway geometrics and intersection lane configurations were entered into the SimTraffic Version 10 traffic operations analysis model based on Existing 2018 field data.

#### Peak Hour Factors:

- The peak hour factor (PHF) observed in the field was determined to range from 0.92 to 0.95 during AM and PM peak hour conditions.
- It should be noted that a lower PHF of 0.92 (versus the field data collected 0.92 to 0.95 PHF) was used for the study intersections under Existing Year 2018 and Cumulative Year 2042 AM and PM peak hour conditions. This will provide an additional level of confidence (conservative) in the traffic analysis contained in this report.

These methodologies were applied using Synchro 10 to analyze all study intersections. The following describes many of the specific inputs into Synchro 10:

- Lane Configurations and Pocket Lengths: were entered into Synchro based on field work and aerial imagery measurements;

- Heavy Vehicle %:
  - HCM definition (any vehicles with more than four wheels on the ground) was used to input heavy vehicles into SimTraffic 10 software program.
  - Based on field collected traffic and vehicle classification counts, a two percent (2%) was used in the Synchro / SimTraffic 10 analysis consisting of 80% single-unit (45 feet) and 20% California Legal (69 feet).
- Pedestrians and bicyclists: observed levels were entered into Synchro 10. When none available, a conservative standard of 5 pedestrians was used to account for pedestrian activity variability.
  - Observed levels were observed to range from 0 to 2 pedestrians during weekday AM and PM peak hour conditions at the study intersections for Existing Conditions.
  - For Cumulative Year 2042 AM and PM Peak Hour Conditions, increased pedestrian activity was included for both No Project (3 to 5) and With Project (5 to 10) AM and PM Peak Hour Conditions.

### Reported Results

A signalized intersection's LOS is based on the weighted average control delay of all vehicles passing through the intersection. Delay is measured in seconds per vehicle, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration.

For side-street control intersections, the delay and LOS is reported for the entire intersection and the minor street movement with the greatest delay. Table 1 summarizes the relationship between the delay and LOS for signalized and unsignalized intersections.

- The average delay and LOS are reported for both the critical movement and the entire intersection for unsignalized intersections.
- The average delay and LOS are reported the entire intersection for signalized intersections.

### **LEVEL OF SERVICE STANDARD**

General Plan Policy C-P-2 establishes the following City of Manteca level of service policy: To the extent feasible, the City shall strive for a vehicular LOS of D or better at all streets and intersections, except in the Downtown area where right-of-way is limited, pedestrian, bicycle, and transit mobility are most important and vehicular LOS is not a consideration....

<b>Table 1: Intersections Level of Service (LOS) Criteria</b>			
<b>LOS</b>	<b>Description (for Signalized Intersections)</b>	<b>Average Delay (Seconds/Vehicle)</b>	
		<b>Signalized Intersections</b>	<b>Unsignalized Intersections</b>
A	Operations with very low delay occurring with favorable traffic signal progression and/or short cycle lengths.	< 10.0	< 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10.0 to 20.0	> 10.0 to 15.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	> 20.0 to 35.0	> 15.0 to 25.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	> 35.0 to 55.0	> 25.0 to 35.0
E	Operations with high delay values indicating poor progression, and long cycle lengths. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	> 55.0 to 80.0	> 35.0 to 50.0
F	Operations with delays unacceptable to most drivers occurring due to over-saturation, poor progression, or very long cycle lengths.	> 80.0	> 50.0

NOTE: LOS = LEVEL OF SERVICE; V/C RATIO = VOLUME-TO-CAPACITY RATIO

LOS AT SIGNALIZED INTERSECTIONS AND ROUNDABOUTS BASED ON AVERAGE DELAY FOR ALL VEHICLES. LOS AT UNSIGNALIZED INTERSECTIONS IS REPORTED FOR ENTIRE INTERSECTION AND FOR MINOR STREET MOVEMENT WITH GREATEST DELAY.

SOURCE: TRANSPORTATION RESEARCH BOARD 2016

### 3. TRAVEL DEMAND FORECASTS

This chapter describes the process used to develop traffic demand forecasts for Cumulative Year 2042 AM and PM Peak Hour Conditions.

#### CUMULATIVE MANTECA GENERAL PLAN MODEL

The Travel Demand Forecasting used the current RTP / Air Quality Model, Build-out of the Current City of Manteca General Plan, and General Plans for the surrounding communities of Lathrop, Ripon, San Joaquin County, and Stockton. The Manteca General Plan Model also included the projects identified in the City's Public Facilities Improvement Plan (PFIP) and the Regional Transportation Plan / Sustainable Communities Strategy Project List for:

- Mainline Highway Improvements (Table 6-1 from SJCOG RTP);
- Interchange Improvements (Table 6-1 from SJCOG RTP); and
- Regional Roadway Improvements (Table 6-3 from SJCOG RTP).

#### CUMULATIVE YEAR TRAVEL DEMAND FORECASTS

Using the City of Manteca / SJCOG sub-area Travel Demand Forecasting (TDF) Model, Cumulative Year 2042 traffic volume forecasts were developed for the following three (3) study intersections:

1. Airport Way / Crom Street;
2. Crom Street / Project Access Intersection #1 (full access); and
3. Airport Way / Project Access Intersection #2 (right-turn in / right-turn out only).

The traffic forecasting adjustment procedure known as the "difference method" was used to develop Cumulative Year 2042 AM And PM Peak Hour traffic forecasts. For a given intersection this forecasting procedure is calculated as follows for every movement at the study intersections:

$$\text{Year 2042 Forecast} = \text{Existing Volume} + (\text{Year 2042 TDF Model} - \text{Base Year (2018) TDF Model})$$



## 4. EXISTING CONDITIONS ANALYSIS

This chapter presents the transportation impact analysis results for Existing and Existing Plus Project AM and PM Peak Hour conditions. The following is a detailed description of the roadways that could be affected by the project:

- Airport Way** is a north-south arterial in the City of Manteca providing access from State Route 120 and W. Ripon Road to the south and French Camp Road and the City of Stockton to the north. In the vicinity of the project site, Airport Way provides one travel lane in each direction with an AM peak hour volume of approximately 800 vehicles, a PM peak hour volume of 1,000 vehicles and an Average Daily Traffic volume of 9,600 vehicles. A continuous two-way left-turn lane (TWLTL) is provided on Airport Way from approximately 300 feet south of Crom Street to the south and Louise Avenue to the north.
- Crom Street** is an east-west collector in the City of Manteca providing access from Airport Way to the west and Union Road to the east. East of Union Road, the roadway changes names to Cherry Lane and ends adjacent to City Hall on Center Street. In the vicinity of the project site, Crom Street provides one travel lane and a bicycle lane in each direction with an AM peak hour volume of approximately 230 vehicles, a PM peak hour volume of 320 vehicles and an Average Daily Traffic volume of 3,000 vehicles.

### EXISTING INTERSECTION LEVELS OF SERVICE

Existing traffic operations were analyzed at the one (1) existing study intersections of Airport Way / Crom Street for the two study hours. Based on the results presented in Table 2 for Existing AM and PM peak hour analysis, the unsignalized side street stop controlled intersection of Airport Way / Crom Street operates at acceptable LOS B conditions for the westbound left turn movement from Crom Street to southbound Airport Way during AM Peak Hour Conditions and LOS C conditions during the PM Peak Hour Conditions. The entire intersection operates at acceptable LOS A conditions during both AM and PM Peak Hour Conditions.

Table 2: Peak Hour Intersection Analysis – Existing AM and PM Peak Hour Conditions					
Intersection	Control	AM Peak Hour		PM Peak Hour	
		Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
Airport Way / Crom Street	SSSC	2.9 14.5 (WB LT)	A (entire) B (WB LT)	1.8 18.3 (WB LT)	A (entire) C (WB LT)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, FEBRUARY 2019.

## **TRANSIT SERVICE**

Transit service in the City of Manteca is provided by Manteca Transit. Transit Route 2 (northbound / westbound) and Transit Route 3 (southbound / eastbound) provide fixed route service in the vicinity of the proposed project. The closest transit stops for Routes 2 and 3 are located on Union Road, north of Crom Street, which is 4,700 feet or approximately .90 of a mile east of the project site.

Transit Route 1 also provides fixed route service in the vicinity of the proposed project. The closest transit stops for Route 1 is located on Yosemite Avenue, east of Airport Way in front of the Kaiser Permanente Manteca Medical center, which is 4,000 feet or approximately .75 of a mile south and east of the project site.

## **BICYCLE AND PEDESTRIAN FACILITIES**

The following types of bicycle facilities exist within the study area:

- On-street bike lanes (Class II) are designated for use by bicycles by striping, pavement legends, and signs.
- On-street bike route (Class III) are designated for use by bicycles with signage.

Class II bike lanes exist along the entire length of Crom Street, from Airport way to Union Road. In addition, a Class II bike lane is provided on Silverado Drive from Crom Street to the Stella Brockman Middle School located north of Crom Street.

The pedestrian network in the study area includes sidewalks along Crom Street and on the east side of Airport Way north of Crom Street. It should be noted that sidewalk are not provided on the east side of Airport Way south of Crom Street or the west side of Airport Way between Louise Avenue to the north and Yosemite Avenue to the south.

## **PROJECT TRIP GENERATION**

Table 3 presents the estimated trips generated for the proposed Yosemite Greens Project during weekday daily, AM peak hour, and PM peak hour conditions. As shown below, the project would generate approximately 934 daily vehicle trips, 73 AM peak hour trips, and 98 PM peak hour trips. The trips generated by the residential land uses are based on trip rates from the *Trip Generation Manual* (9<sup>th</sup> Edition, Institute of Transportation Engineers 2017).

Table 3: Yosemite Greens Project Trip Generation Analysis												
Land Use (ITE Code)	Quantity	Unit	Trip Rate <sup>1</sup>			Trips						
						Daily	A.M. Peak Hour Of Adjacent Street Traffic on Union Road			P.M. Peak Hour Of Adjacent Street Traffic on Union Road		
			Daily	AM	PM		In	Out	Total	In	Out	Total
Single Family Detached Homes	99	Homes	9.44	0.74	0.99	934	18	55	73	62	36	98
<b>Total External Vehicle Trips</b>						<b>934</b>	<b>18</b>	<b>55</b>	<b>73</b>	<b>62</b>	<b>36</b>	<b>98</b>
Notes: <sup>1</sup> Trip rate was determined by using Land Use Category 210 from the <i>Trip Generation Manual 10<sup>th</sup> Edition</i> (Institute of Transportation Engineers 2017). Source: Fehr & Peers February 2019												

### PROJECT TRIP DISTRIBUTION

The distribution of project generated vehicles trips was based on the following information and analysis methods:

1. Existing directional travel patterns on Airport Way and Crom Street during morning and evening commute time periods; and
2. Complementary land uses (i.e., jobs, shopping, etc.) within the City of Manteca and surrounding cities.

### EXISTING PLUS PROJECT INTERSECTION LEVELS OF SERVICE

The “project only” trips developed through the trip generation and distribution processes were assigned to the roadway network by adding those new vehicle trips to Existing AM and PM Peak Hour traffic volumes. Table 4 displays the results of the Existing Plus Project operations analysis. According to this table, the addition of project generated traffic at the Airport Way / Crom Street side street stop controlled intersection would result in a minor change in intersection delay.

During both morning and evening peak hours, the Airport Way / Crom Street the westbound left-turn movement onto southbound Airport Way will continue to operate at acceptable LOS C conditions.

At the new Crom Street / Project Access #1 intersection, the northbound left-turn/right-turn lane will operate at acceptable LOS B conditions during both morning and evening peak hours.

And at the new Crom Street / Project Access #2 intersection, the westbound right-turn movement onto northbound Airport Way will operate at acceptable LOS B conditions during both morning and evening peak hours.

<b>Table 4: Peak Hour Intersection Analysis – Existing Plus Project AM and PM Peak Hour Conditions</b>					
<b>Intersection</b>	<b>Control</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Delay<sup>1</sup></b>	<b>LOS</b>	<b>Delay<sup>1</sup></b>	<b>LOS</b>
Airport Way / Crom Street	SSSC	3.5 15.1 (WB LT)	A (entire) C (WB LT)	2.3 20.3 (WB LT)	A (entire) C (WB LT)
Crom Street / Project Access # 1	SSSC	1.9 10.0 (NB LT/RT)	A (entire) B (NB LT/RT)	1.2 11.0 (NB LT/RT)	A (entire) B (NB LT/RT)
Airport Way / Project Access # 2	SSSC	0.0 11.3 (WB RT)	A (entire) B (WB RT)	0.0 11.6 (WB RT)	A (entire) B (WB RT)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, FEBRUARY 2019.

## 5. CUMULATIVE CONDITIONS ANALYSIS

This chapter presents the transportation impact analysis results for Cumulative and Cumulative Plus Project AM and PM Peak Hour conditions using a combination of the Cumulative Year 2042 Travel Demand Forecasts described in Chapter 3 and the trip generation and distribution of Yosemite Greens Project vehicle trips described in Chapter 4. It should be noted that the same distribution pattern for project-generated traffic was used for both Existing Plus Project and Cumulative Plus Project AM and PM Peak Hour Conditions.

### CUMULATIVE NO PROJECT INTERSECTION LEVELS OF SERVICE

Table 5 presents the results of the Cumulative No Project operations analyses. According to this table, the projected growth in traffic volumes on Airport Way will result in increased delays for drivers exiting Crom Street. During the morning peak hour, the westbound left-turn would operate at LOS E conditions. And during the evening peak hour, the westbound left-turn would operate at LOS F conditions.

The signal warrant analysis for Cumulative No Project conditions indicate that the intersection of Airport Way / Crom Street meets peak hour signal warrants for both AM and PM peak hour conditions as a result of increased traffic volumes on northbound / southbound Airport Way. This projected increase in traffic volumes results in long delays and vehicle queues making the westbound left turn movement from Crom Street onto southbound Airport Way.

<b>Intersection</b>	<b>Control</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Delay<sup>1</sup></b>	<b>LOS</b>	<b>Delay<sup>1</sup></b>	<b>LOS</b>
Airport Way / Crom Street	SSSC	3.9 43.5 (WB LT)	A (entire) E (WB LT)	2.8 63.3 (WB LT)	A (entire) F (WB LT)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, FEBRUARY 2018.

The City of Manteca identified the need for a traffic signal at the Airport Way / Crom Street intersection in the Public Facilities Improvement Program. Therefore, Table 6 presents the results of the Improved Cumulative No Project Conditions with a traffic signal at the Airport Way / Crom Street intersection. The new traffic signal would improve intersection operations to acceptable LOS A conditions during both AM and PM Peak Hour Conditions. More importantly, the new traffic signal would provide pedestrian crosswalks and a safe crossing location for all time periods during both weekday and weekend conditions when compared to the Existing side-street stop controlled intersection.

<b>Table 6: Peak Hour Intersection Analysis – Improved Cumulative No Project AM and PM Peak Hour Conditions</b>					
<b>Intersection</b>	<b>Control</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Delay<sup>1</sup></b>	<b>LOS</b>	<b>Delay<sup>1</sup></b>	<b>LOS</b>
Airport Way / Crom Street	Signal	7.6	A	8.0	A

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, 2018.

### CUMULATIVE PLUS PROJECT INTERSECTION LEVELS OF SERVICE

Table 7 presents the results of the Cumulative Plus Project operations analyses. According to this table, the addition of project generated traffic at the Airport Way / Crom Street side street stop controlled intersection would result in a minor change in intersection delay. During the morning peak hour, the addition of project-generated traffic will result in the westbound left-turn movement onto southbound Airport Way to degrade from unacceptable LOS E to unacceptable LOS F conditions. During the evening peak hour, the westbound left-turn movement onto southbound Airport Way will continue to operate at unacceptable LOS F conditions with the addition of project-generated traffic.

At the new Crom Street / Project Access #1 intersection, the northbound left-turn/right-turn lane will continue to operate at acceptable LOS B conditions during both morning and evening peak hours.

And at the new Crom Street / Project Access #2 intersection, the westbound right-turn movement onto northbound Airport Way will also continue to operate at acceptable LOS B conditions during both morning and evening peak hours.

<b>Table 7: Peak Hour Intersection Analysis – Cumulative Plus Project AM and PM Peak Hour Conditions</b>					
<b>Intersection</b>	<b>Control</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Delay<sup>1</sup></b>	<b>LOS</b>	<b>Delay<sup>1</sup></b>	<b>LOS</b>
Airport Way / Crom Street	SSSC	5.1 53.7 (WB LT)	A (entire) F (WB LT)	4.1 92.4 (WB LT)	A (entire) F (WB LT)
Crom Street / Project Access # 1	SSSC	1.5 10.8 (NB LT/RT)	A (entire) B (NB LT/RT)	0.8 12.2 (NB LT/RT)	A (entire) B (NB LT/RT)
Airport Way / Project Access # 2	SSSC	0.0 12.0 (WB RT)	A (entire) B (WB RT)	0.0 13.2 (WB RT)	A (entire) B (WB RT)

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, FEBRUARY 2019.

The signal warrant analysis for Cumulative Plus Project conditions indicate that the intersection of Airport Way / Crom Street meets peak hour signal warrants for both AM and PM Peak Hour Conditions. The addition of project –generated traffic results increased delays and vehicle queues making the westbound left turn movement from Crom Street to southbound Airport Way and the southbound left-turn movement from Airport Way to eastbound Crom Street. Therefore, a traffic signal with crosswalks should be installed at the Airport Way / Crom Street intersection.

Table 8 presents the results of the Improved Cumulative Plus Project Conditions with a traffic signal at the Airport Way / Crom Street intersection. The new traffic signal would continue to operate at acceptable LOS A conditions during both AM and PM Peak Hour Conditions. More importantly, the new traffic signal would provide pedestrian crosswalks and a safe crossing location for all time periods during both weekday and weekend conditions when compared to the Existing side-street stop controlled intersection.

<b>Table 8: Peak Hour Intersection Analysis – Improved Cumulative Plus Project AM and PM Peak Hour Conditions</b>					
<b>Intersection</b>	<b>Control</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Delay<sup>1</sup></b>	<b>LOS</b>	<b>Delay<sup>1</sup></b>	<b>LOS</b>
Airport Way / Crom Street	Signal	8.2	A	8.7	A

NOTES: LOS = LEVEL OF SERVICE. AWSC = ALL-WAY STOP CONTROL, SSSC = SIDE-STREET STOP CONTROL.

<sup>1</sup> FOR SIGNALIZED AND ALL-WAY STOP CONTROLLED INTERSECTIONS, AVERAGE INTERSECTION DELAY IS REPORTED IN SECONDS PER VEHICLE FOR ALL APPROACHES.

SOURCE: FEHR & PEERS, FEBRUARY 2019.

## 6. TRANSPORTATION IMPACT ANALYSIS CONCLUSIONS

This chapter presents the conclusions of the transportation impact analysis for the proposed Yosemite Greens Project in Manteca, California. The project site is bounded by Airport Way to the west, Crom Street to the north and the Manteca Golf Course to the east. As part of the proposed project, a new full access intersection will be constructed on Crom Street and a northbound right-turn in / westbound right-turn out driveway will be constructed on Airport Way.

### RESULTS OF THE INTERSECTION LEVEL OF SERVICE ANALYSIS

All three (3) unsignalized study intersection would continue to operate at acceptable LOS C or better under Existing Plus Project AM and PM peak hour conditions. Therefore, impacts would be considered *less than significant*.

The signal warrant analysis for Cumulative No Project conditions indicate that the intersection of Airport Way / Crom Street meets peak hour signal warrants for both AM and PM peak hour conditions as a result of increased traffic volumes on northbound / southbound Airport Way. This projected increase in traffic volumes results in long delays and vehicle queues making the westbound left turn movement from Crom Street to southbound Airport Way and the southbound left-turn movement from Airport Way to eastbound Crom Street. The City of Manteca identified the need for a traffic signal at the Airport Way / Crom Street intersection in the Public Facilities Improvement Program. Therefore, a traffic signal with crosswalks should be installed at the Airport Way / Crom Street intersection.

Under Cumulative Plus Project Conditions, the addition of vehicle traffic generated by the proposed Yosemite Greens Project would result in only a minor change in average vehicle delay at the Airport Way / Crom Street signalized intersection. The new traffic signal would continue to operate at acceptable LOS A conditions during both AM and PM peak hour conditions.

More importantly, the new traffic signal would provide pedestrian crosswalks and a safe crossing location for all time periods and during both weekday and weekend conditions when compared to the Existing side-street stop controlled intersection. Therefore, impacts would be considered *less than significant with the installation of a traffic signal with crosswalks*.

### RESULTS OF THE AIR TRAFFIC PATTERNS ANALYSIS

The proposed project does not include airport or airstrip facilities and is not located adjacent to an airport or airstrip. According to the San Joaquin Council of Governments (SJCOG) Regional Transportation Plan, the project site is a compatible land use based on its location relative to the Stockton Airport. The proposed project does not include buildings over two stories, and there are no proposed towers or other elevated



structures proposed. The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Implementation of proposed project would have no impact relative to this topic.

## **RESULTS OF THE SITE CIRCULATION AND EMERGENCY VEHICLE ACCESS ANALYSIS**

No site circulation or access issues have been identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay. The volumes on the internal residential streets would be relatively low such that no significant conflicts would be expected with through traffic on Airport Way or Crom Street.

All emergency vehicles arriving to and from the proposed Yosemite Greens Project would be able to enter via Crom Street / Project Access #1 or Airport Way / Project Access #2. All accesses would be designed to City standards that accommodate turning requirements for fire trucks. These multiple entry/exit points provide flexibility for emergency vehicles to access or evacuate from multiple directions during an emergency.

At the proposed project entrance on Crom Street, there are no safety, capacity, or sight distance issues identified with providing either a westbound left-turn or eastbound right-turn movement entering the project site. In addition, at the proposed project entrance on Airport Way there were no safety, capacity, or sight distance issues identified with providing a northbound right-turn movement entering the project site.

Therefore, impacts associated with design features and emergency access would be considered less than significant.

## **RESULTS OF THE CONSISTENCY WITH MANTECA GENERAL PLAN POLICIES ANALYSIS**

The Manteca General Plan is a long-range comprehensive planning document required by state law to set policy and guide future growth, development and conservation of resources. The Plan was adopted by the City in 2003 and amended most recently in 2016. The following 2011 General Plan Circulation Element goals and policies are relevant to circulation in Manteca.

### Goals:

Goal C-1. Provide for a circulation system that allows for the efficient movement of people, goods, and services within and through Manteca while minimizing public costs to build and maintain the system.

Goal C-2. Provide complete streets designed to serve a broad spectrum of travel modes, including automobiles, public transit, walking, and bicycling.

Goals (continued):

Goal C-3. Develop attractive streetscapes that include landscaping, street trees, planted berms, and landscaped medians.

Goal C-4. Support the development of a Downtown area that is highly accessible to all modes of travel, focusing primarily on pedestrians, bicyclists, and transit riders.

Goal C-5. Balance the level of service for all modes so that residents and visitors have a variety of transportation choices.

Goal C-6. Maintain a safe transportation system for all modes.

Goal C-7. Accommodate truck and freight movements by developing city-wide truck routes and encouraging the development of freight and warehousing centers near existing rail lines and spurs.

Goal C-8. Establish reasonable parking requirements (minimum and maximum rates for uses) that limit parking encroachment while minimizing the amount of land consumed by parking lots.

Goal C-9. Provide a safe, secure, and convenient bicycle route system that connects to retail, employment centers, public facilities, and parks.

Goal C-10. Provide for safe and convenient pedestrian circulation.

Goal C-11. Maintain a coordinated, efficient bus service that provides both an effective alternative to automobile use and serves members of the community that cannot drive.

Goal C-12. Support and encourage regional transit connections that link Manteca to other cities.

#### Policies:

Policies in the Circulation Element are organized by topic. Policies for each topic most relevant to this report are summarized below

Level of Service: Policies C-P-1 through CP-3 promote balanced levels of service (LOS) across all modes and vehicular LOS of D or better, except in downtown and certain other locations where other goals predominate.

Street System: Policies C-P-8 through C-P-11 and C-P-17 promote access and connectivity for all modes. Policy C-P-12 promotes use of roundabouts.

Transportation Safety: Policies C-P-20 through C-P-22 promote hazard reduction, maintenance of sight distances, and development of landscape separated sidewalks, respectively.

Parking: Policy C-P-23 notes that future growth in traffic volumes may require removal of on-street parking. Bikeways and Pedestrian Facilities: Policies C-P-29 through C-P-40 promote development of safe and complete bicycle and pedestrian networks across the city.

Public Transportation: Policies C-P-41 through C-P-43 promote interregional bus and rail connections. Policy C-P-44 promotes intermodal connectivity. Policy C-P-45 and C-P-46 promote ridesharing. Policy C-P-48 promotes inclusion of transit on future roadways.

Goods Movement: Policies C-P-50 and C-P-52 promote truck access where appropriate. Policy C-P-51 promotes rail access within the City.

Transportation Demand Management: Policies C-P-53 through C-P-56 support programs which encourage alternatives to reduce the number and length of automobile trips.

The proposed Yosemite Greens Project does not conflict with any of the above listed policies from the General Plan Transportation & Circulation Element. The proposed Yosemite Greens Project would not generate a significant increase in traffic in the area and it would not decrease levels of service to unacceptable levels. In addition, the proposed project would not change the design of any existing pedestrian or bicycle facilities or create any new safety problems in the area. The proposed project will add a small amount of both pedestrians and bicyclists who will utilize both existing and planned facilities connecting the project site with the community at large. The internal pedestrian circulation system will be designed to the City's standard for pedestrian sidewalks.

The proposed Yosemite Greens Project would not interfere with any existing bus routes and would not remove or relocate any existing bus stops. The proposed project also would not conflict with any transit plans or goals of the City of Manteca and, based on the size of the project, it would be expected to generate only limited transit ridership to Manteca Transit Route 1, Transit Route 2 (westbound), and Transit Route 3 (eastbound).

Implementation of the proposed project would have a *less than significant* impact relative to this topic.

---

## APPENDIX D: PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**Phase I Environmental Site Assessment  
WILBORN PROPERTY  
410 and 472 North Airport Way, Manteca, California**

19 February 2018  
AGE Project No. 18-4288

*PREPARED FOR:*

Mr. Spencer Snyder  
CaslteRock Partners, Inc.

*PREPARED BY:*



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*"Working in Partnership with People, Business and the Environment"*

**Phase I Environmental Site Assessment  
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410 and 472 North Airport Way, Manteca, California**

19 February 2018  
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Environmental



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**Phase I Environmental Site Assessment  
WILBORN PROPERTY  
410 and 472 North Airport Way, Manteca, California**

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Figure 1 - Site Location Map

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**APPENDICES**

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Appendix B - Historical Documents

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**Phase I Environmental Site Assessment  
WILBORN PROPERTY  
410 and 472 North Airport Way, Manteca, California**

**EXECUTIVE SUMMARY**

Advanced GeoEnvironmental, Inc. conducted this Phase I Environmental Site Assessment of the property located at 410 and 472 North Airport Way, Manteca, San Joaquin County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

**PROPERTY USE**

The subject property is comprised of two contiguous parcels totaling approximately 13.5 acres located on the southeast corner of the intersection of North Airport Way and Crom Street on the western side of the City of Manteca, California. The property is occupied by a small cattle farm consisting of two barns, a garage, and a small shed as well as large cattle corrals and grazing fields.

Based on a review of historical documents, the property has been used agriculturally, as a cattle feedlot and grazing area since at least the mid-1930s.

**FINDINGS**

Based on the standards set by ASTM Standard Practice E1527-13, a recognized Based on the standards set by ASTM Standard Practice E1527-13, a recognized environmental condition (REC) is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions that are determined to be *de minimis*, which do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not recognized environmental conditions. Conditions that are considered Business Environmental Risk include the presence of asbestos-containing materials, lead-based paint, mold or moisture conditions, or non-hazardous regulated materials.

The standard further identifies historical RECs and controlled RECs. An historical REC (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a

regulatory authority, without subjecting the property to any required controls. A controlled REC (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The following findings are differentiated below as Business Environmental Risks and *de minimis* conditions unlikely to be subject to government enforcement, HRECs, CRECs and RECs.

#### BUSINESS ENVIRONMENTAL RISK

This assessment has revealed no evidence of potential Business Environmental Risks in connection with the subject property, except the potential for asbestos containing materials and lead based paints based on the age of the buildings. If any renovation or demolition is planned, AGE recommends performance of a full asbestos and lead based paint survey by a qualified inspector/consultant.

#### *DE MINIMIS* CONDITIONS

This assessment revealed no evidence of potential or *de minimis* conditions in connection with the subject property, except the large oil spill observed within the small shed on the northwestern corner of the property, as well as several unlabeled storage containers.

#### HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of HRECs in connection with the subject property.

#### CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of CRECs in connection with the subject property.

#### RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of RECs in connection with the subject property.

## **SUBSURFACE INVESTIGATION**

The subject property has a history of long term agricultural use which could possibly result in increased pesticide residues in shallow soil. Based on historical agricultural use of the property, the anticipated redevelopment of the property and the possibility of off-site movement and disposal of soil, the User requested a Limited Phase II Environmental Site Assessment. Additionally, during the site reconnaissance visit a small storage shed with severe oil staining was observed. Therefore, a soil sample was collected near the shed.

AGE collected four (4) soil samples at the site. Samples were collected from each location at approximate depths of 1 foot below surface grade (B1 through B4). Boring B1 and B2 were composited at the laboratory, and boring B4 was collected near the small shed with obvious oil leakage.

Based upon data collected during the February 2018 sampling, AGE concludes:

- Organochlorine pesticides and organophosphate pesticides were not detected in any soil samples collected;
- TPH-g, TPH-d, TPH-mo were not detected at concentrations above laboratory reporting limits in the soil sample B4 collected near the small shed;
- CAM 17 Metals were detected in soil samples, B1+B2 and B3, including arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc. However, all of the metals detected were below their respective RSLs and HERO Note 3 screening levels, except arsenic.
- Although, arsenic was detected above residential screening levels in soil samples B1+B2 and B3, the Department of Toxic Substance Control (DTSC) has determined that background concentrations of arsenic in California soils are commonly high, ranging anywhere from 0.6 mg/kg to 11 mg/kg (*Background Concentrations of Metals, a Progress Report*, Geological Services Unit, Glendale). Based on the DTSC background concentrations of arsenic in California, concentrations detected are well below California's background concentrations.

## **CONCLUSIONS AND OPINION**

Advanced GeoEnvironmental, Inc. has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13, US-EPA AAI for the property located at 410 and 472 North Airport Way, Manteca, California. This assessment has revealed no evidence of RECs in connection with the subject property. AGE has no recommendations for additional environmental investigations at the property.

**Phase I Environmental Site Assessment**  
**WILBORN PROPERTY**  
**410 and 472 North Airport Way, Manteca, California**

**1.0. INTRODUCTION**

Advanced GeoEnvironmental, Inc. (AGE) has been retained by Spencer Snyder of CastleRock Partners, Inc. to perform a Phase I Environmental Site Assessment (Phase I) of the property located at 410 and 472 North Airport Way, Manteca, San Joaquin County, California (hereafter referred to as subject property or property). The Phase I was performed in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the United States Environmental Protection Agency (USEPA) Standards and Practices for 'All Appropriate Inquiries (AAI)' (40 CFR Part 312). The Phase I is designed to provide the Client (user) with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

**1.1. PURPOSE**

The purpose of the Phase I is to identify and assess environmental characteristics of the subject property that could lead to liability in the event of ownership, that could have a potential impact on property value or that could impact the present or future use of the subject property.

The purpose of ASTM Standard Practice E1527-13 and USEPA AAI is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the *Comprehensive Environmental Response Compensation and Liability Act* (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice (based on ASTM Practice E1527-13).

The goal of ASTM Standard Practice E1527-13 is to identify *recognized environmental conditions* (RECs) in connection with the subject property. A REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions that are determined to be *de minimis*, which do not present a threat to human health or the environment and that generally would not be

the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not recognized environmental conditions.

The standard further identifies historical RECs and controlled RECs. A historical REC (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A controlled REC (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

## 1.2. SITE DESCRIPTION

The subject property is comprised of two contiguous parcels totaling approximately 13.5 acres located on the southeast corner of the intersection of North Airport Way and Crom Street on the western side of the City of Manteca, California. The property is occupied by a small cattle farm consisting of two barns, a garage, and a small shed as well as large cattle corrals and grazing fields.

Further property location descriptions, characteristics, improvements, and site vicinity characteristics are discussed below.

### 1.2.1. Location and Legal Description

The subject property location can be identified as the following:

<b>Site Addresses</b>	410 North Airport Way, Manteca, California 95337 472 North Airport Way, Manteca, California 95337
<b>Assessor's Parcel Numbers (APNs)</b>	200-130-02 200-130-01
<b>Property Owner</b>	Wilborn, Cynthia Crom Trust et al.
<b>Land Use Type</b>	Vacant Residential
<b>Legal Description</b>	REDRAW 870929 FR ORIG APN 199080029 REDRAW 870929 FR ORIG APN 199080292
<b>Size of Property</b>	1.335 acres 12.100 acres Total = 13.435 acres

The parcel map and owner information were provided by ParcelQuest/CD Data as a representation of current data downloaded monthly from the County Assessor's Office. Copies of the parcel map and the owner information are provided in Appendix B.

### 1.2.2. Site and Vicinity General Characteristics

The subject property is located within a largely residential area of the City of Manteca, San Joaquin County, California. Figure 1 shows the setting of the subject property (7.5 Minute United States Geological Survey [USGS] Topographic Series, Lathrop, California). Photographs of the subject property are provided in Appendix A.

### 1.2.3. Current Use of Property

The property is occupied by a small cattle farm consisting of two barns, a garage, and a small shed as well as large cattle corrals and grazing fields.

## 1.3. DETAILED SCOPE-OF-SERVICES

Except where identified in Section 8.1., the scope of work for this Phase I conforms to ASTM Standard Practice E1527-13 and the USEPA AAI (40 CFR Part 312). Any additional User requested scope of services are discussed in Section 7.0.

## 1.4. SIGNIFICANT ASSUMPTIONS

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. Findings were based mainly upon examination of historical records, maps, aerial photographs and government agency lists, on a site reconnaissance visit, and on information obtained during personal interviews with persons of long term familiarity with the subject property as specified in ASTM E1527-13 and the USEPA AAI. Hazardous waste site lists presented in this report represents only a search of specific government records as listed below. AGE is aware additional government records may exist. It should be noted that government agencies often do not list all sites with environmental contamination or that the list could be inaccurate and/or incomplete.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites, are assumed based on geologic interpretations from available sources. AGE assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

## 1.5. LIMITATIONS AND EXCEPTIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a

result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AGE makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified as beyond the scope of an ASTM Phase I that may affect business environmental risks at a property include the following: asbestos-containing materials (ACMs); biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; industrial hygiene; lead-based paint (LBP); lead in drinking water; mold; radon; regulatory compliance; and wetlands. These environmental issues may warrant assessment based on the type of property or transaction, however, they are considered non-scope issues under ASTM Practice E1527-13. Any addition of non-scope items must be agreed upon between the user and AGE prior to initiation of the Phase I.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

## 1.6. SPECIAL TERMS AND CONDITIONS

There were no special terms or conditions, agreed upon by the environmental professional, beyond the initial agreed upon scope of work, used in preparation of this report.

## 1.7. USER RELIANCE

Conclusions and recommendations in this report are based on findings regarding historical use of the site, and on features noted during the site reconnaissance. The absence of any potential gross contamination sources, historic or present, does not



necessarily imply that the site is free of any contamination. This report only represents a 'due diligence' effort as to the current environmental status of the site. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.

## 2.0. USER PROVIDED INFORMATION

According to the ASTM Standard E1527-13 and the USEPA AAI, in order to qualify for one of the Landowner Liability Protections (LLPs) to CERCLA liability offered by the *Small Business Liability Relief and Brownfields Revitalization Act of 2001*, the client (user) must provide to the environmental professional the following information (if available) in relation to the subject property:

<b>Title Records</b>	A review of Title Records was not requested by the user.
<b>Environmental Liens or Activity and Use Limitations</b>	An environmental lien or AUL's (activity and usage limitations) search was not requested by the user.
<b>Specialized Knowledge</b>	AGE was not provided any specialized knowledge by the user and does have not any specialized knowledge of this property outside of what is contained in this report. The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this property outside of what is contained in this report.
<b>Commonly Known or Reasonably Ascertainable Information</b>	The user provided no commonly known or reasonably ascertainable information available within the local community about the subject property that is material to recognized environmental conditions in connection with the property.
<b>Valuation Reduction for Environmental Issues</b>	No property valuation reduction related to environmental issues or concerns was reported by the user.
<b>Owner, Property Manager, and Occupant Information</b>	No written or verbal communication with the property owner, manager and/or occupant revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property not noted in this assessment.
<b>Reason for Performing Phase I</b>	Potential property transaction
<b>Other</b>	No modifications to the ASTM E1527-13 standard scope-of-services were requested by the user for special circumstances that might be encountered at the subject property. Any additional user requested scope of services are discussed in Section 7.0.

Failure to provide the above information could result in a determination that 'all appropriate inquiries' are not complete. Additional items should be collected, if available, and provided to AGE.



### **3.0. RECORDS REVIEW**

The purpose of obtaining and reviewing subject property and site vicinity historical, physical setting, and regulatory records is to help identify *recognized environmental conditions* in connection with the subject property.

#### **3.1. HISTORICAL USE INFORMATION**

The objective of consulting historical sources for a Phase I is to develop a history of previous uses of the property and surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions with respect to the property. All obvious uses shall be identified from the present to the property's first obvious developed use, or back to 1940, whichever is earlier. Review of standard sources at less than five year intervals is not required.

##### **3.1.1. Historical Use Information on Subject Property**

Subject property history was researched by reviewing historical Sanborn Fire Insurance Maps (no coverage), aerial photographs, topographic maps, telephone directory information, San Joaquin County Assessor's Office records and City of Manteca Community Development Department records.

Based on a review of historical documents, the property has been used agriculturally, as a cattle feedlot and grazing area since at least the mid-1930s.

In summary, review of the historical documents revealed no features on the subject property of environmental concern. Representative historical records are provided within Appendix B.

##### **3.1.1.1. Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas but are now utilized as a valuable source of historical and environmental risk information. EDR owns the largest collection of Sanborn Fire Insurance Maps. AGE requested EDR to provide any Sanborn Fire Insurance Maps that might cover the subject property. Sanborn Fire Insurance Map coverage is not available for the subject property.

##### **3.1.1.2. Aerial Photographs**

AGE reviewed aerial photographs of the subject property and surrounding area that were provided by EDR for the years 1937, 1940, 1957, 1963, 1968, 1975, 1982, 1993, 2005,

2006, 2009, 2010, and 2012. The following is a summary of our review of the aerial photographs:

<b>Year(s)</b>	<b>Aerial Photo Summary</b>
1937, 1940, 1957, 1963, 1968, 1975, 1982	<p>The subject property is developed with a small homestead on the northwestern corner with the remaining land appearing agricultural. The adjacent properties appear developed agriculturally. Roads appear developed in the existing locations of North Airport Way and West Yosemite Avenue. Several scattered homesteads are present to the north and south.</p> <p>By 1957, another small homestead appears developed in the southwest corner of the subject property. Additionally, an increase in residential development is visible to the south along West Yosemite Avenue.</p> <p>By 1963, the adjacent property to the south appears developed residentially.</p> <p>By 1982, the adjacent property to the east appears developed with the existing golf course</p>
1993, 2005, 2006, 2009, 2010, 2012	<p>The homestead in the southwest corner of the subject property appears removed, only a single barn structure remains. In increase in residential and commercial development is present to the south. Residential development is visible to the east.</p> <p>By 2005, the adjacent property to the north across Crom Street appears developed residentially.</p>

A review of historical aerial photographs did not reveal any items of environmental concern in connection with the subject property.

### 3.1.1.3. Historical Topographic Maps

AGE reviewed historical topographic maps of the subject property and surrounding area that were supplied by EDR for the years 1914, 1915, 1952, 1968, 1976, 1987, 1991, 1994, 1996, and 2012. The following is a summary of our review of the topographic maps:

<b>Year(s)</b>	<b>Historical Topographic Map Summary</b>
1914, 1915	The subject property is mapped as rural land. Roads are mapped in the existing locations of North Airport Way and West Yosemite Avenue. Railroad tracks are mapped to the distant north and west. Scattered building footprints are mapped to the south along West Yosemite Avenue.
1952, 1968, 1976, 1987, 1991, 1994, 1996	<p>Several structures are mapped in the northwest and southwest corner of the property, consistent with aerial maps of the corresponding years. The developing City of Manteca is mapped to the east.</p> <p>Between 1952 and 1987 increase in urban development is visible to the west and northwest.</p> <p>In the 1991 map the western half of the property is unmapped; and in the 1996 map, the eastern half of the property is unmapped.</p>
2012	Similar to previous maps, except no land use or structure details are mapped. An increase in development is mapped to the immediate north.

A review of historical topographic maps did not reveal any items of environmental concern in connection with the subject property.

#### 3.1.1.4. Street Directories

AGE requested that EDR provide a review of city and street directories to determine the occupancy history of the property for the years 1968, 1973, 1978, 1983, 1992, 1995, 2000, 2005, 2010, and 2014. The following is a summary of the city directory search:

Year(s)	Directory Listing Summary
<u>410 North Airport Way</u>	
1968 - 1995	Address not listed.
2000, 2005	Private residence
2010, 2014	Address not listed
<u>472 North Airport Way</u>	
1968 - 2000	Address not listed
2005	Private residence
2010, 2014	Occupant unknown

A review of historical telephone directory listings of the subject property address did not reveal any items of environmental concern.

#### 3.1.1.5. Building Department Records

A review of City of Manteca Community Development Department records revealed two permits pulled in 2016 for demolition and removal of a burned down residence, and a miscellaneous electrical permit for electrical service to the domestic water well.

A review of historical public building of the subject property address did not reveal any items of environmental concern.

#### 3.1.1.6. Assessor's Records

A review of San Joaquin County Assessor's records is summarized in the following table:

Year(s)	Summary
<u>APN: 200-130-01</u>	
1935	Construction of several farm associated outbuildings including two sheds, a barn, and a pump house. Assessor rural property characteristics classify the property as irrigated pasture land and feedlot.

Year(s)	Summary
1942	Construction of a residence with an enclosed porch and garage. Assessor records indicate the residence utilized a septic tank.
1975	Addition of various cattle farm improvements including metal and wood corrals, two water troughs, a cattle loader, and concrete cattle feeders.
2016	The residence was demolished.
<u>APN: 200-130-02</u>	
1945	Construction of a residence and several farm associated outbuildings including a milk house, milk barn, barn with office, pump house, and garage.
1980	All structures were removed from the property with the exception of a garage converted residence.

A review of historical assessor’s records of the subject property address did not reveal any items of environmental concern.

### 3.1.1.7. Previous Phase I and II Environmental Site Assessments

No previous Phase I or II Environmental Site Assessments were provided to AGE by the user and/or property owner during the course of this Phase I.

### 3.1.2. Historical Use Information on Adjoining Properties

Historical use of immediately adjoining properties was largely undeveloped or agricultural until the early 1980s when a golf course was developed to the adjacent east. The northern adjacent property was developed residentially in the early 2000s. Historical uses of adjoining properties do not appear to be of environmental concern to the subject property.

## 3.2. PHYSICAL SETTING SOURCES

<b>Geology</b>	The subject property is situated within the Great Valley Geomorphic Province of California, an asymmetrical, elongate, northwest trending structural trough running 400 miles through central California from the Klamath Mountains in the north to the Tehachapi Mountains in the south. The Great Valley has been filled with thick sequences of sediments ranging from the Jurassic to Recent, creating a flat lying alluvial plain. The Great Valley Geomorphic Province is bound on the east and the west by the Sierra Nevada Mountains and the Coast Ranges, respectively.
<b>Hydrology</b>	The subject property and vicinity lie within the San Joaquin Valley Groundwater Basin, Eastern San Joaquin Subbasin (5-22.01). The Eastern San Joaquin Subbasin is bounded by the Mokelumne River on the north and northwest; San Joaquin River on the west; Stanislaus River on the south; and consolidated bedrock on the east. The Eastern San Joaquin Subbasin is bounded on the south, southwest, and west by the Modesto, Delta-Mendota, and Tracy Subbasins, respectively and on the northwest and north by

	<p>the Solano, South American, and Cosumnes Subbasins. The Solano and South American are subbasins of the Sacramento Valley Groundwater Basin.</p> <p>The Eastern San Joaquin Subbasin is drained by the San Joaquin River and several of its major tributaries namely, the Stanislaus, and Calaveras, and Mokelumne Rivers. The San Joaquin River flows northward into the Sacramento and San Joaquin Delta and discharges into the San Francisco Bay.</p> <p>Based on information obtained from the California Department of Water Resources Groundwater Information Center, the estimated depth to groundwater beneath the property is between 10 and 20 feet below surface grade (bsg), with an inferred groundwater flow direction towards the northwest.</p>
<b>Topography</b>	<p>The property is located at an elevation of approximately 24 feet above mean sea level (MSL), in an area of low topographic relief. Regional slope of the area is toward the general west-southwest.</p>
<b>Surface Soils</b>	<p>EDR provides a report listing dominant soil composition in the general area of the subject property based on information from the United States Department of Agriculture's Soil Conservation Service STATSGO (State Soil Geographic Database) soil maps. Soil surface texture at the subject property consists of soil identified as VERITAS, a fine sandy loam in the Class B Hydrogeologic Group which includes very slow infiltration rates. Corrosion potential of this soil for uncoated steel is high.</p>
<b>Surface Water Features</b>	<p>There are no surface water features on the subject property. The nearest surface water feature in the vicinity of the subject property is the San Joaquin County located 3.3 miles to the west.</p>
<b>Flood Zone</b>	<p>The EDR database report shows that the subject property is partially located within a 500-year Flood Zone. This data, available in select counties across the country, was obtained by EDR from the Federal Emergency Management Agency (FEMA) which has maps depicting FEMA-defined 100-year and 500-year flood zones.</p>
<b>Wetlands</b>	<p>The EDR database report shows that the subject property is not located within the National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR from the U.S. Fish and Wildlife Service.</p>

### 3.3. STANDARD ENVIRONMENTAL RECORD SOURCES

A computer search of federal, state and regional regulatory agency databases was performed by Environmental Data Resources Inc. (EDR), a data retrieval company, to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A complete list and description of databases investigated, in compliance with ASTM E1527-13 and USEPA AAI, is included in EDR Report provided in Appendix C.

#### 3.3.1. Subject Property Database Search

The property address 410 and 472 North Airport Way, Manteca, California, was not listed on any governmental databases within the EDR Report.

### 3.3.2. Site Vicinity Database Search

Sites with recognized environmental conditions surrounding the subject property are typically of concern to the subject property when they are located in an up-gradient direction from the property with respect to the ground water flow direction. Typically, groundwater would represent the migration medium for contaminants over significant distances. Sites located in equi-gradient or down-gradient directions from the subject property are less likely to impact the subject property.

AGE retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in Appendix C. The following information was obtained:

Type	Regulatory Agency Database	AMSD	Number of Sites within the AMSD
Federal	National Priority List Sites: <b>NPL, Proposed NPL, NPL LIENS</b>	1 mile	0
Federal	Delisted National Priority List Sites: <b>Delisted NPL</b>	½-mile	0
Federal	Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites: <b>FEDERAL FACILITY, SEMS</b>	½-mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites: <b>SEMS-ARCHIVE</b>	½-mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report Sites: <b>CORRACTS</b>	1 mile	0
Federal	RCRA Non-CORRACTS Treatment, Storage, or Disposal (TSD) Sites: <b>RCRA-TSDF</b>	½- mile	0
Federal	RCRA Generator Sites: <b>RCRA-LQG, RCRA-SQG, RCRA - CESQG</b>	¼-mile	0
Federal	Institutional Control/Engineering Control Registry Sites: <b>LUCIS, US ENG CONTROLS, US INST CONTROL</b>	½-mile	0
Federal	Environmental Response and Notification System Sites: <b>ERNS</b>	<1/8-mile	0
State & Tribal	Equivalent to NPL: <b>RESPONSE</b>	1 mile	<b>2</b>

Type	Regulatory Agency Database	AMSD	Number of Sites within the AMSD
State & Tribal	Equivalent to CERCLIS: <b>ENVIROSTOR</b>	1 mile	4
State & Tribal	Solid Waste Disposal Facilities and/or Landfill Sites: <b>SWF/LF</b>	½-mile	0
State & Tribal	Leaking Storage Tank Sites: <b>LUST, INDIAN LUST, SLIC</b>	½-mile	4
State & Tribal	Registered Storage Tank Sites: <b>FEMA UST, UST, AST, INDIAN UST</b>	¼-mile	1
State & Tribal	Voluntary Cleanup Sites: <b>INDIAN VCP, VCP</b>	½-mile	1
State, Tribal and Local	Brownfield Sites: <b>BROWNFIELDS, US BROWNFIELDS</b>	½-mile	0
Local	Registered Storage Tank Sites: <b>SWEEPS UST, HIST UST, CA FID UST</b>	¼-mile	0
Local	Dry Cleaning Facility Sites: <b>DRYCLEANERS</b>	¼-mile	0
Either	Unmappable Database Listings: <b>orphan sites</b>	Database dependent	7

AMSD: Appropriate Minimum Search Distance

AGE's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, AGE considered the following:

- The type of database on which the site is identified;
- The topographic position of the identified site relative to the subject property;
- The direction and distance of the identified site from the subject property;
- Local soil conditions in the subject property area;
- The known or inferred groundwater flow direction in the subject property area;
- The status of the respective regulatory agency-required investigation(s) of the identified site (if any); and
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes and ditches located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria and based on a review of readily available information contained within the



regulatory database report, AGE did not identify adjacent or nearby sites (e.g. within ¼-mile radius) listed on the regulatory database report that were judged to present a potential environmental risk to the subject property.

### 3.4. ADDITIONAL ENVIRONMENTAL AGENCY RECORD SOURCES

In addition to the EDR computer search of federal, state and regional regulatory agency databases, AGE contacted appropriate regulatory agencies to review records regarding the property and surrounding sites identified as having recognized environmental conditions that have the potential to impact the subject property based on groundwater flow direction, distance from the subject property and nature of the releases causing the environmental condition.

Additional agency searches include the following:

- San Joaquin County Environmental Health Department (SJCEHD) and the Central Valley Regional Water Quality Control Board (Regional Board) maintain records of industrial violations for this area and are the lead agencies for the enforcement of the State Underground Storage Tank and Hazardous Waste Laws for San Joaquin County. AGE requested to review any files that were available.
- The Regional Board also maintains an online computer database, GeoTracker, that provides listings of closed and active sites related to unauthorized releases of hydrocarbons as well as solvents, metals, and other materials. For listed sites, online reports are commonly available. AGE reviewed the GeoTracker database for information that may be available for the subject property or surrounding sites.
- The California Department of Toxic Substances Control (DTSC) is the State of California agency responsible for oversight of hazardous waste regulations, cleanup of existing contamination, pollution prevention and reduction in hazardous waste and toxic materials and identification of potential new pollutants. The DTSC maintains the EnviroStor Data Management System (ENVIROSTOR) which allows for the search for information on investigation, cleanup, permitting and/or corrective actions that are planned, being conducted or have been completed under DTSC oversight. AGE reviewed the ENVIROSTOR database for any information that may be available.
- The United States Environmental Protection Agency (USEPA) provides an online computer database, ENVIROFACTS, providing lists of sites listed on multiple USEPA databases. AGE reviewed the ENVIROFACTS database for any information that may be available.
- The California Air Resources Board gathers air quality data for the State of California and sets ambient air quality standards for the state. The San Joaquin Valley Air Pollution Control District (SJV APCD) is the local air district for San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare and Kern County. AGE requested to review any files that were available.



- Division of Oil, Gas and Geothermal Resources (DOGGR) maintains a website, DOGGR Online Mapping (DOM) system, allowing for the search of oil and gas related information. AGE reviewed the DOM system for any oil and gas information in the vicinity of the property.

### 3.4.1. Additional Subject Property Record Sources

The subject property address was searched on the following record sources:

SOURCE	SUMMARY
Regional Board & GeoTracker database	Property address was not listed on the GeoTracker database and did not have any records on-file with the Regional Board.
DTSC & ENVIROSTOR database	Property address was not listed on the ENVIROSTOR database and did not have any records on-file with the DTSC.
USEPA ENVIROFACTS	Property address was not listed on the ENVIROFACTS database.
SJV APCD	Property address was identified as having the following records on-file with the SJV APCD: <ul style="list-style-type: none"> <li>• Demolition Permit Release (13 June 2016) reporting one structure demolished due to unintentional fire, and exempt from APCD's demolition requirements.</li> </ul>
SJCEHD	Property address 472 Airport Way was identified as having the following records on-file with the SJCEHD: <ul style="list-style-type: none"> <li>• APN Map (19 May 2004) depicting proposed soil boring locations.</li> <li>• Work Plan (26 May 2004) for Phase I and Phase II site assessments. Phase II proposed advancement of eight soil borings to total depth of 20 feet for collection of soil samples at four foot intervals in the cattle pens and dairy pond, and one grab groundwater sample per boring.</li> <li>• Well Permit Application Form (01 June 2004) and associated documentation for eight soil borings on the property.</li> <li>• Continuation - Official Inspection Report (09 June 2004) indicating field work was performed, soil borings advanced to total depth of 16 feet, and grab groundwater samples collected. Borings grouted by tremie. Total number of samples collected are not reported, soil or groundwater, nor are analytical results provided.</li> </ul>
DOM System	According to the DOM System, no oil and/or gas wells are located in the vicinity of the subject property.

### 3.4.2. Additional Site Vicinity Record Sources

The SJCEHD and Regional Board maintain records for, and are responsible for, enforcement of state UST and hazardous waste laws. AGE commonly reviews files for

up-gradient sites under active environmental regulation to ascertain the current site status and its potential to impact the subject property. No sites, under active or past environmental regulation, were identified by the database search within the required search radius of potential concern to the property.

### 3.5. PROVIDED SUBJECT PROPERTY RECORDS

No records were provided to AGE by the user and/or property owner during the course of this Phase I.

### 3.6. VAPOR ENCROACHMENT CONDITION

The encroachment of hydrocarbon and volatile organic compound (VOC) vapors into soil pore space occurs when organic chemicals migrate from contaminated groundwater or soil into the airspace between soil particles. Some typical organics involved are petroleum based or chlorinated solvents (e.g, BTEX and dry cleaning chemicals). They may have leaked into the groundwater and/or soil from underground storage tanks, or buried waste, or from disposal in septic systems.

In compliance with ASTM Standard E2600-15 (Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions), AGE evaluated the potential for a Vapor Encroachment Condition (VEC) at the subject property. Based on a VEC screening, it was determined that 'a VEC does not exist' at the property. A copy of the AGE-generated Tier 1 VEC screening form is provided within Appendix E.

## 4.0. SITE RECONNAISSANCE

A subject property site reconnaissance was conducted by an AGE representative on 07 February 2018. At the time of the site visit the weather was clear and cool. Primary features of the property are shown in a site plan provided in Figure 2. Photographs of selected features of the subject site are included in Appendix A.

### 4.1. METHODOLOGY AND LIMITING CONDITIONS

The property was fully accessible during the site reconnaissance. No limiting conditions were noted.

### 4.2. GENERAL SITE SETTING

The following is a description of the primary features of the subject property observed at the time of the site visit:

The subject property is comprised of two contiguous parcels totaling approximately 13.5 acres located on the southeast corner of the intersection of North Airport Way and Crom Street in the city of Manteca, California.

The following is a description of the property improvements:

**Structures**

The northwest corner of the property is occupied with the following structures:

- An approximately 750 square foot barn, formerly used for milking cows. Constructed with wooden walls and ceilings and concrete flooring. The exterior of the barn is painted, while the interior is unfinished.
- A small approximately 100 square foot storage shed was constructed with the same materials as the barn. The shed housed several 5-gallon buckets and a 55-gallon drum of various fluids and lubricants. Additionally, a very large oil stain was observed on the floor of the shed.
- An approximately 200 square foot garage building was constructed with wood walls and ceilings. The exterior of the walls were painted and the interior walls were unfinished. A small office was constructed within the garage building. The interior walls were observed at a distance and appeared to be constructed with drywall. The structure was in disrepair and the roof appeared to be losing its structural integrity.

The southwestern corner of the property is developed with an approximately 750 square foot barn structure which appeared to be in disrepair. The exterior walls and ceiling was constructed with unfinished wood. Several interior walls were observed at a distance and appeared to be constructed with drywall and insulation.

**Adjoining / Access / Egress Roads**

The property is accessible via several driveways along the east side of North Airport Way.

**Surface Types**

The property is surfaced with buildings dirt driveways, cattle corrals, and grazing fields.

**Additional Features**

A concrete pad in the location of a former residence was observed in the southwestern area of the property.

Additionally, a large trash bin was observed on the northwest corner of the property in the location where a former residence burned down. No concrete footpad/foundation or structure remnants were observed.

**Surface Water**

None

**Potable Water Source**

A domestic water well located on the northwest corner of the property.

**Sanitary Sewer Utility**

None observed

**Storm Drain Utility**

None observed

**Electric Utility**

Pacific Gas & Electric

**Natural Gas Utility**

None observed

**Heating & Air Conditioning**

None observed

At the time of the site reconnaissance, current uses of adjacent properties included the following:

<b>North</b>	Crom Street, followed by single family residences (1979 - 2083 Crom Street)
<b>South</b>	Residences and farmland (320 and 380 North Airport Way)
<b>East</b>	Manteca Park Golf Course (305 North Union Road)
<b>West</b>	North Airport Way, followed by undeveloped or agricultural land (395 North Airport Way)

Current uses of the adjoining properties do not appear to be of potential environmental concern to the subject property.

#### 4.3. EXTERIOR AND INTERIOR OBSERVATIONS

The following was observed at the time of the property reconnaissance:

YES	NO	CONDITION OBSERVED ON/AT SUBJECT PROPERTY
X		<b>Pits, ponds or lagoons with respect to waste treatment or disposal</b> <i>A former wastewater pond area was observed in the southern area of the property. The pond has reportedly been dry for a long period of time.</i>
	X	<b>Stained soil or pavement, patched pavement</b>
	X	<b>Stressed vegetation (from causes other than insufficient water)</b>
X		<b>Fill dirt from unknown source, or contaminated source</b> <i>A large pile of fill dirt was observed on the western side of the property. According to the property owner, the soils originated from under North Airport Way during the City of Manteca installation and maintenance of water pipes.</i>
	X	<b>Solid waste (mounds or depressions suggesting waste disposal)</b>
	X	<b>Waste water / storm water discharged into a drain, ditch or stream</b>
X		<b>Wells (abandoned, irrigation, domestic, monitoring or oil and gas)</b> <i>One domestic water well was observed on the northwestern area of the property.</i>
	X	<b>Dry wells</b>
	X	<b>Septic systems or cesspools</b>
	X	<b>Movement of hazardous materials to adjacent properties</b>
X		<b>Hazardous substances and/or petroleum products</b> <i>The shed housed several 5-gallon buckets and a 55-gallon drum of various fluids and lubricants. Additionally, a very large oil stain was observed on the floor of the shed.</i>
	X	<b>Above-ground storage tanks (ASTs) for storage of petroleum products and/or hazardous substances</b>
	X	<b>Underground storage tanks (USTs) for storage of petroleum products and/or hazardous substances</b>
	X	<b>Strong, pungent or noxious odors</b>

YES	NO	CONDITION OBSERVED ON/AT SUBJECT PROPERTY
	X	<b>Pools of liquid (other than water)</b>
X		<p><b>55-gallon drum or large sack storage</b></p> <p><i>One old 55-gallon drum labeled, Imuthane PPT-75D, consisting of formulated polyurethane systems and intermediates for the production of technical elastomers, coatings and sealants, was observed within the old milk barn. However, the drum was empty and used for equipment storage.</i></p> <p><i>Additionally, several old labeled and unlabeled, 55-gallon drums were observed within the old milk barn structure on the northwestern area of the property. AGE was unable to verify contents of the drums due to the dilapidated condition and questionable structural integrity of the barn.</i></p> <p><i>Additionally, two full 55-gallon drums were observed near the domestic water well containing Adiprene, a polyurethane elastomer usually cast and cured into rubbery solids, such as sneaker shoe soles.</i></p>
	X	<p><b>Unidentified substance containers</b></p> <p><i>Several old labeled and unlabeled, 55-gallon drums were observed within the old milk barn structure on the northwestern area of the property. AGE was unable to verify contents of the drums due to the dilapidated condition and questionable structural integrity of the barn.</i></p>
	X	<p><b>Stains and/or corrosion on floors, walls or ceiling (except water)</b></p> <p><i>A very large oil stain was observed on the floor of the shed.</i></p>
	X	<b>Drains and sumps</b>
	X	<b>Oil-water separator/clarifier</b>
	X	<b>Electrical or hydraulic equipment known to contain PCBs</b>
	X	<b>Obvious signs of possible ACMs</b>
	X	<b>Obvious signs of mold</b>
	X	<b>Other areas of environmental concern</b>

## 5.0. MATERIAL STORAGE

No current or historic containers, storage vessels, and containment systems (e.g., clarifiers, oil/water separators, vaults, frac ponds, tanks, drums, storage lockers, silos) of 55 gallons or more for individual containers, or 100 gallons in aggregate for smaller containers, were observed on the subject property or have been historically utilized on the property, except for those discussed above in Section 4.3.

## 6.0. INTERVIEWS

Interviews performed during the course of this Phase I are described below.

<b>Interviewee</b>	<b>Interview Summary</b>
<b>Property Owner</b>	<p>Mr. Chris Crom, current property owner, completed an in person interview during the site reconnaissance visit on 07 February 2018. The following information was obtained from Mr. Crom, in the interview:</p> <ul style="list-style-type: none"><li>• The property has a long term history of use as a cattle farm. Grazing, corrals, and small quantities of milking.</li><li>• No above ground or underground tanks have ever been used on the property, for fueling farm vehicles, or for milking.</li><li>• According to Mr. Crom, the farm was never considered a 'dairy' due to the lack of milk tanks. However, cows were milked at the property.</li><li>• No milking has occurred at the property for at least 10 years.</li><li>• According to Mr. Crom the large pile of fill dirt on the property originated from under North Airport Way during the City of Manteca installation and maintenance of water pipes.</li><li>• No previous lead or asbestos surveys have been conducted on the property structures.</li></ul>
<b>Site Manager</b>	<p>The property site manager was not interviewed during the course of this Phase I.</p>
<b>Property Occupant(s)</b>	<p>Property occupants were not interviewed during the course of this Phase I.</p>
<b>Local Government Officials</b>	<p>With the exception of file review requests, no local government officials were interviewed during the course of this Phase I.</p>
<b>Others</b>	<p>No additional interviews were performed during the course of this Phase I.</p>

## **7.0. BUSINESS ENVIRONMENTAL RISKS – NON-ASTM SERVICES**

Additional environmental considerations beyond the scope of the standard ASTM practice that have the potential to pose business environmental risks are discussed below.

### **7.1. MOLD**

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

At the time of the property reconnaissance, no obvious signs of mold/microbiological growth, were observed.

## 7.2. ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials. Asbestos was introduced to building materials on large scale during the 20<sup>th</sup> century because of its physical properties demonstrating its abilities as insulation, fire-retardant, material strengthening and durability, and it served as a good binding product. Because of these properties, asbestos has been used for a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings.

Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the USEPA banned all new uses of asbestos; however, certain uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by maintenance, repair, remodeling or demolition activities, microscopic fibers can become airborne and inhaled into the lungs, where they can cause significant health problems.

The existing subject property structures were constructed between the mid-1930s and early 1950s. The construction materials used on the structures (wood) is not likely to have asbestos containing building materials (ACMs). However, the presence of asbestos-containing building materials (ACMs) at the property is possible in the construction materials used for the interior walls and roofing materials. If any renovation or demolition is planned, AGE recommends performance of a full asbestos survey by a qualified inspector.

## 7.3. LEAD-BASED PAINT

Lead is a toxic metal that was used for many years in products found in and around our homes. Lead-based paint (LBP) was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death.

The existing subject property structures were constructed in between the mid-1930s and early 1950s. Based on the age of the of the buildings, the presence of LBP-coated surfaces is possible. If any renovation or demolition is planned, AGE recommends performance of a full lead survey by a qualified lead inspector.



#### 7.4. RADON

Radon is a naturally occurring, colorless, odorless gas that is soluble in water. It is produced through the radioactive decay of uranium and radium, which is naturally present in soil and in minerals in bedrock. Radon is radioactive, which means that it breaks down or decays to form other elements. Radon concentrations generally differ among different rock types and can vary considerably within the same geologic formation. Radon moves from its source in rocks and soils through voids and fractures. It can enter buildings as a gas through foundation cracks or it can dissolve in ground water and be carried to buildings through the use of water-supply wells. Buildings with basements and concrete slab foundations are more susceptible to elevated levels of indoor radon gas. The inhalation of radon gas can cause damage to lung tissue.

A common unit of radioactivity measurement is picocuries per liter (pCi/L). The USEPA established the recommended safe radon level at 4 pCi/L. According to the USEPA, the subject property county, San Joaquin County, is located in a low radon potential area (Zone 3), defined as having a 'predicted average indoor radon screening level of less than 2 pCi/L'.

#### 7.5. WETLANDS

As reported in Section 3.2., according to the EDR Report (Appendix C) the subject property is not located within a National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR from the U.S. Fish and Wildlife Service.

#### 7.6. REGULATORY COMPLIANCE

AGE searched the subject property address, 410 and 472 North Airport Way, Manteca, California, on local, state and federal databases. No records were found regarding any outstanding regulatory permitting or requirements/directives in connection with the property.

### **8.0. LIMITED PHASE II SOIL SAMPLING AND ANALYSIS**

At the request of the User, AGE performed a Limited Phase II Soil Sampling which included collection of shallow soil samples at the site based on the anticipated redevelopment of the property and the possibility of off-site movement and disposal of soil. Soil sample locations along with primary features of the property are shown in a site plan provided in Figure 2.



## 8.1. BACKGROUND/SCOPE OF WORK

The subject property has a history of long term agricultural use which could possibly result in increased pesticide residues in shallow soil. Based on historical agricultural use of the property, the anticipated redevelopment of the property and the possibility of off-site movement and disposal of soil, the User requested a Limited Phase II Environmental Site Assessment.

Additionally, during the site reconnaissance visit a small storage shed with severe oil staining was observed. Therefore, a soil sample was collected near the shed.

## 8.2. SOIL SAMPLING AND ANALYSIS

On 07 February 2018, AGE collected four (4) soil samples at the site. Samples were collected from each location at approximate depths of 1 foot below surface grade (B1 through B4).

Soil samples were collected utilizing hand-auger methods. A hand auger was advanced to the target depth at each sampling location. Soil was then extracted from the hand auger, and packed into a 3-inch by 2-inch stainless steel sleeve. The ends of the sleeve were covered with Teflon sheets, capped and sealed with tape. Samples were collected and packaged to ensure no head space. Each sample was then labeled with the sample location, depth, time, date and sampler's initials and placed in a chilled container.

Soil samples were transported under chain-of-custody to Enviro-Chem, Inc. (ECI), a California Department of Public Health (CDPH)-certified laboratory. The samples were analyzed for the following constituents:

- Organochlorine Pesticides (OCP) in accordance with Environmental Protection Agency (EPA) Method 8081A;
- Organophosphate Pesticides (OPP) in accordance with EPA Method 8141A;
- CAM 17 Metals in accordance with EPA Method 6010B, including Mercury in accordance with EPA method 7471A;
- Total Kjeldahl Nitrogen (TKN) in accordance with EPA method 351.3;
- Total Phosphorous in accordance with EPA method SM4500-P-B-5-E;
- Total Petroleum Hydrocarbons quantified as diesel (TPH-d), gasoline (TPH-g), and motor oil (TPH-mo) in accordance with EPA-method 8015-B.

Soil samples B1 and B2 were composited at the lab. Composite B1+B2 sample and B3 were analyzed for OCP, OPP, CAM 17 Metals, TKN, and Total Phosphorous. Soil sample B4 collected near the small shed with apparent oil leaking and staining was analyzed for TPH-d, TPH-g, and TPH-mo.

### 8.3. FINDINGS

The following table summarizes the sample results:

Analyte (mg/kg)	B1+B2	B3	B4	RSL <sup>1</sup> Residential / Commercial / Construction	HERO Note 3 <sup>2</sup> Residential / Commercial
Antimony	<1	<1	--	31 / 470 / 140	--
Arsenic	1.47	2.73	--	0.067 / 0.31 / 0.98	0.4 / 4.2
Barium	63.2	81.4	--	15,000 / 220,000 / 3,000	--
Beryllium	<0.5	<0.5	--	150 / 2,200 / 42	15 / 210
Cadmium	<0.5	<0.5	--	39 / 580 / 43	5.2 / 7.3
Chromium	15.6	16.8	--	--	--
Cobalt	6.09	8.86	--	23 / 350 / 28	--
Copper	8.83	351	--	3,100 / 47,000 / 14,000	--
Lead	3.15	2.23	--	80 / 320 / 160	80 / 320
Mercury	<0.01	<0.01	--	13 / 190 / 44	1 / 4.5
Molybdenum	<5	<5	--	390 / 5,800 / 1,800	--
Nickel	5.93	8.74	--	820 / 11,000 / 86	490 / 3,100
Selenium	<1	<1	--	390 / 5,800 / 1,700	--
Silver	<1	<1	--	390 / 5,800 / 1,800	390 / 1,500
Thallium	<1	<1	--	0.78 / 12 / 3.5	--
Vanadium	41.5	45.9	--	390 / 5,800 / 470	390 / 1,000
Zinc	36.4	40.1	--	23,000 / 350,000 / 110,000	--
OCP	None detected	None detected	--	--	--
OPP	None detected	None detected	--	--	--
TKN	312	315	--	--	--
Phosphorous	<2.5	<2.5	--	--	--
TPH-d	--	--	<10	230 / 1,100 / 880	--
TPH-g	--	--	<10	740 / 3,900 / 2,800	--
TPH-mo	--	--	<50	11,000 / 150,000 / 32,000	--

1. ESL: San Francisco Bay/ California Regional Water Quality Control Board Environmental Screening Level for direct contact of shallow soil.

2. HERO Note 3: Human and Ecological Risk Office - Screening levels for residential soil with cancer endpoint.

--: Indicates no data for specified constituent.

mg/kg: milligrams per kilogram

The laboratory report (ECI Lab I.D. 180208-1 through -4), QA/QC reports, and chain of custody forms are attached in Appendix E.

#### 8.4. CONCLUSIONS AND RECOMMENDATIONS

Based upon data collected during the February 2018 sampling, AGE concludes:

- Organochlorine pesticides and organophosphate pesticides were not detected in any soil samples collected;
- TPH-g, TPH-d, TPH-mo were not detected at concentrations above laboratory reporting limits in the soil sample B4 collected near the small shed;
- CAM 17 Metals were detected in soil samples, B1+B2 and B3, including arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc. However, all of the metals detected were below their respective RSLs and HERO Note 3 screening levels, except arsenic.
- Although, arsenic was detected above residential screening levels in soil samples B1+B2 and B3, the Department of Toxic Substance Control (DTSC) has determined that background concentrations of arsenic in California soils are commonly high, ranging anywhere from 0.6 mg/kg to 11 mg/kg (*Background Concentrations of Metals, a Progress Report*, Geological Services Unit, Glendale). Based on the DTSC background concentrations of arsenic in California, concentrations detected are well below California's background concentrations.

AGE does not recommend any further environmental investigation at the subject property.

#### 8.5. LIMITATIONS

AGE's professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. The findings were based primarily upon analytical results provided by an independent laboratory. Evaluations of the geologic/hydrogeologic conditions at the subject property for the purpose of this investigation were made from a limited number of available data points (i.e., soil samples) and subsurface conditions may vary beyond these data points. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.

#### 9.0. EVALUATION

Any deviations from the ASTM Standard Practice 1527E-13 and USEPA AAI are presented below, along with the findings, conclusions, and opinions identified during the course of this Phase I.

## 9.1. DATA GAPS AND LIMITATIONS

A data gap occurs when a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, and interviews. The largest data gap in research was 20 years, between 1915 and 1935, with the earliest researched information being a Topographic Map dated in 1914. Data gaps generally do not exceed five years between 1937 through the present, except between 1945 and 1952, and 1957 and 1963. AGE does not believe any gaps in the data reviewed have affected the ability to identify recognized environmental concerns.

## 9.2. FINDINGS

Based on the standards set by ASTM Practice E1527-13, the following findings are differentiated below as Business Environmental Risk (including the presence of asbestos-containing materials, lead-based paint, mold or moisture conditions, or non-hazardous regulated materials may constitute a Business Environmental Risk), *de minimis* conditions unlikely to be subject to government enforcement, HRECs, CRECs and RECs, as defined in Section 1.1. of this report.

### 9.2.1. Business Environmental Risk

This assessment has revealed no evidence of potential Business Environmental Risks in connection with the subject property, except the potential for asbestos containing materials and lead based paints based on the age of the buildings. If any renovation or demolition is planned, AGE recommends performance of a full asbestos and lead based paint survey by a qualified inspector/consultant.

### 9.2.2. *De Minimis* Conditions

This assessment revealed no evidence of potential or *de minimis* conditions in connection with the subject property, except the large oil spill observed within the small shed on the northwestern corner of the property, as well as several unlabeled storage containers.

### 9.2.3. Historical Recognized Environmental Conditions

This assessment has revealed no evidence of HRECs in connection with the subject property.

#### 9.2.4. Controlled Recognized Environmental Conditions

This assessment has revealed no evidence of CRECs in connection with the subject property.

#### 9.2.5. Recognized Environmental Conditions


This assessment has revealed no evidence of RECs in connection with the subject property.

### 9.3. CONCLUSIONS AND OPINION

Advanced GeoEnvironmental, Inc. has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13, US-EPA AAI for the property located at 410 and 472 North Airport Way, Manteca, California. Any exceptions to, or deletions from, this practice or scope of work are described in Section 8.1. of this report or presented as non-ASTM services in Section 7.0. This assessment has revealed no evidence of RECs in connection with the subject property. AGE has no recommendations for additional environmental investigations at the property.

### 9.4. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR § 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

  
\_\_\_\_\_  
Diane Becker  
Senior Geologist  
California Professional Geologist No. 7469

### 9.5. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of the environmental professionals involved in the preparation of this Phase I are included in Appendix F.

## 9.6. REFERENCES

The following documents, maps or other publications may have been utilized during the preparation of this Phase I:

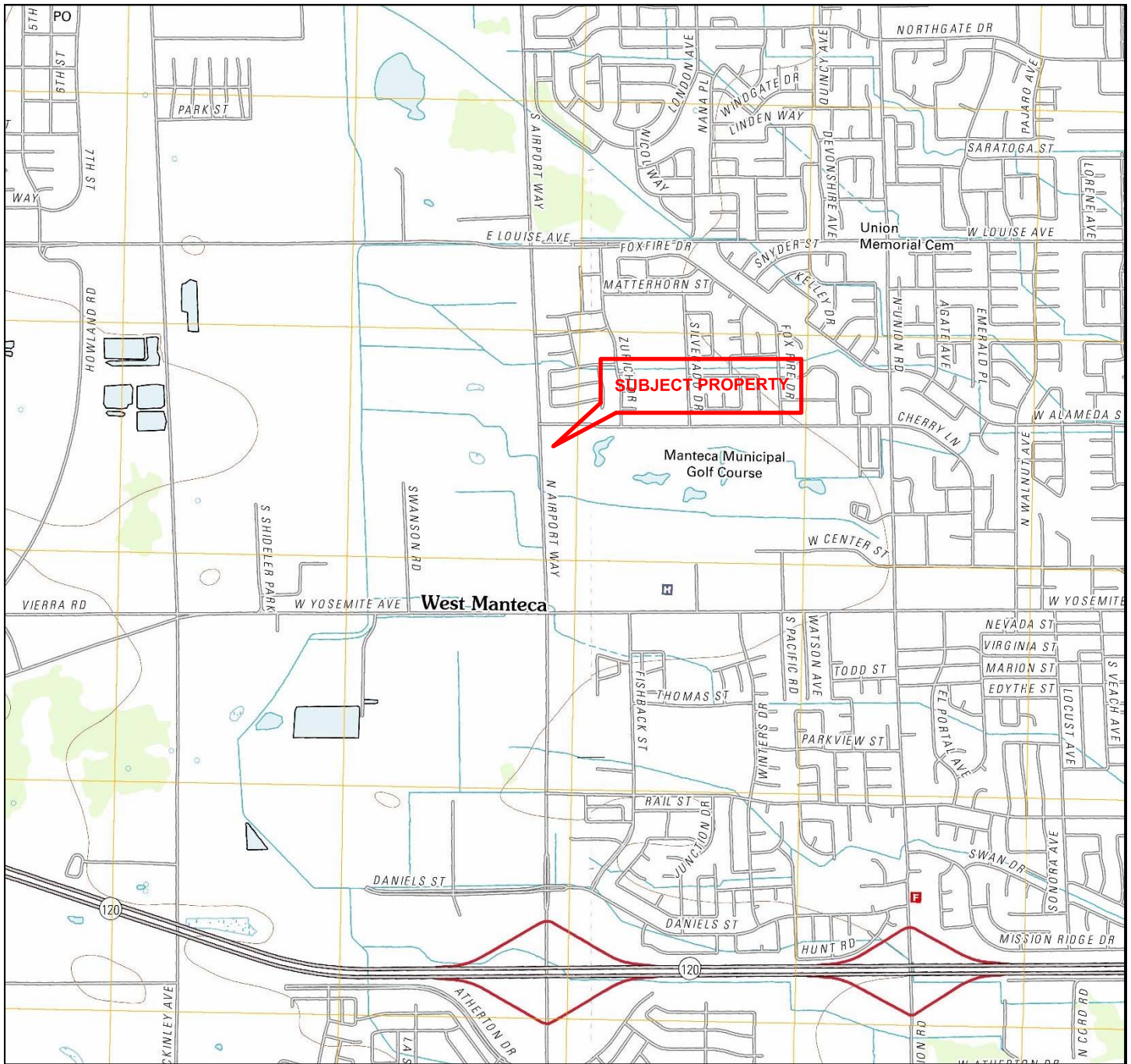
- ASTM, E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.
- California Department of Water Resources (DWR), Groundwater Basins in California, Version 3.0., 2003.
- Environmental Data Resources Inc. (EDR)-prepared: The EDR Radius Map, The EDR-City Directory Abstract, Certified Sanborn® Map Report, EDR Historical Topographic Map Report, EDR Historical Aerial Photograph Report.

The following websites may have been accessed to obtain information during the preparation of this Phase I:

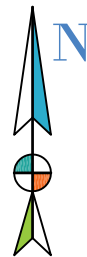
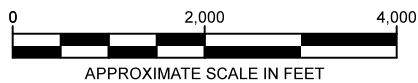
- California State Water Resource Control Board's GeoTracker website: <http://geotracker.swrcb.ca.gov/>
- California Geological Survey – Note 36: California Geomorphic Provinces: [http://www.conservation.ca.gov/cgs/information/publications/cgs\\_notes/note\\_36/Documents/note\\_36.pdf](http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_36/Documents/note_36.pdf)
- California Department of Water Resources website: <http://www.cd.water.ca.gov/>
- DTSC's ENVIROSTOR website: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
- DTSC's HWTS website: <http://www.hwts.dtsc.ca.gov/>
- FEMA's website: [www.fema.gov/](http://www.fema.gov/)
- ParcelQuest by CD-DATA online download - [www.parcelquest.com](http://www.parcelquest.com)
- San Joaquin Valley Air Pollution Control District - <http://www.valleyair.org>
- USEPA's Envirofacts website: [www.epa.gov/enviro](http://www.epa.gov/enviro)
- USEPA's radon information website: [www.epa.gov/radon/zonemap.html#mapcolors](http://www.epa.gov/radon/zonemap.html#mapcolors)
- USEPA's lead information website: [www.epa.gov/lead/](http://www.epa.gov/lead/)
- USEPA's asbestos information website: [www.epa.gov/asbestos/](http://www.epa.gov/asbestos/)
- USEPA's mold information website: [www.epa.gov/mold/moldguide.html](http://www.epa.gov/mold/moldguide.html)
- Division of Oil, Gas and Geothermal Resources (DOGGR) Online Mapping (DOM) System: <http://maps.conservation.ca.gov/doms/doms-app.html>

# FIGURES





LATHROP, CALIFORNIA  
 7.5 MINUTE SERIES  
 (U.S. GEOLOGICAL SURVEY)



**AdvancedGeo**  
 Environmental



www.advgeoenv.com  
 (800) 511-9300

**LOCATION MAP**  
**WILBORN PROPERTY**  
 410 and 472 NORTH AIRPORT WAY  
 MANTECA, CALIFORNIA

DATE: FEBRUARY 2018

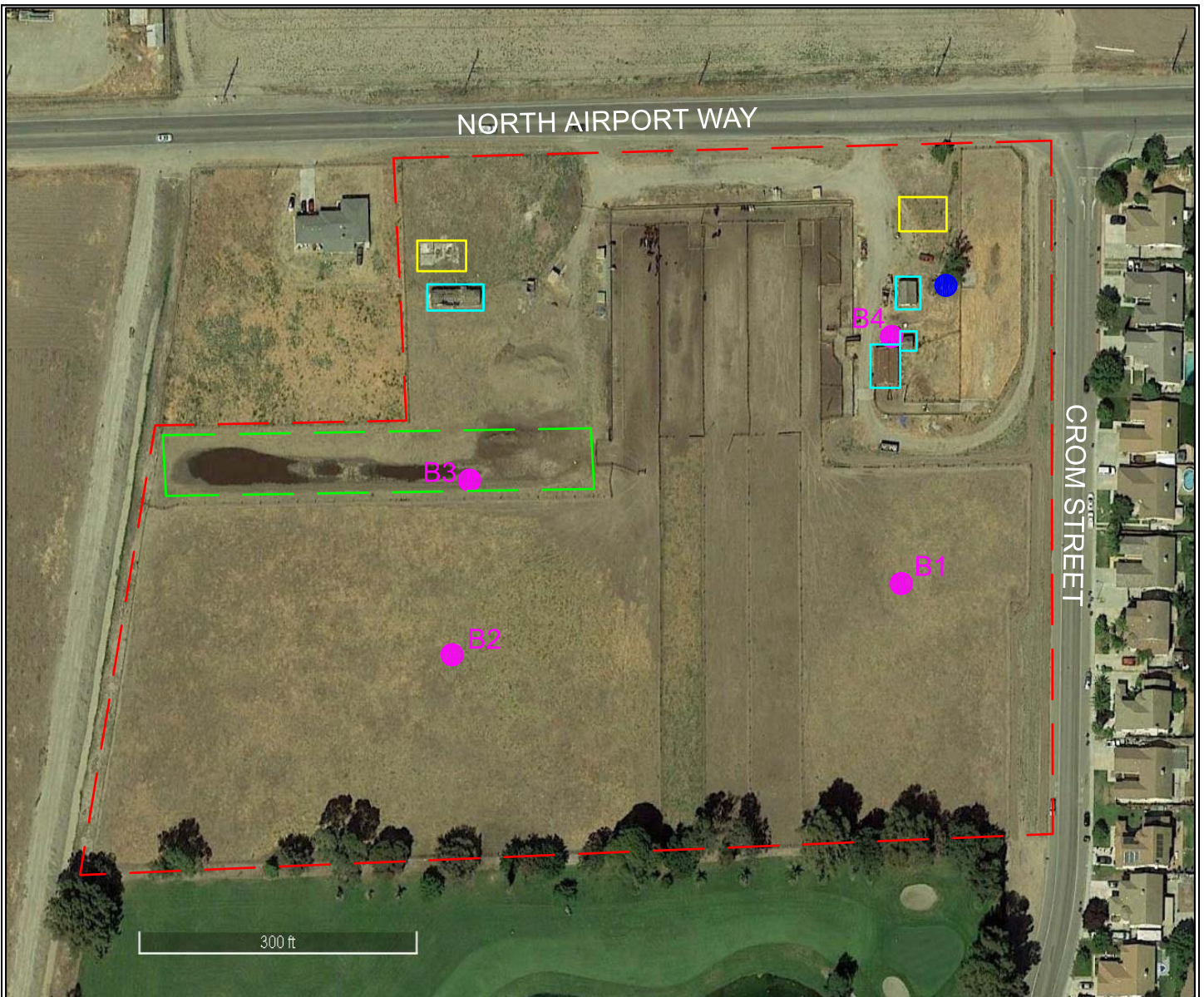
FILE: LOCATION

DRAWN BY: ECR

PROJECT NO. AGE 18-4288

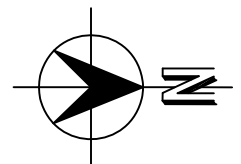
FIGURE: 1





**LEGEND**

- - - : Approximate property boundary
- : Property buildings
- : Domestic water well location
- B1 : Soil sample location and designation
- : Former wastewater lagoon
- : Former residences



\*Base map from Google Earth

**AdvancedGeo**  
Environmental



www.advgeoenv.com  
(800) 511-9300

**SITE PLAN**  
WILBORN PROPERTY  
410 and 472 NORTH AIRPORT WAY  
MANTECA, CALIFORNIA

DATE: FEBRUARY 2018  
FILE: SP  
DRAWN BY: ECR  
PROJECT NO. AGE 18-4288  
FIGURE: 2

# **APPENDIX A**

*Photographs of Subject Property*

## APPENDIX A WILBORN PROPERTY

Photo 1: View of the subject property buildings on the northwest corner of the property. The old milk barn structure and small shed are on the left, and the garage on the right.



Photo 2: View of the property from the northwest corner looking southeast. Several structures on the northwest corner are visible in the background.



Photo 3: Alternate view of the structures on the northwest corner of the property. The domestic well on the property is visible on the left (blue arrow).





## APPENDIX A WILBORN PROPERTY

Photo 4: Close up view of the garage.  
The garage was in a state of disrepair.



Photo 5: View of the interior of the garage.



Photo 6: View of the interior of an office area within the garage.



## APPENDIX A WILBORN PROPERTY

Photo 7: View of the old former barn is visible on the right and the small shed is visible on the left.



Photo 8: Alternate view of the former milk barn.



Photo 9: View of the interior of the former milk barn.



## APPENDIX A WILBORN PROPERTY

Photo 10: View of the interior of the small shed. A very large oil stain is visible on the floor of the shed.



Photo 11: View of 5-gallon buckets and a 55-gallon drum filled with various fluids and lubricants, including oils, stored inside the small shed.



Photo 12: View of the domestic water well located near the garage building on the northwest corner of the property.





## APPENDIX A WILBORN PROPERTY

Photo 13: View of the grazing field located on the north side of the property. Crom Street is visible in the distant background, with the northern adjacent residences visible beyond that.



Photo 14: View of the cattle corrals and hay feed. North Airport Way is visible in the background, with the western adjacent property visible beyond that.



Photo 15: Alternate view of the cattle corrals. North Airport Way is visible in the background to the right, with the western adjacent property visible beyond that.



## APPENDIX A WILBORN PROPERTY

Photo 16: View of fenced areas of the grazing fields on the eastern area of the property. The property buildings on the western areas of the property are visible in the distant background.



Photo 17: View of the grazing field on the southern area of the property. The property corrals and hay feed are visible in the background to the right.



Photo 18: Close up view of the wastewater pond area in the southern area of the property.





## APPENDIX A WILBORN PROPERTY

Photo 19: Alternate view of the grazing field on the southern area of the property. The eastern adjacent golf course is visible in the background.



Photo 20: Close up view of the large fill dirt pile on the western area of the property.



Photo 21: View of the southwest area of the property. The dilapidated barn structure is visible to the far right. North Airport Way is visible in the foreground.



## APPENDIX A WILBORN PROPERTY

Photo 22: View of the dilapidated barn structure on the southwestern corner of the property. The concrete pad of the former residence is visible in the background to the right.



Photo 23: Alternate view of the dilapidated barn structure.



Photo 24: View of the interior of the dilapidated barn structure.





## APPENDIX A WILBORN PROPERTY

Photo 25: View along North Airport Way. The subject property is visible to the left. The western adjacent property is visible to the right.



Photo 26: View along Crom Street. The subject property is visible to the right. The northern adjacent property is visible to the far left, and the eastern adjacent golf course is visible in the distant background to the right.



Photo 27: View of the northern portion of the property. The intersection of North Airport Way and Crom Street is visible in the background to the right.



# **APPENDIX B**

*Historical Documents*



DETAIL REPORT

Property Address: 410 N AIRPORT WAY MANTECA CA 95337-8106

Ownership

Parcel# (APN): 200-130-02  
 Parcel Status: ACTIVE  
 Owner Name: WILBORN, CYNTHIA CROM TR ETAL  
 Mailing Addr: 9230 SILVER KING RD REDDING CA 96001  
 Legal Description: REDRAW 870929 FR ORIG APN 199080029

Assessment

Total Value:	\$101,300	Use Code:	004	Use Type:	VACANT
Land Value:	\$101,300	Tax Rate Area:	002-055	Zoning:	
Impr Value:		Year Assd:	2017	Census Tract:	51.23/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	12/02/1994	12/28/1983		11/18/2004
Recording Doc:	94130045	83091772		UNRECORD
Doc type:	GRANT DEED	QUIT CLAIM DEED		
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 1.335	Spaces:	Site influence:
Lot SqFt: 58,157	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		



DETAIL REPORT

Property Address: 472 N AIRPORT WAY MANTECA CA 95337-8106

Ownership

Parcel# (APN): 200-130-01  
 Parcel Status: ACTIVE  
 Owner Name: WILBORN, CYNTHIA CROM TR ETAL  
 Mailing Addr: 9230 SILVER KING RD REDDING CA 96001  
 Legal Description: REDRAW 870929 FR ORIG APN 199080292

Assessment

Total Value:	\$531,100	Use Code:	007	Use Type:	RESIDENTIAL
Land Value:	\$531,100	Tax Rate Area:	002-055	Zoning:	
Impr Value:		Year Assd:	2017	Census Tract:	51.23/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	12/02/1994	07/10/1980		11/18/2004
Recording Doc:	94130046	80044778		UNRECORD
Doc type:	GRANT DEED	QUIT CLAIM DEED		
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

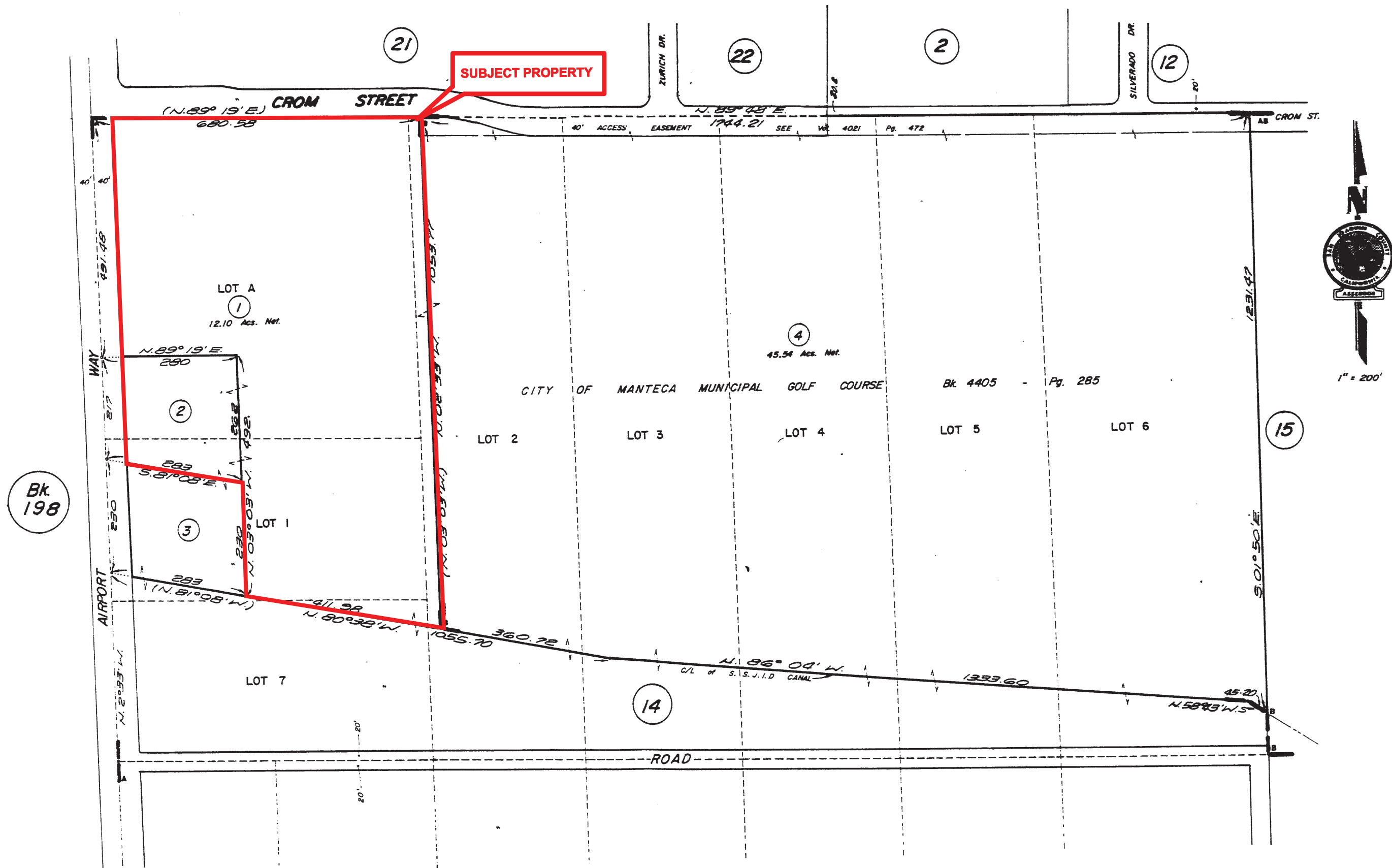
Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 12.100	Spaces:	Site influence:
Lot SqFt: 527,076	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve:
Effective Year:		

POR. ROOS TRACT

THIS MAP FOR ASSESSMENT USE ONLY

200-13



A - R.M. Bk. 5 - Pg. 37  
 B - R.S. Bk. 27 - Pg. 107

NOTE - Assessor's Parcel Numbers Shown in Circles.

CITY OF MANTECA  
 Assessor's Map Bk. 200-Pg. 13

Wilborn Property  
410 and 472 North Airport Way  
Manteca, CA 95337

Inquiry Number: 5165925.3

January 23, 2018

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

01/23/18

**Site Name:**

Wilborn Property  
410 and 472 North Airport Way  
Manteca, CA 95337  
EDR Inquiry # 5165925.3

**Client Name:**

Advanced GeoEnvironmental, Inc.  
3335 E Miraloma Ave Suite 142  
Anaheim, CA 92806  
Contact: Diane Becker



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Certification #** 019E-41F1-A3D8

**PO #** NA

**Project** NA

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 019E-41F1-A3D8

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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**Wilborn Property**

410 and 472 North Airport Way

Manteca, CA 95337

Inquiry Number: 5165925.9

January 24, 2018

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

**Site Name:**

Wilborn Property  
 410 and 472 North Airport Way  
 Manteca, CA 95337  
 EDR Inquiry # 5165925.9

**Client Name:**

Advanced GeoEnvironmental, Inc.  
 3335 E Miraloma Ave Suite 142  
 Anaheim, CA 92806  
 Contact: Diane Becker



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**Search Results:**

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: May 22, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: June 26, 1982	USDA
1975	1"=500'	Flight Date: November 08, 1975	Cartwright
1968	1"=500'	Flight Date: May 01, 1968	USGS
1963	1"=500'	Flight Date: June 01, 1963	USDA
1957	1"=500'	Flight Date: July 12, 1957	USDA
1940	1"=500'	Flight Date: May 26, 1940	USDA
1937	1"=500'	Flight Date: August 14, 1937	USDA

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SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 2012

— = 500'







SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 2010



— = 500'





SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 2009

— = 500'







SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 2006

— = 500'







**SUBJECT PROPERTY**

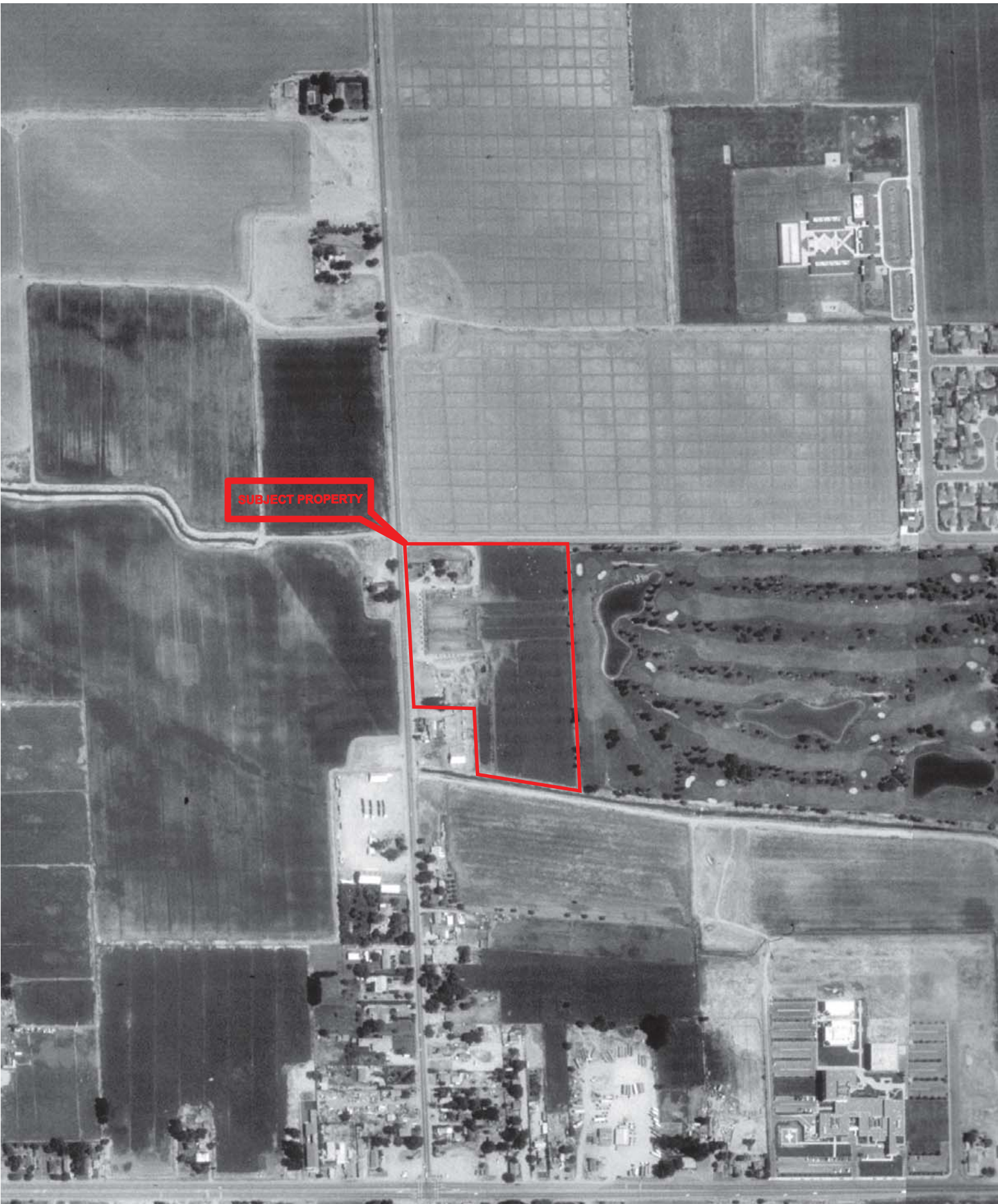
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YEAR: 2005

— = 500'







SUBJECT PROPERTY

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YEAR: 1993

— = 500'







INQUIRY #: 5165925.9

YEAR: 1982

— = 500'







SUBJECT PROPERTY

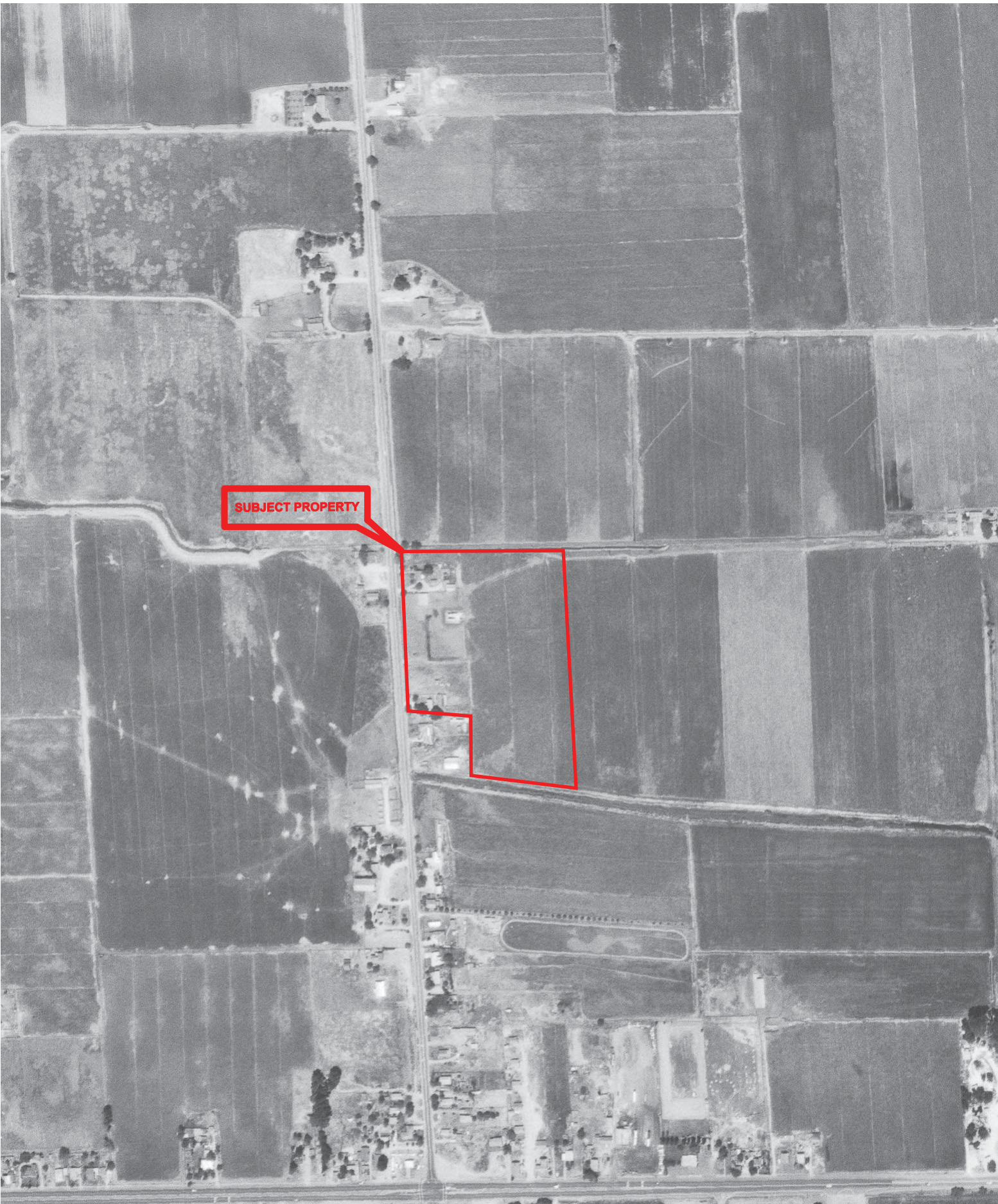
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YEAR: 1975

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INQUIRY #: 5165925.9

YEAR: 1968

— = 500'







**SUBJECT PROPERTY**

INQUIRY #: 5165925.9

YEAR: 1963

— = 500'







SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 1957

— = 500'







INQUIRY #: 5165925.9

YEAR: 1940

— = 500'







SUBJECT PROPERTY

INQUIRY #: 5165925.9

YEAR: 1937

— = 500'





Wilborn Property  
410 and 472 North Airport Way  
Manteca, CA 95337

Inquiry Number: 5165925.4  
January 23, 2018

# EDR Historical Topo Map Report

with QuadMatch™



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Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

01/23/18

**Site Name:**

Wilborn Property  
410 and 472 North Airport Way  
Manteca, CA 95337  
EDR Inquiry # 5165925.4

**Client Name:**

Advanced GeoEnvironmental, Inc.  
3335 E Miraloma Ave Suite 142  
Anaheim, CA 92806  
Contact: Diane Becker



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**Search Results:**

**Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	37.803419 37° 48' 12" North
<b>Project:</b>	NA	<b>Longitude:</b>	-121.251227 -121° 15' 4" West
		<b>UTM Zone:</b>	Zone 10 North
		<b>UTM X Meters:</b>	653952.55
		<b>UTM Y Meters:</b>	4185444.68
		<b>Elevation:</b>	24.00' above sea level

**Maps Provided:**

2012                      1914, 1915  
1996  
1994  
1991  
1987  
1976  
1968  
1952

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



Lathrop

7.5-minute, 24000



Manteca

7.5-minute, 24000

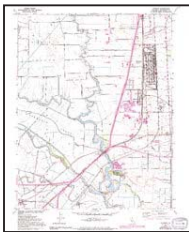
### 1996 Source Sheets



Lathrop

7.5-minute, 24000  
Aerial Photo Revised 1982

### 1994 Source Sheets



Lathrop

7.5-minute, 24000  
Aerial Photo Revised 1982



Manteca

7.5-minute, 24000  
Aerial Photo Revised 1982

### 1991 Source Sheets



Manteca

7.5-minute, 24000  
Aerial Photo Revised 1982

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1987 Source Sheets



Manteca

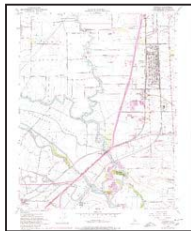
7.5-minute, 24000  
Aerial Photo Revised 1982



Lathrop

7.5-minute, 24000  
Aerial Photo Revised 1982

### 1976 Source Sheets



Lathrop

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Aerial Photo Revised 1976



Manteca

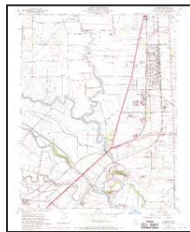
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Aerial Photo Revised 1976

### 1968 Source Sheets



Manteca

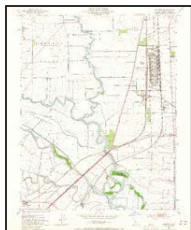
7.5-minute, 24000  
Aerial Photo Revised 1968



Lathrop

7.5-minute, 24000  
Aerial Photo Revised 1968

### 1952 Source Sheets



Lathrop

7.5-minute, 24000  
Aerial Photo Revised 1949



Manteca

7.5-minute, 24000  
Aerial Photo Revised 1949



## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1914, 1915 Source Sheets**



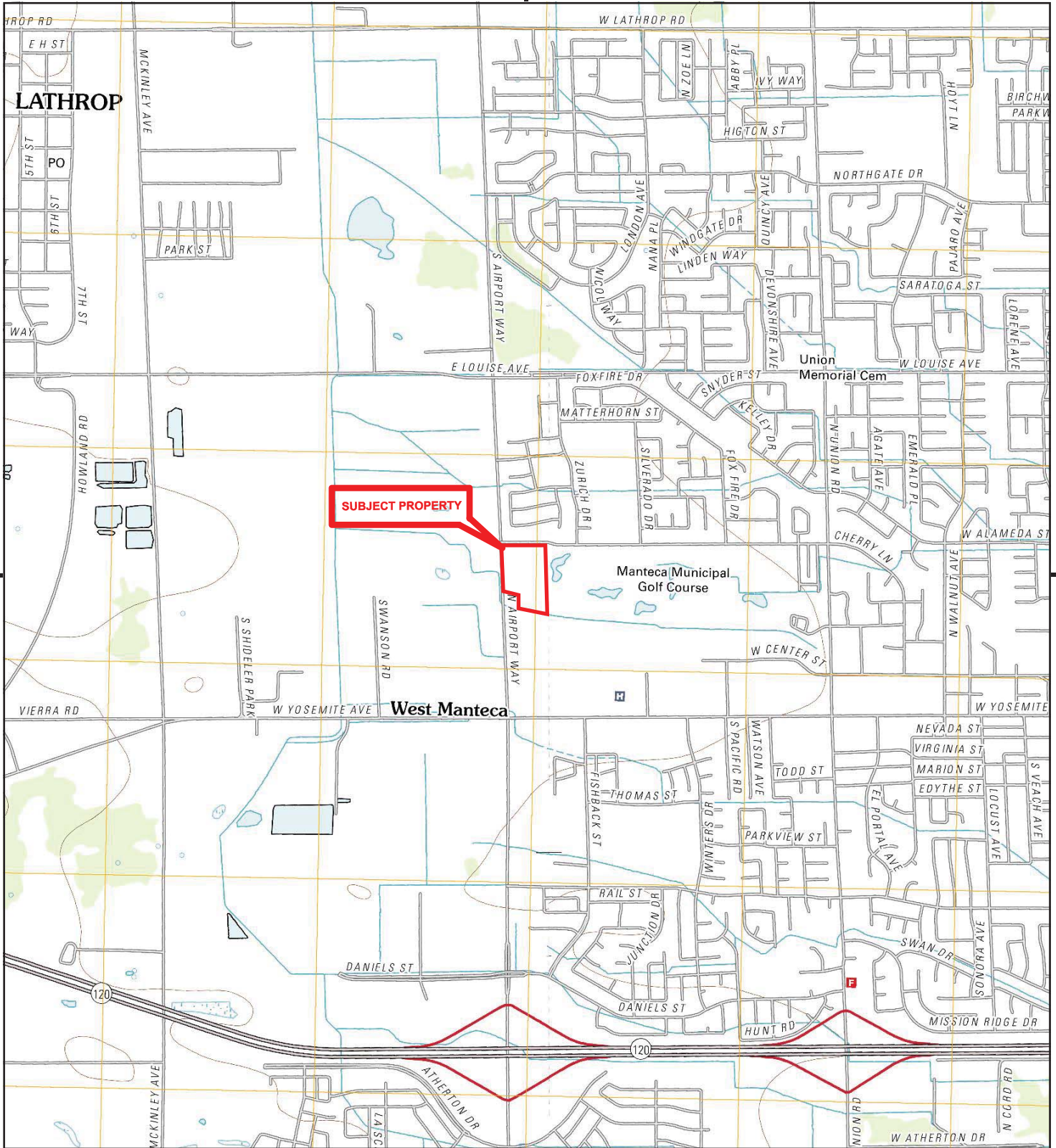
Manteca

7.5-minute, 31680

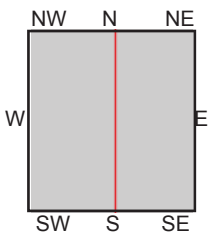
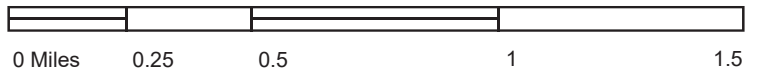


Lathrop

7.5-minute, 31680



This report includes information from the following map sheet(s).



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E, Manteca, 2012, 7.5-minute

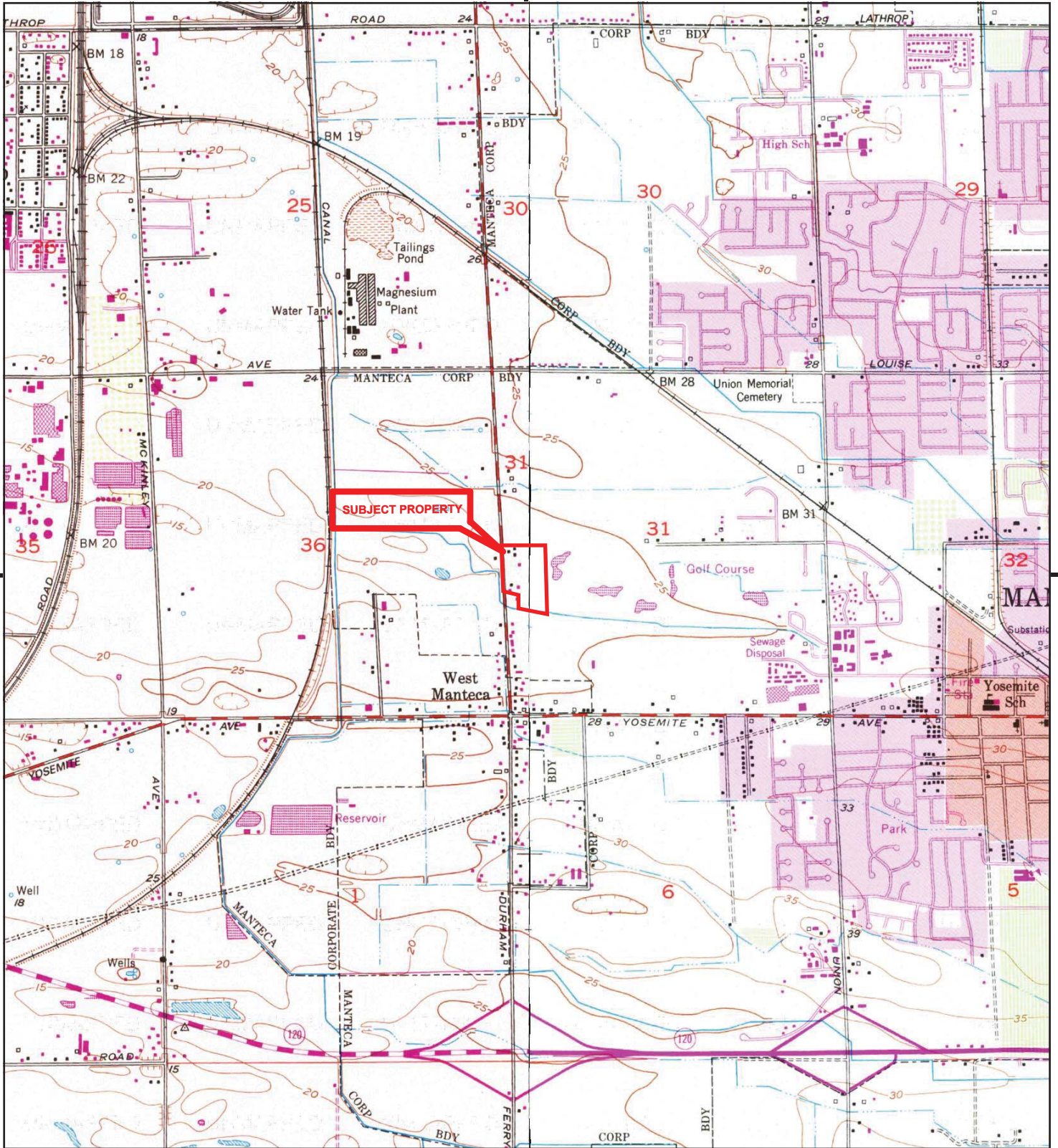
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
 Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.



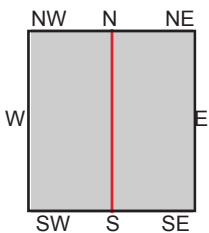
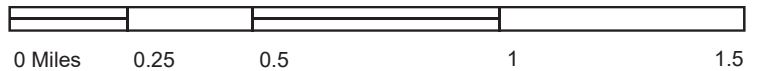








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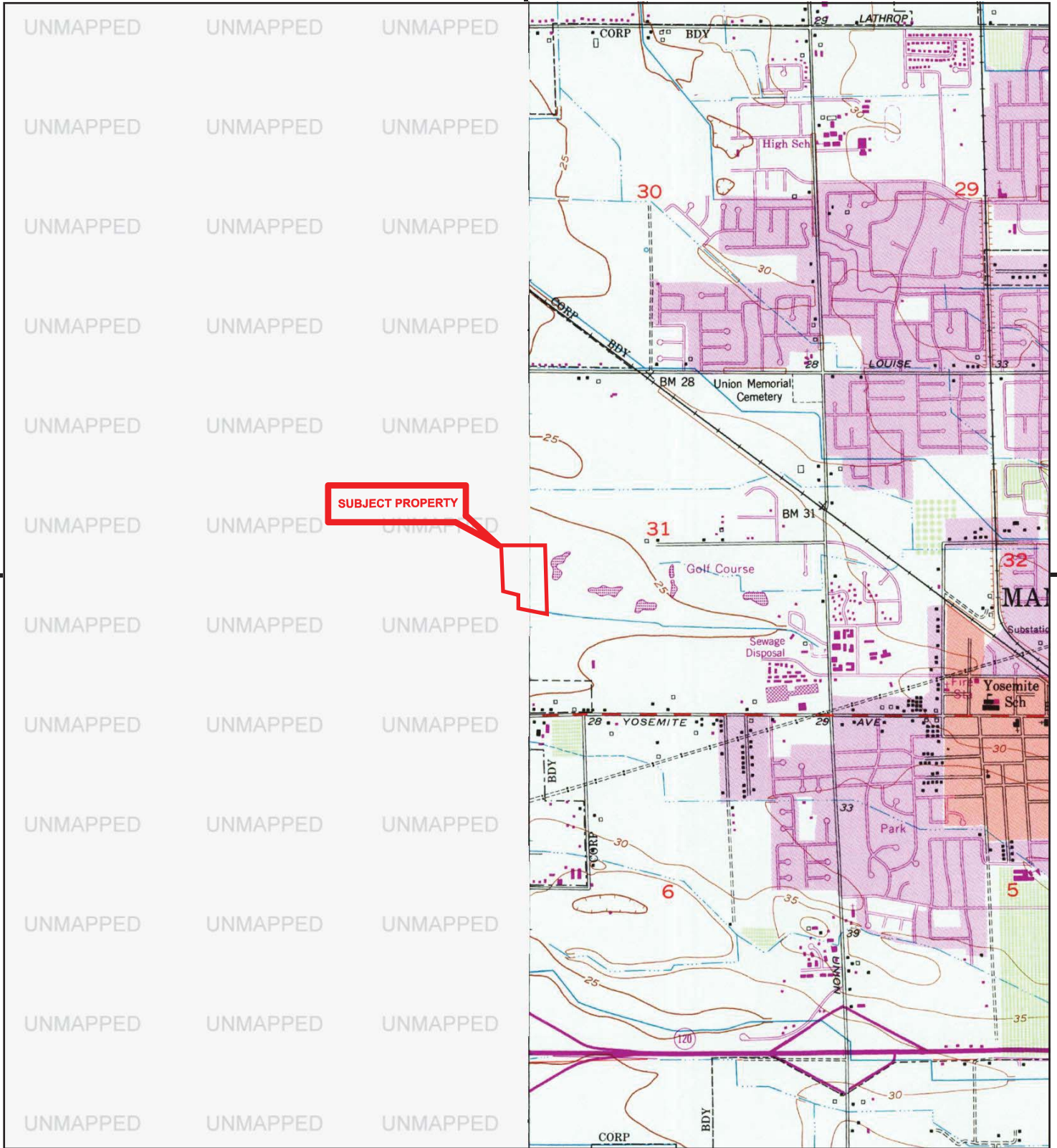


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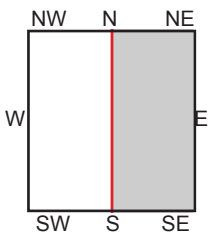
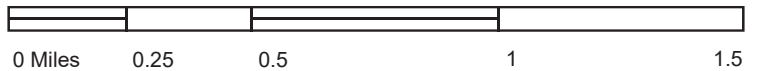
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.







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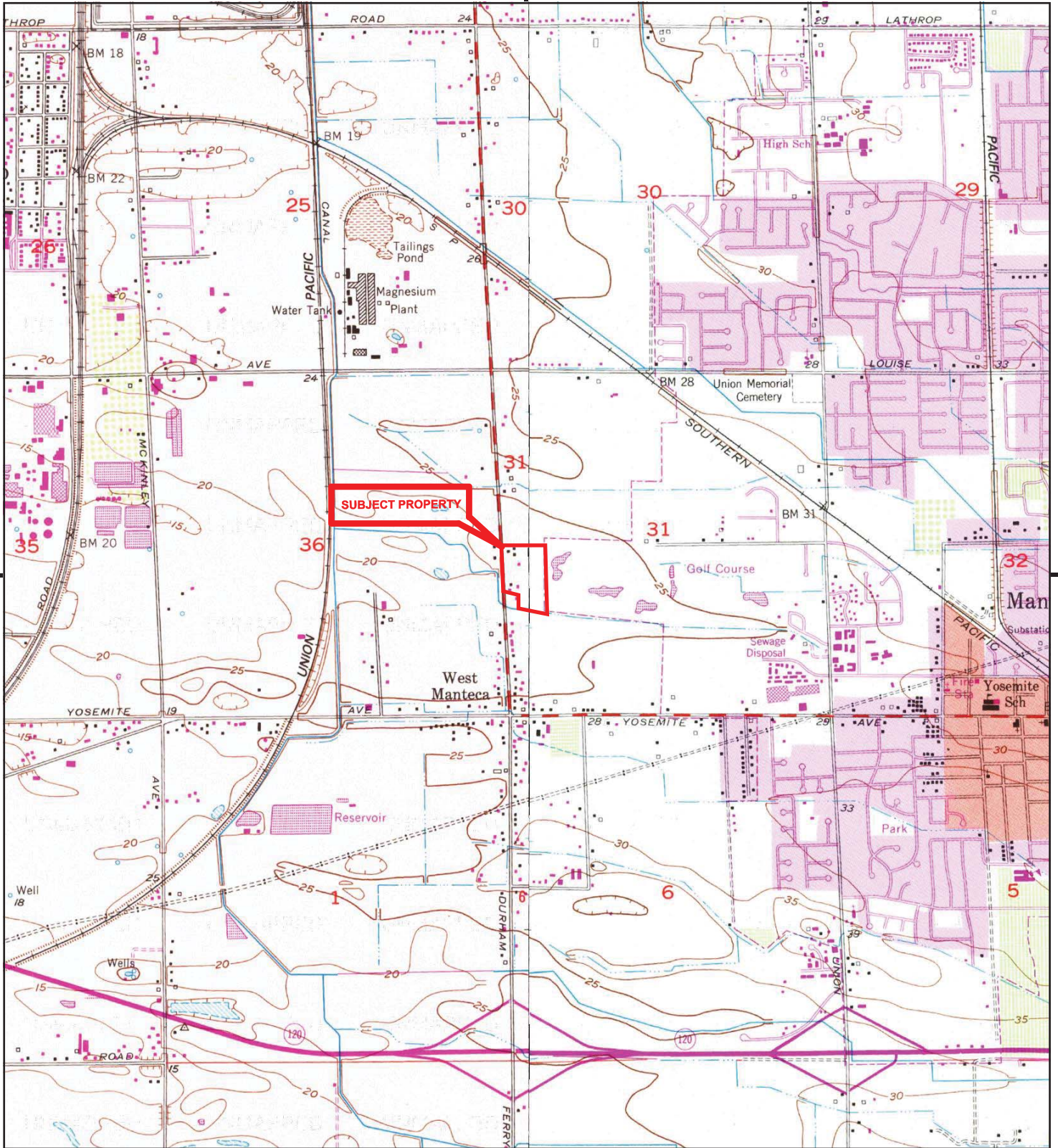


E, Manteca, 1991, 7.5-minute

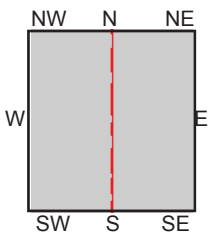
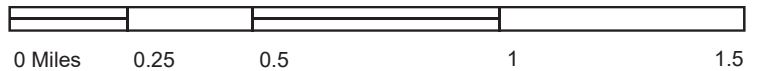
SITE NAME: Wilborn Property  
 ADDRESS: 410 and 472 North Airport Way  
 Manteca, CA 95337  
 CLIENT: Advanced GeoEnvironmental, Inc.







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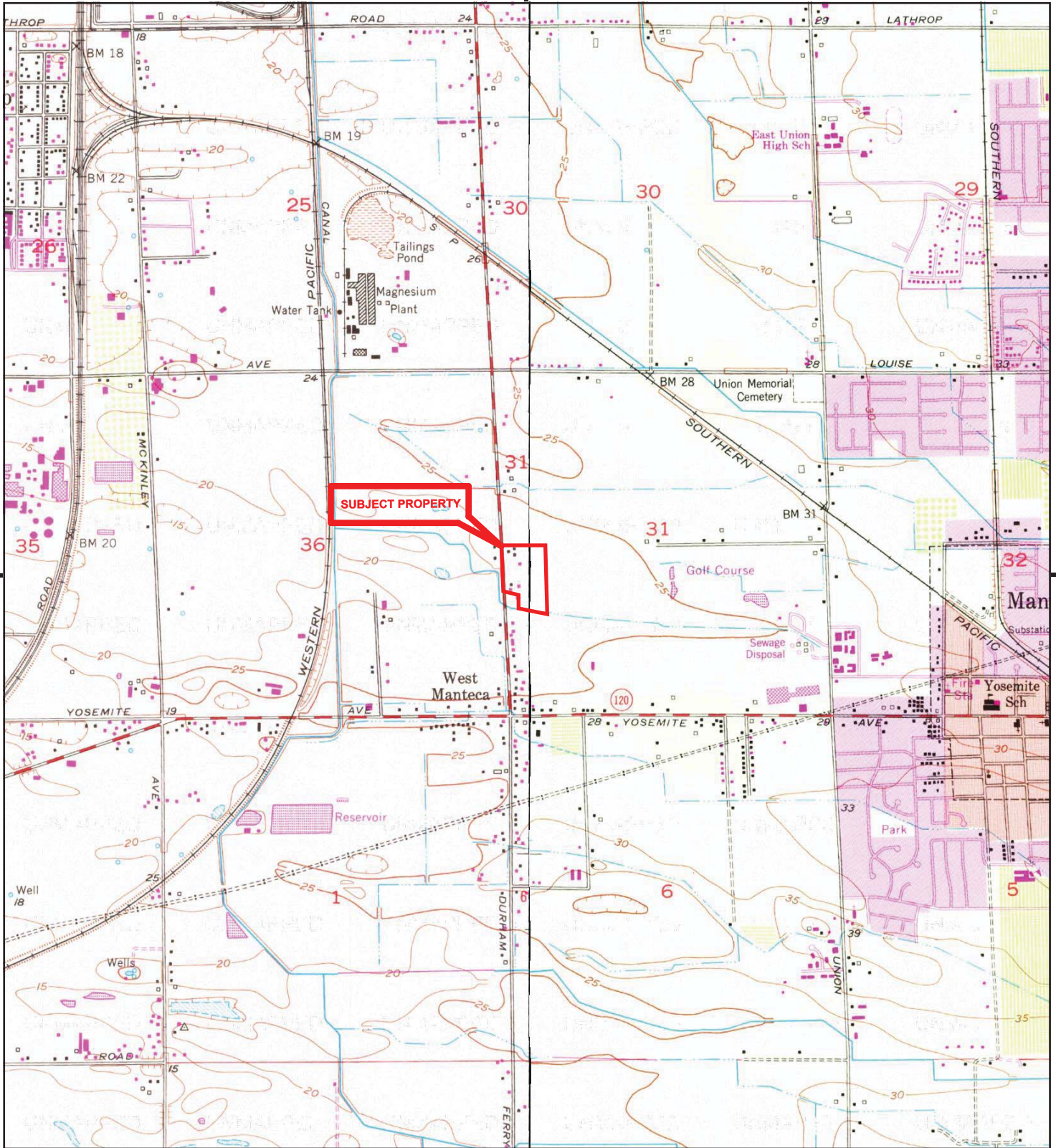


TP, Lathrop, 1987, 7.5-minute  
E, Manteca, 1987, 7.5-minute

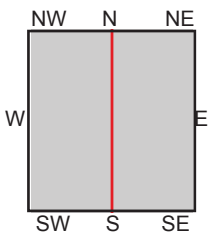
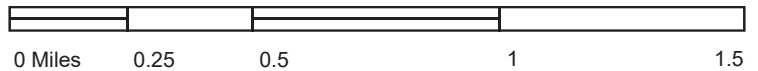
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.







This report includes information from the following map sheet(s).

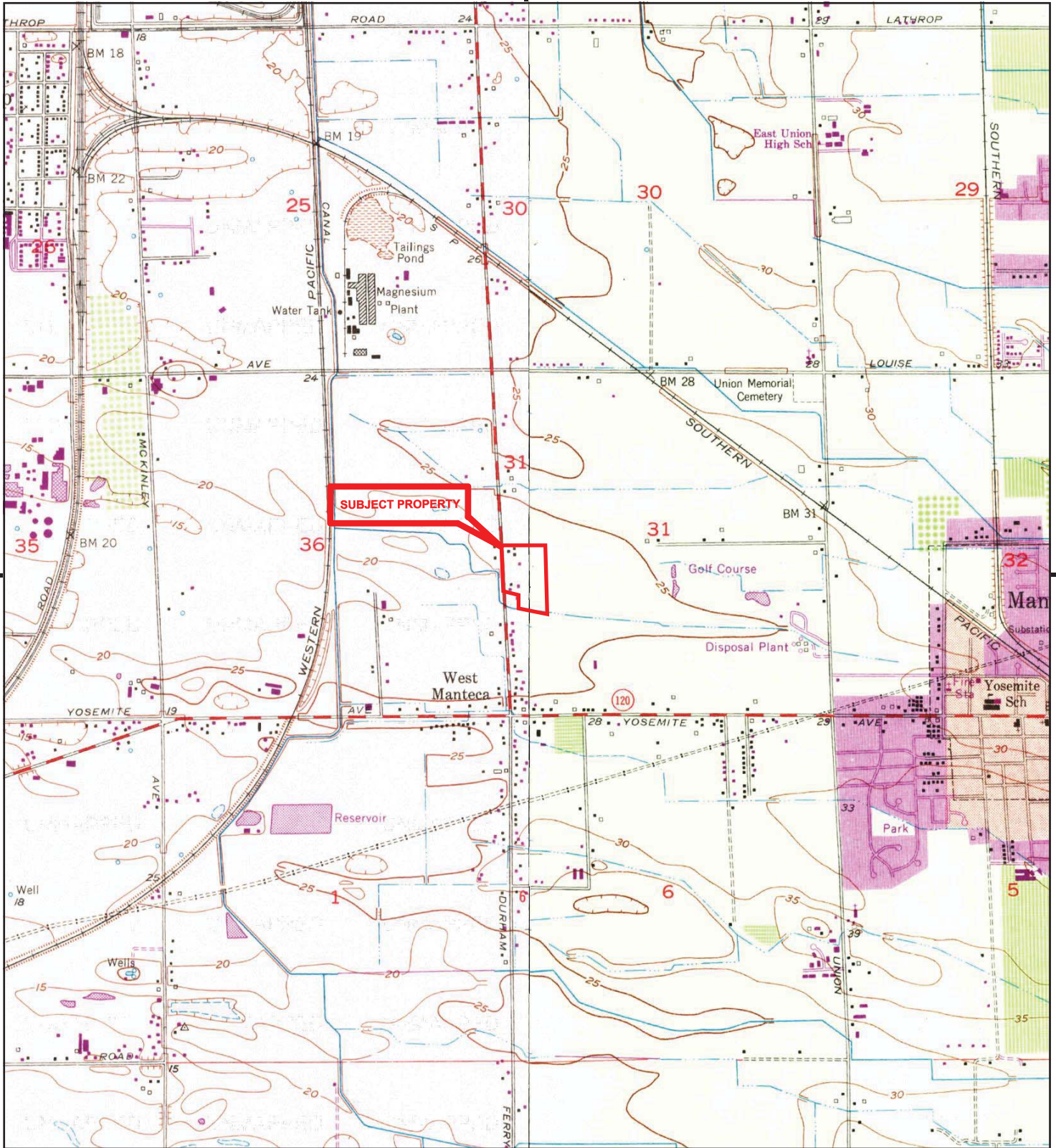


TP, Lathrop, 1976, 7.5-minute  
E, Manteca, 1976, 7.5-minute

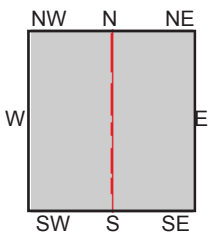
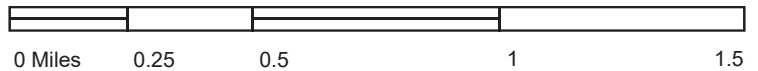
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.







This report includes information from the following map sheet(s).

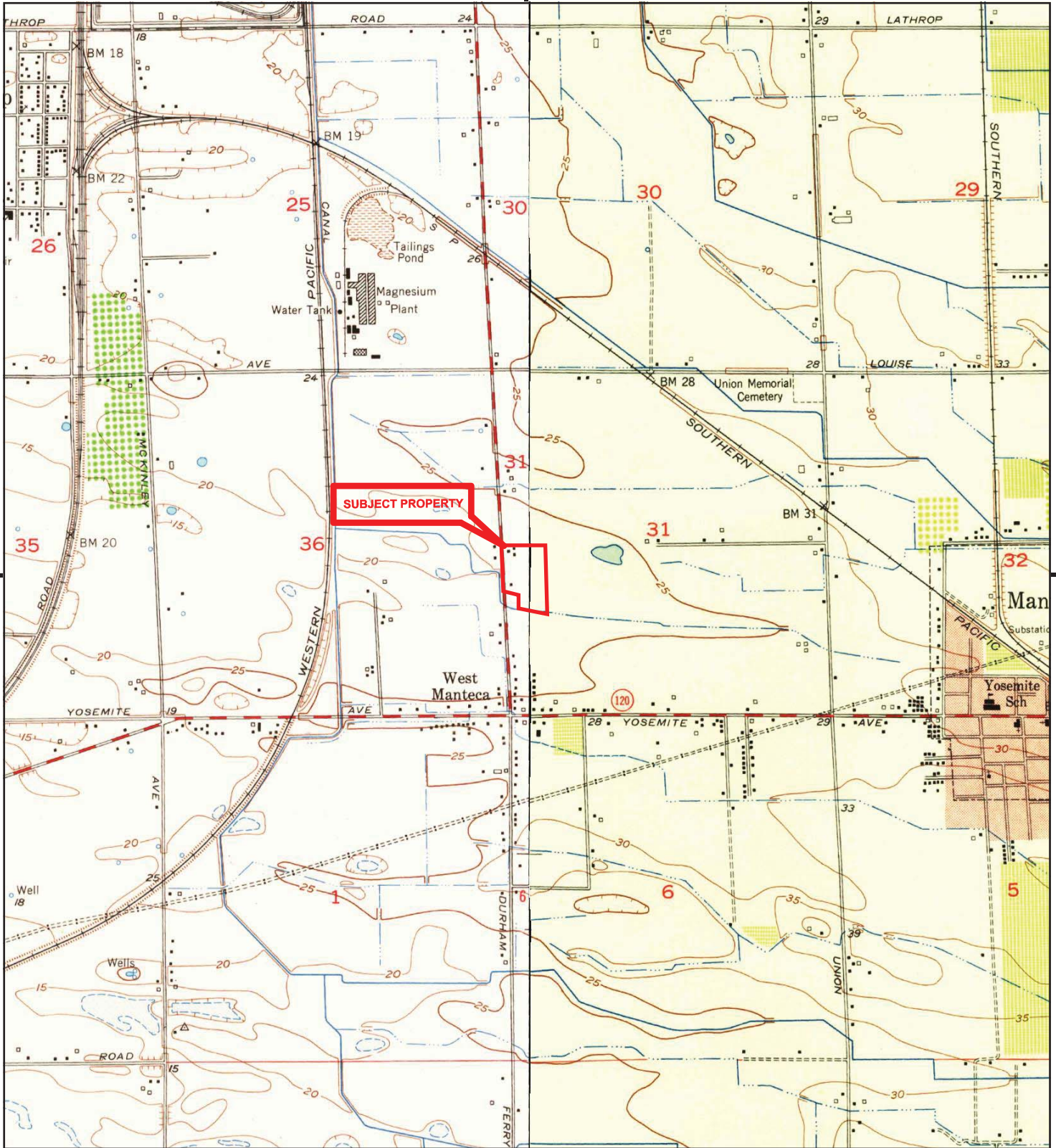


TP, Lathrop, 1968, 7.5-minute  
E, Manteca, 1968, 7.5-minute

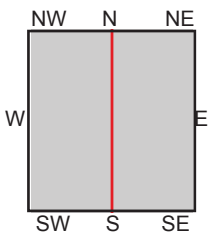
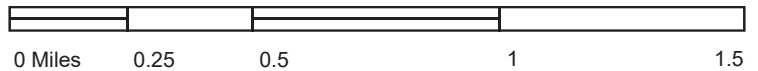
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.







This report includes information from the following map sheet(s).

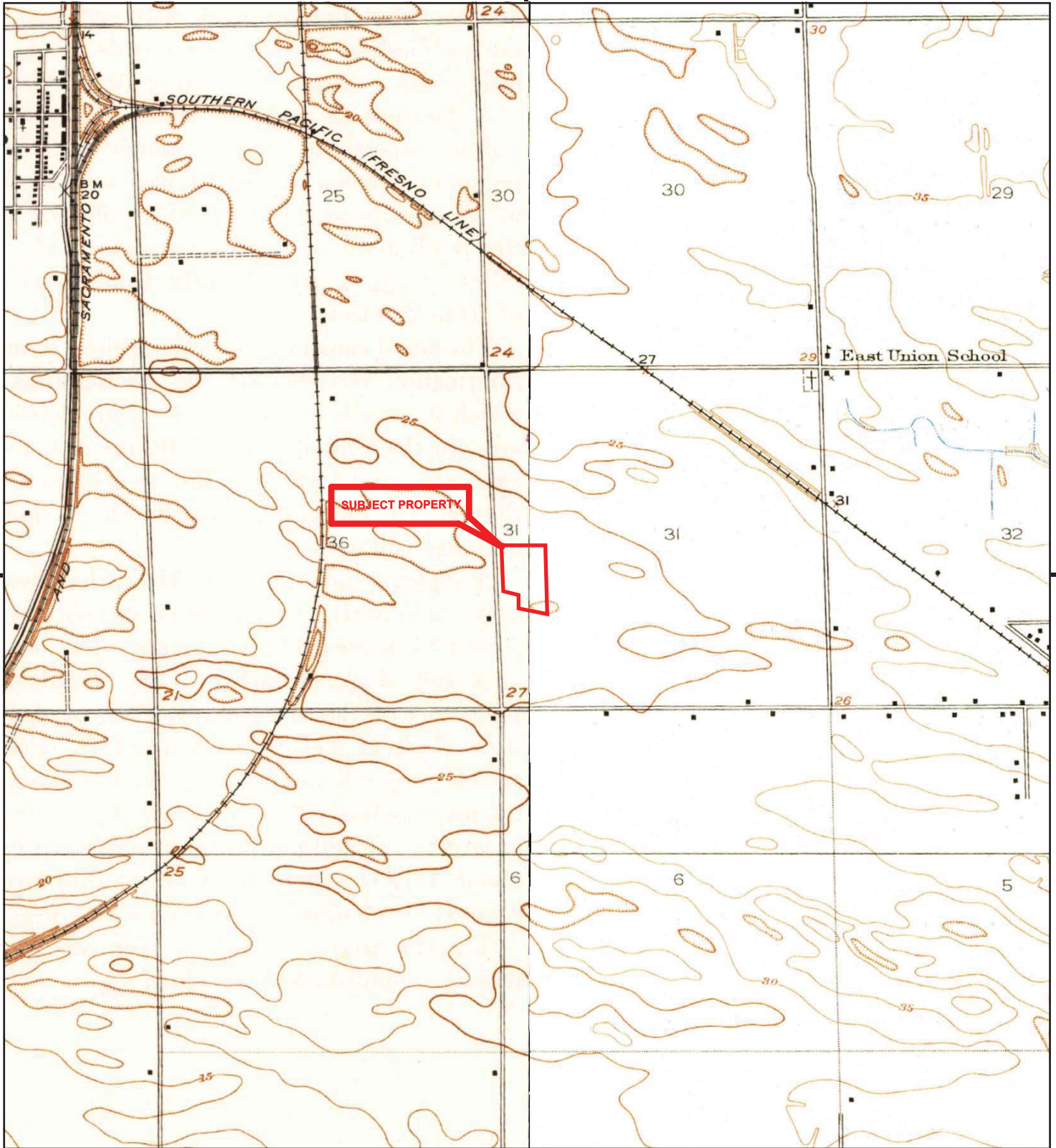


TP, Lathrop, 1952, 7.5-minute  
E, Manteca, 1952, 7.5-minute

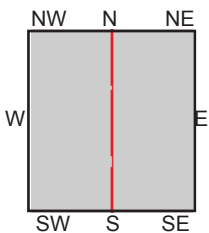
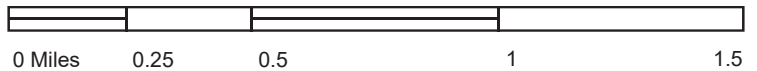
**SITE NAME:** Wilborn Property  
**ADDRESS:** 410 and 472 North Airport Way  
 Manteca, CA 95337  
**CLIENT:** Advanced GeoEnvironmental, Inc.







This report includes information from the following map sheet(s).



TP, Lathrop, 1915, 7.5-minute  
E, Manteca, 1914, 7.5-minute

SITE NAME: Wilborn Property  
ADDRESS: 410 and 472 North Airport Way  
Manteca, CA 95337  
CLIENT: Advanced GeoEnvironmental, Inc.



**Wilborn Property**

410 and 472 North Airport Way  
Manteca, CA 95337

Inquiry Number: 5165925.5  
January 24, 2018

# The EDR-City Directory Image Report



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### 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.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1983	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1978	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1973	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1968	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

## FINDINGS

### TARGET PROPERTY STREET

410 and 472 North Airport Way  
Manteca, CA 95337

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

### N AIRPORT WAY

2014	pg A1	EDR Digital Archive	
2010	pg A2	EDR Digital Archive	
2005	pg A3	EDR Digital Archive	
2000	pg A4	EDR Digital Archive	
1995	pg A5	EDR Digital Archive	
1992	pg A6	EDR Digital Archive	
1983	-	Polk's City Directory	Street not listed in Source
1978	-	Polk's City Directory	Street not listed in Source
1973	-	Polk's City Directory	Street not listed in Source
1968	-	Polk's City Directory	Street not listed in Source

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**



**N AIRPORT WAY 2014**

177	ANAYA LANDSCAPING
238	VARELA, SELENA A
247	OCCUPANT UNKNOWN,
250	GONZALEZ, CARLOS
264	OCCUPANT UNKNOWN,
280	PALOMAREZ, MICHAEL
282	OCCUPANT UNKNOWN,
284	OCCUPANT UNKNOWN,
295	ROSSI, JOHN
299	JOHN ROSSI HAY COMPANY INC
	TEUNISSEN, PAT D
320	ANDREETTA, YVONNE M
380	ROMAN, JOSE A
395	OCCUPANT UNKNOWN,
472	OCCUPANT UNKNOWN,
1276	OCCUPANT UNKNOWN,
1318	TREAT, JERALD R

**N AIRPORT WAY 2010**

166	ROBLES JUAN M
177	ANAYA LANDSCAPING
238	REHFELD, FRANZ J
247	RODRIGUEZ, JOAN G
250	FLORES, JENNIFER
264	THOMAS, BRYAN
280	PALOMAREZ, MICHAEL
282	OCCUPANT UNKNOWN,
284	OCCUPANT UNKNOWN,
299	JOHN ROSSI HAY COMPANY INC
320	KING, MARK F
380	MUDFLAP GRAPHICS
	ROMAN CRISTIAN
	ROMAN, JOSE L
472	OCCUPANT UNKNOWN,
495	OCCUPANT UNKNOWN,
511	JOHN, ROSSI
1276	OCCUPANT UNKNOWN,
1318	TREAT, S

**N AIRPORT WAY 2005**

238 OCCUPANT UNKNOWN,  
250 TORRES, MARIA  
264 THOMAS, DAWN M  
280 PALOMAREZ, MICHAEL  
282 OCCUPANT UNKNOWN,  
284 OCCUPANT UNKNOWN,  
320 KING, MARK F  
380 GIFFIN, SUZANNE L  
410 MANCEBO, JAMES R  
472 CROM, CHRIS A  
495 BRAVADO INTERIORS  
511 AMERICAN MILK PRICE STAB  
JOHN ROSSI HAY CO INC  
JOHN, ROSSI

**N AIRPORT WAY 2000**

264 THOMAS, DAWN  
282 OCCUPANT UNKNOWN,  
284 TAFOYA, JOEY A  
320 OCCUPANT UNKNOWN,  
410 MANCEBO, JAMES R  
495 BRAVADO INTERIORS  
OCCUPANT UNKNOWN,  
ROSSI A  
511 JOHN, ROSSI  
ROSSI ANDREW JOHN JR

**N AIRPORT WAY 1995**

250	MOROVES, MARY
264	THOMAS, D
282	OCCUPANT UNKNOWNN
320	SILVA, J
495	BRAVADO INTERIORS ROSSI A ROSSI, V
511	ROSSI ANDREW JOHN JR



**N AIRPORT WAY 1992**

495 ROSSI ANDREW JOHN JR

**ASSESSOR'S  
OFFICE  
RECORDS**

# RURAL PROPERTY CHARACTERISTICS RECORD

ADDRESS \_\_\_\_\_ SEC. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ ACRES \_\_\_\_\_

PARCEL 199-0  
SHEET 2 OF 7

SITUS ADDRESS \_\_\_\_\_  
Assessment Yr. \_\_\_\_\_  
Assessor/Date \_\_\_\_\_

## PROPERTY CHARACTERISTICS

USE		ACCESS		UTILITIES		WATER					
PRESENT	H. & B.	<input checked="" type="checkbox"/>	STATE HWY.	<input checked="" type="checkbox"/>	ELECTRICITY	SOURCE <u>SSJD</u>		QUALITY		IRR. WELL DATA	
	IRR. CROPS		COUNTY ROAD		GAS-	IRRIGATION	DOMESTIC	IRRIGATION	DOMESTIC	DEPTH-	FT.
<input checked="" type="checkbox"/>	IRR. PASTURE		PRIVATE ROAD	<input checked="" type="checkbox"/>	SEPTIC TANK	<input checked="" type="checkbox"/>	AVAILABLE		GOOD	SETTING-	FT.
	ORCHARD		PAVED		SEWER		UNAVAILABLE		SALINE	WATER TABLE-	FT.
	VINEYARD		GRAVEL	<input checked="" type="checkbox"/>	TELEPHONE		RESERVOIR			DISTRIBUTION	
	DRY FARMING		DIRT				WATERCOURSE		SUPPLIER		DIRT DITCH
	DRY GRAZING				STRUCTURES		CANAL		SELF	<input checked="" type="checkbox"/>	CONC. DITCH
	DAIRY		FRONTAGE	<input checked="" type="checkbox"/>	TYPICAL		PUMP		ADJ. PARCEL		PIPELINE
<input checked="" type="checkbox"/>	FEEDLOT	<input checked="" type="checkbox"/>	ADEQUATE		FUNCTIONAL		SYPHON		RIPARIAN		SPRINKLER
	POULTRY		LIMITED		NON FUNCTIONAL	QUANTITY					TYPE-
	HOMESITE		LACKING		OVERIMPROVED		AMPLE		<input checked="" type="checkbox"/>	IRRIGATION DISTRICT - <u>SSJD</u>	
							LIMITED			RECLAMATION DISTRICT -	

SOIL DATA					GENERAL INFORMATION		
%	SYMBOL	SERIES	TYPE	INDEX	SLOPE	NEIGHBORHOOD -	
			<u>DINUBA FINE SANDY LOAM</u>	<u>32</u>		ELEVATION -	FEET TO FEET
						ZONING -	
						NEIGHBORHOOD ZONING -	
						C.L.C.A. CONTRACT NUMBER -	
						TOPOGRAPHIC MAP NAME -	
						AERIAL PHOTO NUMBER -	
						SOIL MAP SHEET NUMBER -	

VALUE INFLUENCES				PROBLEM AREAS				
FEATURE	ENHANCES	DETRACTS	NO INFLUENCE	LIMITATION	SPOT	MINOR	MAJOR	CONTROL
CANAL				HARDPAN-DEPTH				
RESERVOIR				ALKALI				
RIVER				SAND				
CREEK				DRAINAGE				
SLOUGH				DISEASE				
HIGH TENSION LINE				HIGH WINDS				
RAIL				NOXIOUS WEEDS				
PIPELINE				FROST AREA				
ROAD - HWY.								







RESIDENTIAL BUILDING RECORD

Assessor's Office, San Joaquin County  
Stockton, Calif.

John Herrero, Assessor

199-080-29

Sheet 5 of 7

Sheets

Manteca 102-1

City - or School Dist.

Parcel No. 10

Owner: Brom-MEM | Airport Hwy  
Street No. C 19-44  
Tullas 7/8/49, Roos Tract

Appraiser Legal description of property

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	WINDOWS	LIGHTING	HEATING	ROOM AND FINISH DETAIL					
D-5-B	Light	<input checked="" type="checkbox"/> Frame	Stucco on	<input checked="" type="checkbox"/> D.H. <input checked="" type="checkbox"/> Casement	WIRING	57230	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH	
ARCHITECTURE	Sub-Standard	2 x 4 x 16		Steel Sash	K.T. Conduit	Fireplace	B I 2	Material	Grade		Walls	Ceilings
	Standard	Sheathing	<input checked="" type="checkbox"/> Siding R	Screens	B.X. <input checked="" type="checkbox"/> Cable	Floor Furnace	All					
	Above-Standard					Partition Furnace						
	Special	B.&B. T.&G.	Asbestos Shingle			Panel Heater						
USE TYPE	Single	Brick	Shingles Shakes	P. M. <input checked="" type="checkbox"/> G.	Avg. <input checked="" type="checkbox"/> Medium	Cabinet Heater	Ent. Hall					
	Double	Conc. Brick	B.&B. T.&G.		Many Special	Gas <input checked="" type="checkbox"/> Oil Wood	Living	1	OP A OP	SR	SR	
	Duplex	Concrete	Brick Stone			Zone Unit No. of Runs	Dining					
	Apartment	Reinforced	Joist 2 x 6 x 16			Gravity	Dinette					
	Flat	Brick				Water Heater	Bed	2	✓ ✓ ✓ ✓			
	Court	Wood	Flat <input checked="" type="checkbox"/> Gable <input checked="" type="checkbox"/> Shingles <input checked="" type="checkbox"/> Shakes			Automatic	Den					
	Motel	Piers	Hip Shed Tile Tile Trim	Gas Electric		Blower Refrigeration	Br. Nook					
	Cabin		Cut Up M Pitch	Composition		Insulated Ceilings	Ser. Porch					
			X Dormers Gutters	Compo. Shingle		Insulated Walls	Kitchen	1	LINO ✓ ✓ ✓			
	1 Units	Light Heavy					Drain Bd.	Material: LINO	Lgth: 10 Ft.	Slash:		

CONSTRUCTION RECORD				NORMAL % GOOD				RATING (E, G, A, F, P)						BATH DETAIL															
Permit No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Cup'b'd	Space Closet	Work-m'nship	Fl.	No.	Finish		Fixtures		Shower						
																		Floors	Walls	Wc.	La.	Tub.	Type	Grade	St.	O.T.	G.D.	Finish	
	Res' Gar		1942		1950	8	42	R50	58	A	A	A	A	A	A	A	1	1	LINO	SR	1	1	1	M	H				
	Out buildings		1935		1950	15	35	R50	26																				
	Res. Bldg		1942		1951	9		R50	86																				
	Other Bldg		1935		1951	16		R50	74																				

SPECIAL FEATURES

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	REMARKS:
	Res.	1032	445	4592				4592			810	8359	OWNER CONTACTED. C. USE OFF. 3-7-69 WADP
	SPM	504	78	245		191		191			405	316	
	Other	120			40	48		48			025	90	
	Other	458			37	374	CCP	374			202	202	
	Shed	100			100	100		100			100	100	
	Shed	2000			20	1400		1400			100	2000	
	Shed	360	150		45	540		540			210	756	
	Other	640			21	19		21					
	Other	90				200		200			200	320	
	Other	66									025	27	
	Total			4783		2969		4783		2954		12170	
	Normal % Good			88		26		88		26		80%	
	R. C. L. N. D.			4209		2256		4209		2182		7736	2430
								1645		870		2520	



APN: 200-130-01

Photo By: CLR



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Doors	Floor	Int.	Size
Garage	C	F	R	WS	H	C	UF	18x20
C.H.#1	C	F	R	GI		C	-	32x40
C.H.#2	V	V	V	WS		DIRT	-	20x32
Shed	V	V	V	GI		1/3C	-	24x30
Cabin	V	V	B&B	WS		OP	WB	18x24
Basement								
Walks	C	3x30						
Drive Way								
Fence								
Sprinklers								
Pressure Sys.		1/2 HP						
Gar. Door		Hinge		Sliding		O. H.	Wood	Aluminum

COMPUTATIONS

~~Roof 36x27 = 972~~  
~~47 16 = 60~~  
~~1031~~  
~~SD 6x12 = 72~~  
 55%  
 C.H.# 10x12 = 120  
 H 0  
~~Cabin 24x18 = 432~~  
~~180 6x6 = 36~~  
 468  
 Shed 10x10 = 100  
 100  
 Shed 30x24 = 720  
~~70 32x40 = 1280~~  
 2000

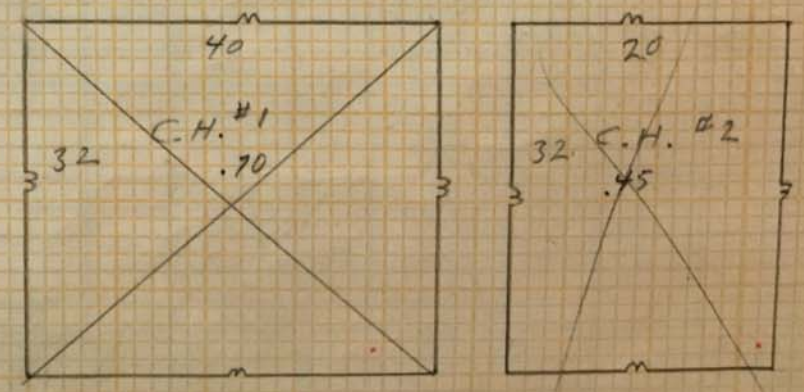
18x20 = 360  
 150  
 C.H.# 32x20 = 640  
 .45  
 Comp 3x30 = 90  
 121  
 Plys 200.00

50

10

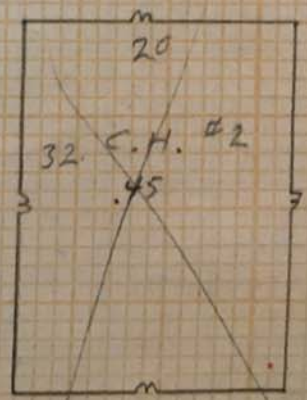
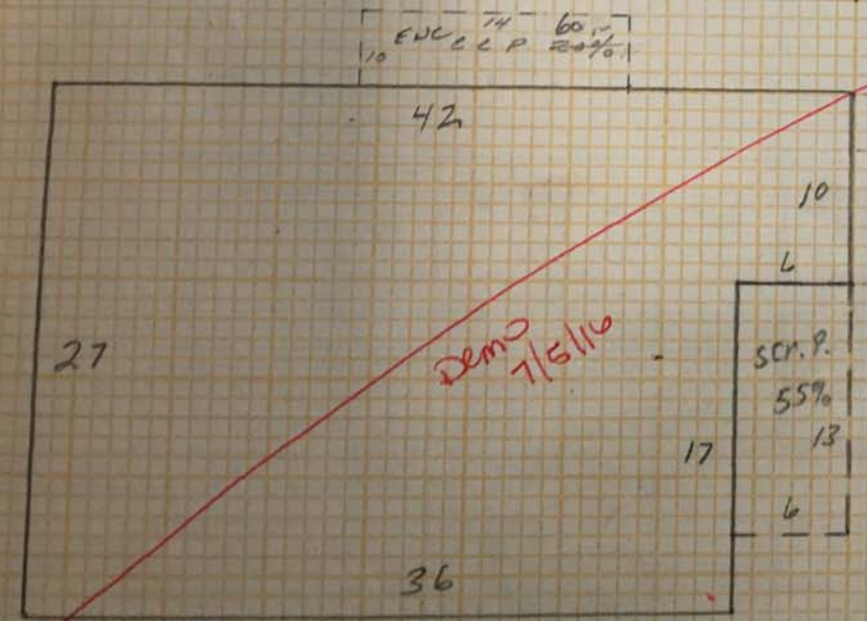
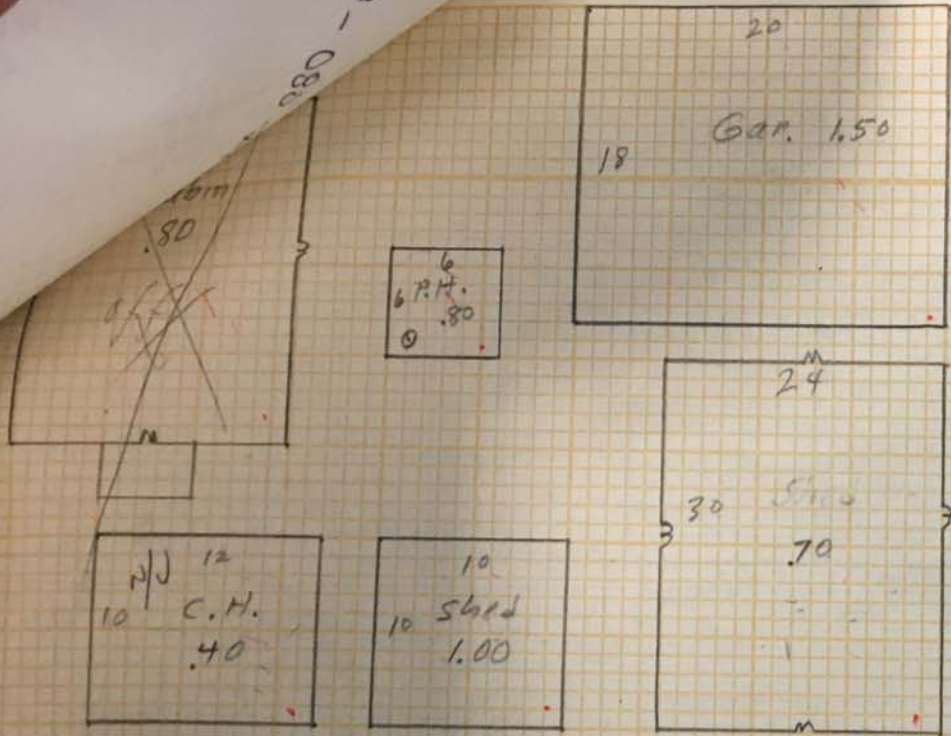
6

SCR.P.  
55%  
13  
6





880-66



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Doors	Floor	Int.	
Garage	G	F	R	WS	H	C	UF	
C.H.#1	C	F	R	GI		C	-	
C.H.#2	V	V	V	WS		DINT	-	
Shed	V	V	V	GI		1/3C	-	
Cabin	V	V	BOB	WS		OP	WB	
Basement								
Walks	C	3 X 30						
Drive Way								
Fence								
Sprinklers								
Pressure Sys.		1/2 HP						
Gar. Door		Hinge		Sliding		O. H.	Wood	Aluminum

COMPUTATIONS

<del>Gar 36 X 27 = 972</del>	Gar. 18 X 20 = 360
<del>67 10 = 670</del>	1.50
<del>50 6 X 12 = 72</del>	Shed 32 X 20 = 640
55%	.45
C.H.# 10 X 12 = 120	Cons 3 X 30 = 90
H0	121
<del>Cabin 24 X 14 = 432</del>	PCap 200.00
<del>.80 6 X 6 = 36</del>	
	468
Shed 10 X 10 = 100	
1.00	
Shed 30 X 24 = 720	
70 32 X 40 = 1280	
	2000



# MISCELLANEOUS IMPROVEMENT RECORD

PARCEL 199-080-29

ADDRESS \_\_\_\_\_

SHEET 7 OF 7 SHEETS

ITEM NO.	STRUCTURE	SIZE	DESCRIPTION	CONSTRUCTION	YEAR BUILT
1	METAL & WOOD CORALS	1420 L IN FT (E)	METAL & WOOD		
2	FW	760 φ (G)	CC		1975 E
3	2 WATER TROUGHES		CC		
4	CATTLE LOADER	15 X 3' (E)	METAL		
5	METAL STANCHIONS	545 L IN FT (E)	CC BASE		
6	CONC. FEEDERS	2			
7	FEEDER	2 X 4 X 6'	CC		

AH 534 7-76

## COMPUTATION

APPRaiser-DATE						DEPRECIATION														
KOTECKI 10-27-80																				
ITEM NO.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	ITEM NO.	Effec. Year	Appr. Year	Age	Table	%	
1	1420 L IN FT	2.77	3934	75	2951															
2	760 φ	.75	570	"	428															
3	2 X	825	1650	"	1238															
4			800	"	600															
5	545'	8.50	4633	"	3475															
6	2 X	310	620	"	465															
7	285'	6.00	1710	"	1283															
				X	1.43 Adj															
Total					14929															
APPRaiser-DATE																				
ITEM NO.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.							
Total																				



Wilson - O.L.  
 ASSESSOR

199-080-02  
 057228 000

4 OF 5

5722

USE CODE ----- COMMUNITY ----- 96

CONSTRUCTION RECORD				NORMAL % GOOD				RATING (E. G. A. F. P)									
Permit		Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Rem'n'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Space		Work-manship	
No.	For													Cup'd	Closet		
121381	DEMO RES	4-8-82															

REMARKS: CENTER CONTACTED. NOTE  
 RES 1764 - ADD A.C. 2.3.69 7/100  
 10-16-80 N/R UPGRADE RECORD - REMAINING BLDGS  
 COULD BE REHABILITATED ARE IN FAIR CONDITION - NO  
 POWER TO BLDGS. KOTERM  
 4-29-81 INSUR. BLDGS. IN FAIR CONDITION  
 BLDGS. HAVE ROUGH PLUMBING FOR  
 BATHROOM. DUAL PANEL HEATED N/W.  
 NO POWER. PARTIAL INT. WALLS HAVE  
 S.I.R. & CEILING. MILK HSE NEEDS  
 NEW ROOF COVER. MOST OF VALUE  
 IN LAND. PAIRER  
 4-29-83 RES IS OPEN & REPAIR WORK IN PROGRESS  
 HAS NEW WINDOWS, FG TUB, SINK & VANITY, TOILET.  
 PS. HAS BEEN ENCLOSED & KITCHEN HAS NEW MICA  
 COUNTER TOP SINK, V LINDS HOOD & FAN. ADD FOR  
 FIXTURES & ADDN RECHECK LIEB BY - WCK.  
 4/19/84 NO ANSWER DOOR. APPEARS COMP. LEFT  
 HANGAR. BEW  
 4/24/84 SPOKE TO MATTHEW O'D WILL MAKE  
 SON CALL. BEW  
 5/5/84 NO RESPONSE CALL COMPL FOR  
 LIEB BY. BEW  
 6/17/84 USE 1600/P & 50% OF RES FOR  
 CONV. AREA ADD. OF 90% & PERCENT  
 GOOD AS 85 DUE TO OBSOLETE &  
 MATERIAL USED BEW

COMPUTATION													
Appraiser and Date		12-66-UP		4.23.69 7/100		PAS 8/77		KOTERM 10-20-80		PAIRER 4-27-81			
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
RES	564	620	3516	690	5954								
Milk Street	400	175	700	125	700								
Milk Hse	80	250	200	300	240				350	10.59	847		
Gar Utility	728	200	1456						2103	11.00	8008		
H.C.					150				217		NIV		
LLP	64			207	132								
P.S.			280		320				462		1200		
TOTAL			8292		8932				3132	(81)	10055		
Normal % Good		(67)	85%	25%	85				85	0.8	.30		
R. C. L. N. D.		(67)	7048		7592				2662		3017		
ASS'D VALUE			7760	(67)	4200								

COMPUTATION													
Appraiser and Date		BEW 4/16/87		DCWS 18-95									
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
MILK HSE	82												
GAR CONV.	728	2600	18928										
ADDN	23												
		5070	9464										
TOTAL			90		8518								
Normal % Good		(85)	85	95	95								
R. C. L. N. D.		(84)	7200										

41824.13  
 7-1-80



# RESIDENTIAL BUILDING RECORD

Assessor's Office, San Joaquin County  
Stockton, Calif.

John Herrero, Assessor

21B-19

Sheet 5 of 5 Sheets

C19-44

City - or School Dist.

Owner

Wilson, A.W.  
Tullios 7/14/49 Roos Tract

Street No.

Lot or Sec.

Block or Twp.

Range

Acres

Appraiser

Legal description of property

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	WINDOWS	LIGHTING	HEATING	ROOM AND FINISH DETAIL				
D-350 B	Light	X Frame	X Stucco on	X D.H. Casement	WIRING	Fireplace	57228				
ARCHITECTURE	X Sub-Standard	2 x 4 x 24	X Sheathing	X Siding Ply	Steel Sash	Floor Furnace	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
Stories	Above-Standard	X Hom0	X Asbestos Shingle	X Screens	K.T. Conduit	Panel Heater	B 1 2	Material	Grade	OP	Walls Ceilings
USE TYPE	Special	B.&B. T.&G.	Brick	Shingles Shakes	B.X. Cable	Cabinet Heater	All			OP	PK Cellulose
X Single	FOUNDATION	X Conc. Brick	B.&B. T.&G.	Shingles Shakes	P. M. G.	Gas Oil Wood	Ent. Hall				
Double	Concrete	Sub Floor	Brick Stone	Shingles Shakes	Fixtures	Zone Unit No. of Runs	Living				
Duplex	Reinforced	Joist x x	Brick Stone	Shingles Shakes	Water Heater	Gravity	Dining				
Apartment	Brick		Brick Stone	Shingles Shakes	Automatic	Forced	Dinette				
Flat	X Wood	Flat	X Gable	Shingles Shakes	Gas Electric	Central Unit No. of Runs	Bed				
Court	Piers	Hip	Shed	Tile Tile Trim	Wash Trays	Gravity	Den				
Motel		Cut Up	Pitch	Composition	Refrigeration	Forced	Br. Nook				
Cabin		Dormers	Gutters	Compo. Shingle	Insulated Ceilings	M.B.T.U.	Ser. Porch				
Units	Light Heavy				Insulated Walls		Kitchen				
							Drain Bd.	Material: X MICA	Lgth: 10 Fl.	Splash: 4"	

CONSTRUCTION RECORD			EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)					BATH DETAIL										
Permit No.	For	Amount	Date	Age	Remain's Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Cupb'd	Space Closet	Work-m' nship	Fl. No.	Finish		Fixtures		Shower			
																Floors	Walls	Wc. La. Tub.	Type	Grade	St. O.T. G.D.	Finish	
12/381	DEMO		1945F	1945	1951	5	40	91	F	A	F	F	F	F	11	1	PL	1	1	M	A	1	FG
						6	245	89								1	SR	1	1	M	A	1	FG

COMPUTATION												REMARKS: IRS 990 1962
Appraiser & Date		Unit		Area		Unit Cost		Cost		Normal % Good		
11/51 22 4/53 CH		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	P & D Construction Ext. Class TYPICAL Hidden Res ch off-on #1 4-10-200 360 400 295 285
Asph	768	392	3011									
M/Asph	80	180	152									
Shed	460	100	400									
Asph	48	90	43									
Asph	290	40	92									
Asph			175									
M/M	80	190										
CH	1560	50	980									
#1	728	133	983									
Total		3873	3873	5870				5096				
Normal % Good		91	89					89				
R. C. L. N. D.		3524	3417	5227				4535				



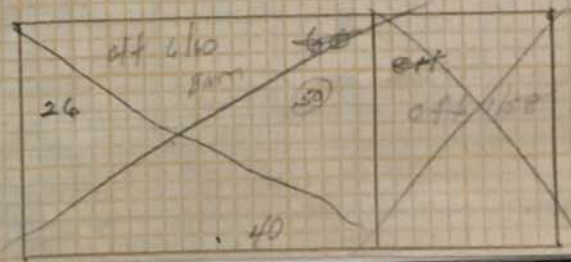
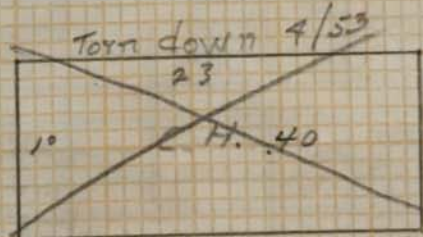
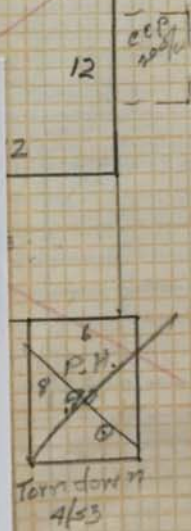
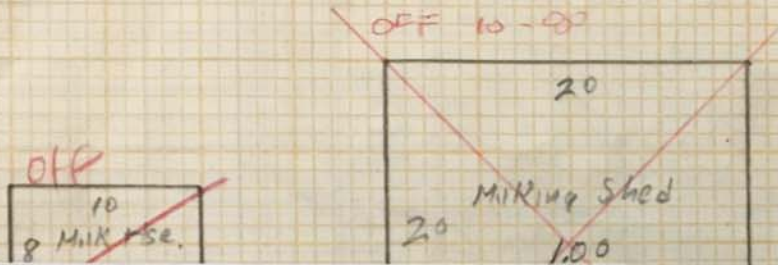
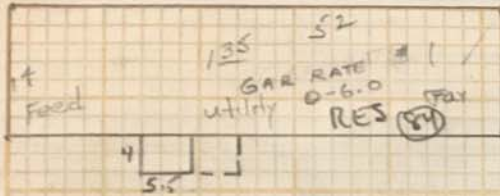
MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Doors	Floor	Int.	Size
Garage								
Milking Shed	W	F	R	C		C	UF	20x20
Milk Hse	C	HT	H.T.	CS		C		8x10
#1	C	F	R	C-3	0	CON.		8x10
CH	MIS	F	Paper	Comp		D		
Basement								
Walks								
Drive Way								
Fence								
Sprinklers								
Pressure Sys.		1/4 HP		1/2 - SUBMERSIBLE				
Gar. Door		Hinge		Sliding		O. H.	Wood	Aluminum

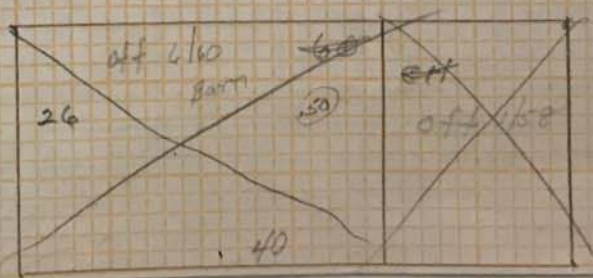
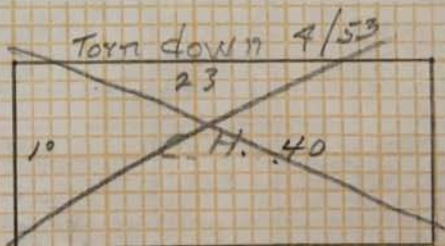
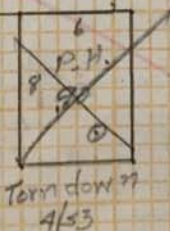
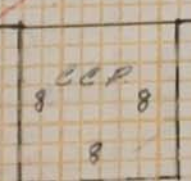
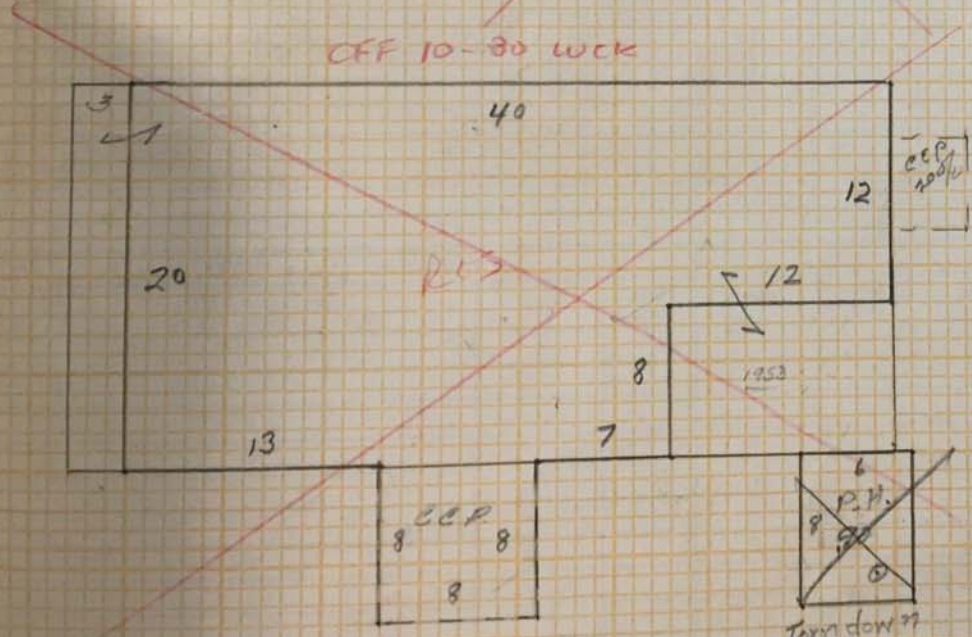
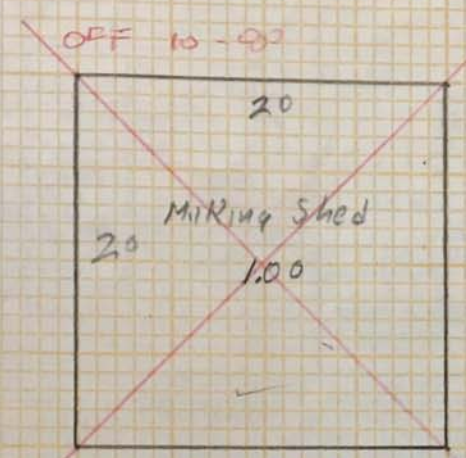
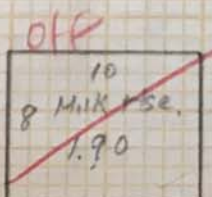
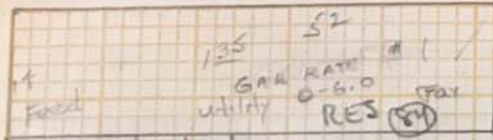
COMPUTATIONS

<del>Res 8x8 = 64</del>	<del>MH 8x10 = 80</del>
<del>20x10 = 200</del>	<del>CH 60x26 = 1560</del>
<del>12x12 = 144</del>	<del>41 14x52 = 728</del>
<del>8x12 = 96</del>	RES
<del>864</del>	<del>utility 4x4 = 728</del>
<del>Shed 20x20 = 400</del>	
<del>100</del>	RES 20x43 = 860
<del>Other 6x6 = 48</del>	
<del>90</del>	CCP 8x8 = 64
<del>CH 10x27 = 270</del>	
<del>80</del>	
Phys 175.00	

0.50 750  
 0.996 x 900 = 270  
 1020







MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Doors	Floor	Int.	Size
Garage								
Milking Shed	W	F	R	C		C	UF	20x20
MILK HSE	C	H.T	H.T.	CS		C		8x10
#1	C	Fy	R	C-S	0	CONC		PARTIAL 14x12 RAISE BUILDING
CH	MS	R	Paper	Comp		D		
Basement								
Walks								
Drive Way								
Fence								
Sprinklers								
Pressure Sys.	1/4 HP			1/2 - SURMOUNTABLE				
Gar. Door		Hinge		Sliding		O. H.	Wood	Aluminum

COMPUTATIONS

<del>Res 5x8 = 40</del>	<del>MH 8x10 = 80</del>
<del>25x10 = 250</del>	<del>CH 60x26 = 1560</del>
<del>12x12 = 144</del>	<del>#1 14x52 = 728</del>
<del>8x12 = 96</del>	RES
<del>864</del>	<del>utility 14x52 = 728</del>
<del>Shed 20x20 = 400</del>	
<del>100</del>	RES 20x43 = 860
<del>Alley 6x8 = 48</del>	
<del>190</del>	CCP 8x8 = 64
<del>CH 10x23 = 230</del>	
<del>40</del>	
<del>P.Sys 175100</del>	

0.50 750  
0.986 x 300 = 270  
1020

# **APPENDIX C**

*Regulatory Records Documentation (with EDR Database)*

**Wilborn Property**

410 and 472 North Airport Way  
Manteca, CA 95337

Inquiry Number: 5165925.2s  
January 23, 2018

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

410 AND 472 NORTH AIRPORT WAY  
MANTECA, CA 95337

#### COORDINATES

Latitude (North): 37.8034190 - 37° 48' 12.30"  
Longitude (West): 121.2512270 - 121° 15' 4.41"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 653956.4  
UTM Y (Meters): 4185239.5  
Elevation: 24 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5640064 LATHROP, CA  
Version Date: 2012  
  
East Map: 5640398 MANTECA, CA  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140628  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 410 AND 472 NORTH AIRPORT WAY  
 MANTECA, CA 95337

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">1</a>	JOHN ROSSI HAY CO	511 N AIRPORT	AST	Higher	504, 0.095, NNW
<a href="#">2</a>	SATELLITE HOUSING	280 AND 282 N. AIRPO	ENVIROSTOR, VCP	Higher	575, 0.109, SSE
<a href="#">A3</a>	TED PETERS TRUCKING	1985 YOSEMITE AVE W	LUST, SLIC, HIST CORTESE	Higher	1558, 0.295, SSE
<a href="#">A4</a>	TED PETERS TRUCKING	1985 W YOSEMITE	SLIC, SWEEPS UST, CA FID UST	Higher	1558, 0.295, SSE
<a href="#">B5</a>	FRANK'S ONE STOP	2072 YOSEMITE AVE W	LUST, HIST CORTESE	Higher	1733, 0.328, South
<a href="#">B6</a>	GO GREEN RECYCLING I	2066 W YOSEMITE AVE	SWRCY, NPDES	Higher	1952, 0.370, South
<a href="#">C7</a>	MANTECA USD	2901 E LOUIS AVE	RCRA-SQG, ENVIROSTOR, SCH, FINDS, ECHO	Higher	3174, 0.601, NNW
<a href="#">C8</a>	OXYCHEM-LATHROP	2715 E LOUISE AVE	RESPONSE, ENVIROSTOR, HIST Cal-Sites	Higher	3254, 0.616, NW
<a href="#">9</a>	LAGUE SALES	2112 EAST LOUISE AVE	RESPONSE, ENVIROSTOR, SLIC, HIST Cal-Sites, LIENS,...	Lower	4112, 0.779, WNW
<a href="#">10</a>	QUICK STOP #121	1196 LOUISE AVE W	LUST, HIST CORTESE, Notify 65	Higher	5092, 0.964, NE

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

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

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

### ***Federal RCRA 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***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

### **Federal ERNS list**

ERNS..... Emergency Response Notification System

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

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

### **State and tribal leaking storage tank lists**

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### **State and tribal registered storage tank lists**

FEMA UST..... Underground Storage Tank Listing

UST..... Active UST Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

### **State and tribal voluntary cleanup sites**

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **State and tribal Brownfields sites**

BROWNFIELDS..... Considered Brownfields Sites Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

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

### **Local Lists of Landfill / Solid Waste Disposal Sites**

WMUDS/SWAT..... Waste Management Unit Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

IHS OPEN DUMPS..... Open Dumps on Indian Land

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL..... Delisted National Clandestine Laboratory Register

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... National Clandestine Laboratory Register

### **Local Lists of Registered Storage Tanks**

SWEEPS UST..... SWEEPS UST Listing

## EXECUTIVE SUMMARY

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

### **Local Land Records**

LIENS..... Environmental Liens Listing  
LIENS 2..... CERCLA Lien Information  
DEED..... Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing  
SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
ICIS..... Integrated Compliance Information System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
US MINES..... Mines Master Index File  
ABANDONED MINES..... Abandoned Mines  
FINDS..... Facility Index System/Facility Registry System  
UXO..... Unexploded Ordnance Sites  
ECHO..... Enforcement & Compliance History Information



## EXECUTIVE SUMMARY

DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical 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.

## EXECUTIVE SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

#### ***State- and tribal - equivalent NPL***

RESPONSE: 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.

A review of the RESPONSE list, as provided by EDR, has revealed that there are 2 RESPONSE sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>OXYCHEM-LATHROP</b> Database: RESPONSE, Date of Government Version: 10/30/2017 Status: Refer: RWQCB Facility Id: 39280005	<b>2715 E LOUISE AVE</b>	<b>NW 1/2 - 1 (0.616 mi.)</b>	<b>C8</b>	<b>39</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAGUE SALES</b> Database: RESPONSE, Date of Government Version: 10/30/2017 Status: Certified Facility Id: 39510031	<b>2112 EAST LOUISE AVE</b>	<b>WNW 1/2 - 1 (0.779 mi.)</b>	<b>9</b>	<b>46</b>

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/30/2017 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SATELLITE HOUSING</b> Facility Id: 60000626 Status: Inactive - Action Required	<b>280 AND 282 N. AIRPO</b>	<b>SSE 0 - 1/8 (0.109 mi.)</b>	<b>2</b>	<b>8</b>
<b>MANTECA USD</b> Facility Id: 60001277 Status: No Further Action	<b>2901 E LOUIS AVE</b>	<b>NNW 1/2 - 1 (0.601 mi.)</b>	<b>C7</b>	<b>34</b>
<b>OXYCHEM-LATHROP</b> Facility Id: 39280005 Status: Refer: RWQCB	<b>2715 E LOUISE AVE</b>	<b>NW 1/2 - 1 (0.616 mi.)</b>	<b>C8</b>	<b>39</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAGUE SALES</b>	<b>2112 EAST LOUISE AVE</b>	<b>WNW 1/2 - 1 (0.779 mi.)</b>	<b>9</b>	<b>46</b>

## EXECUTIVE SUMMARY

Facility Id: 39510031  
 Status: Certified

### **State and tribal leaking storage tank lists**

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TED PETERS TRUCKING</b> Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 12/11/2017 Status: Completed - Case Closed Status: Case Closed Global Id: T0607700217	<b>1985 YOSEMITE AVE W</b>	<b>SSE 1/4 - 1/2 (0.295 mi.)</b>	<b>A3</b>	<b>11</b>
<b>FRANK'S ONE STOP</b> Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 12/11/2017 Status: Open - Verification Monitoring Status: Leak being confirmed Global Id: T0607700558	<b>2072 YOSEMITE AVE W</b>	<b>S 1/4 - 1/2 (0.328 mi.)</b>	<b>B5</b>	<b>14</b>

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TED PETERS TRUCKING</b> Database: SLIC REG 5, Date of Government Version: 04/01/2005	<b>1985 YOSEMITE AVE W</b>	<b>SSE 1/4 - 1/2 (0.295 mi.)</b>	<b>A3</b>	<b>11</b>
<b>TED PETERS TRUCKING</b> Database: SLIC, Date of Government Version: 12/11/2017 Facility Status: Open - Remediation Global Id: SL372563620	<b>1985 W YOSEMITE</b>	<b>SSE 1/4 - 1/2 (0.295 mi.)</b>	<b>A4</b>	<b>12</b>

### **State and tribal registered storage tank lists**

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 07/06/2016 has revealed that there is 1 AST

## EXECUTIVE SUMMARY

site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHN ROSSI HAY CO	511 N AIRPORT	NNW 0 - 1/8 (0.095 mi.)	1	8

### **State and tribal voluntary cleanup sites**

VCP: 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.

A review of the VCP list, as provided by EDR, and dated 10/30/2017 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SATELLITE HOUSING</b> Status: Inactive - Action Required Facility Id: 60000626	<b>280 AND 282 N. AIRPO</b>	<b>SSE 0 - 1/8 (0.109 mi.)</b>	<b>2</b>	<b>8</b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GO GREEN RECYCLING I</b> Cert Id: RC14783	<b>2066 W YOSEMITE AVE</b>	<b>S 1/4 - 1/2 (0.370 mi.)</b>	<b>B6</b>	<b>31</b>

#### **Local Lists of Hazardous waste / Contaminated Sites**

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there are 2 HIST Cal-Sites sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>OXYCHEM-LATHROP</b>	<b>2715 E LOUISE AVE</b>	<b>NW 1/2 - 1 (0.616 mi.)</b>	<b>C8</b>	<b>39</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAGUE SALES</b>	<b>2112 EAST LOUISE AVE</b>	<b>WNW 1/2 - 1 (0.779 mi.)</b>	<b>9</b>	<b>46</b>

## EXECUTIVE SUMMARY

### ***Other Ascertainable Records***

CA BOND EXP. 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.

A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN 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>
<b>LAGUE SALES</b>	<b>2112 EAST LOUISE AVE</b>	<b>WNW 1/2 - 1 (0.779 mi.)</b>	<b>9</b>	<b>46</b>

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TED PETERS TRUCKING</b> Reg Id: 390295	<b>1985 YOSEMITE AVE W</b>	<b>SSE 1/4 - 1/2 (0.295 mi.)</b>	<b>A3</b>	<b>11</b>
<b>FRANK'S ONE STOP</b> Reg Id: 390720	<b>2072 YOSEMITE AVE W</b>	<b>S 1/4 - 1/2 (0.328 mi.)</b>	<b>B5</b>	<b>14</b>

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 12/14/2017 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>QUICK STOP #121</b>	<b>1196 LOUISE AVE W</b>	<b>NE 1/2 - 1 (0.964 mi.)</b>	<b>10</b>	<b>59</b>

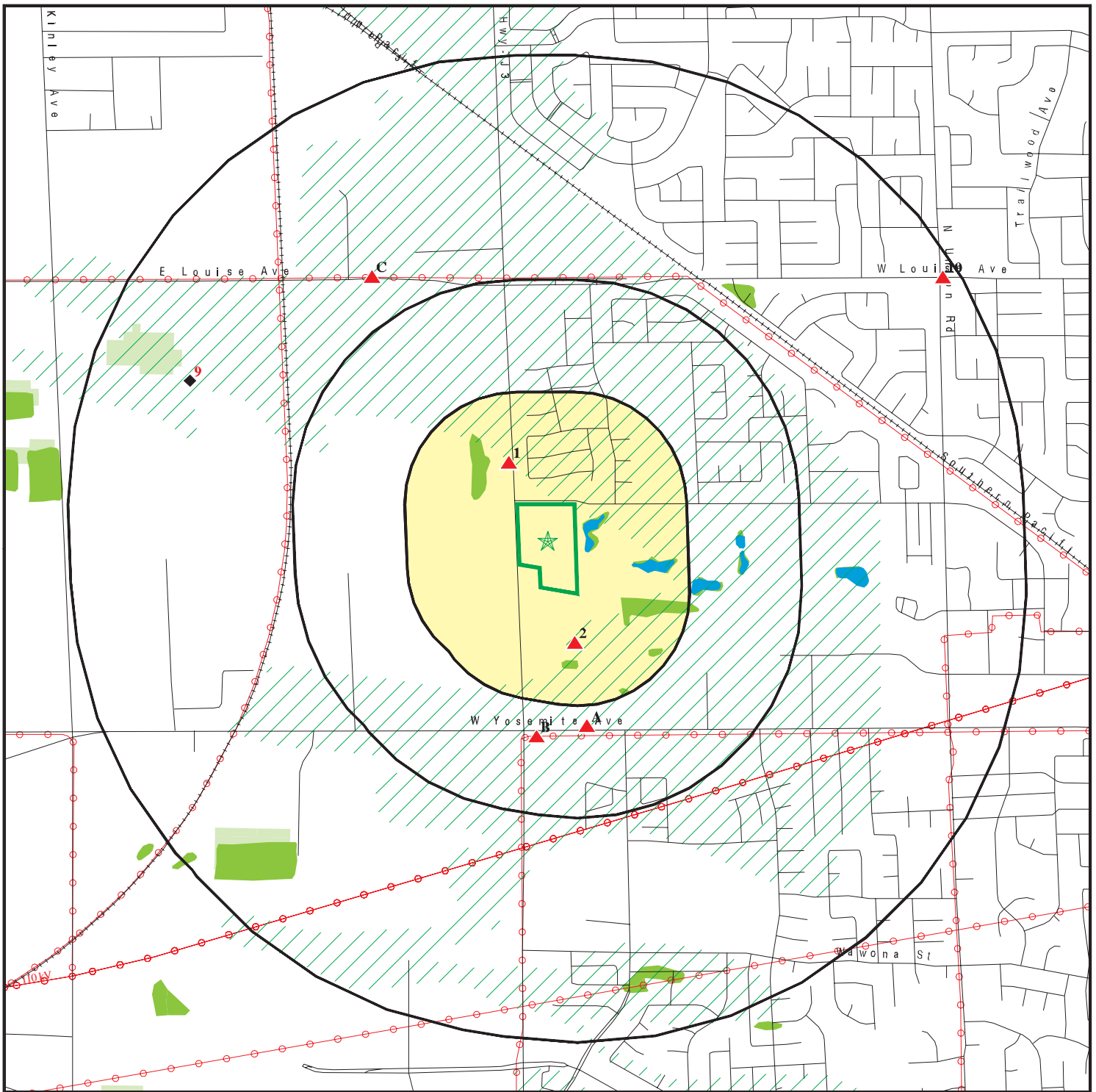


## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 7 records.

<u>Site Name</u>	<u>Database(s)</u>
	CDL
	CDL
	CDL
	CDL
	CDL
CENTER POINT PROPERTY INC	HAZNET
SPRECKELS SUGAR COMPANY, INC.	ENVIROSTOR

# OVERVIEW MAP - 5165925.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

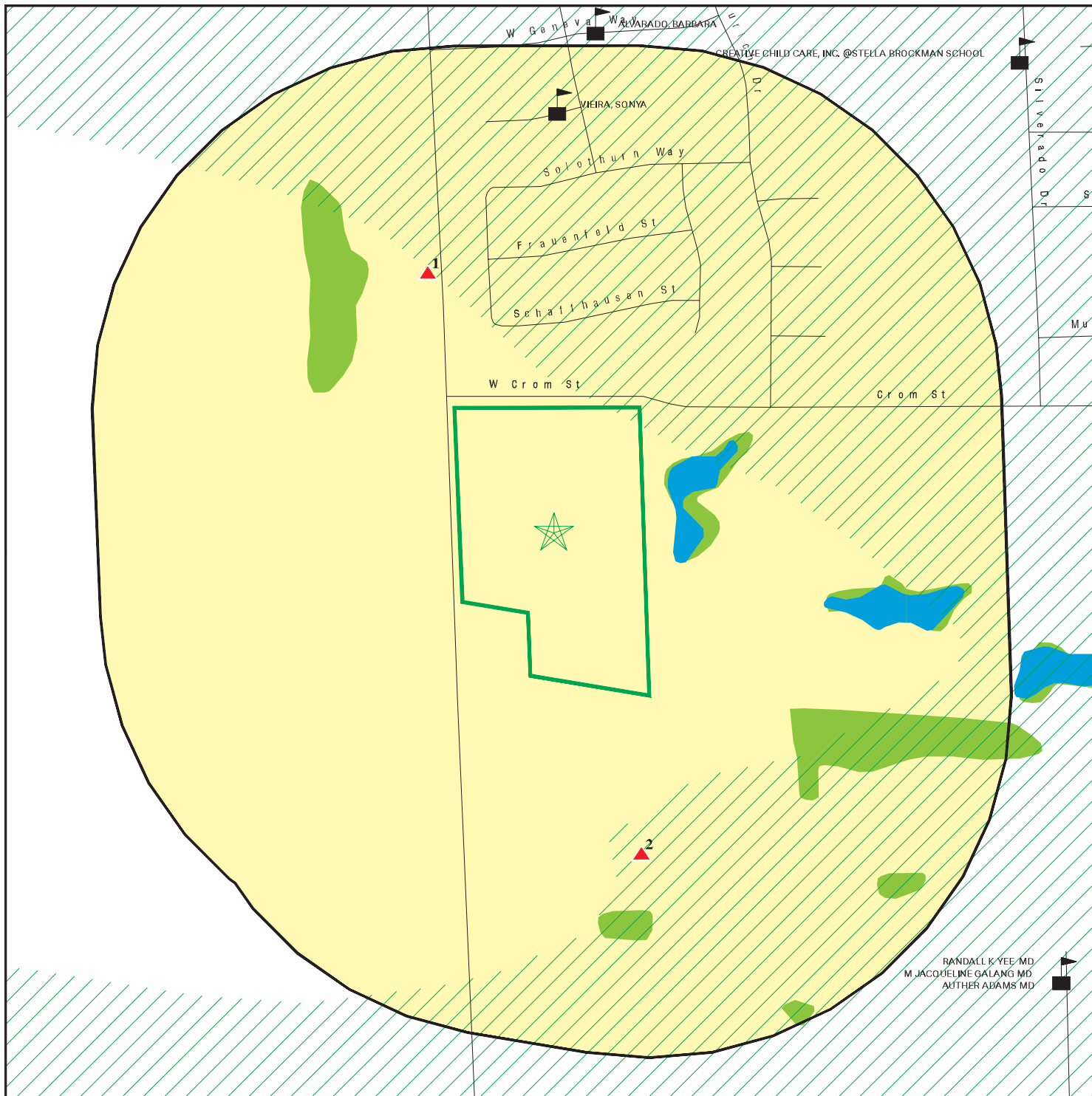
Areas of Concern






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: Wilborn Property  
 ADDRESS: 410 and 472 North Airport Way  
 Manteca CA 95337  
 LAT/LONG: 37.803419 / 121.251227

CLIENT: Advanced GeoEnvironmental, Inc.  
 CONTACT: Diane Becker  
 INQUIRY #: 5165925.2S  
 DATE: January 23, 2018 1:38 pm

# DETAIL MAP - 5165925.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

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

SITE NAME: Wilborn Property  
 ADDRESS: 410 and 472 North Airport Way  
 Manteca CA 95337  
 LAT/LONG: 37.803419 / 121.251227

CLIENT: Advanced GeoEnvironmental, Inc.  
 CONTACT: Diane Becker  
 INQUIRY #: 5165925.2s  
 DATE: January 23, 2018 1:39 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	2	NR	2
<b><i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i></b>								
ENVIROSTOR	1.000		1	0	0	3	NR	4
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	2	NR	NR	2

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	2	NR	NR	2
<b><i>State and tribal registered storage tank lists</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>State and tribal voluntary cleanup sites</i></b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		1	0	0	NR	NR	1
<b><i>State and tribal Brownfields sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	2	NR	2
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b><i>Local Lists of Registered Storage Tanks</i></b>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	0.001		0	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0



MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**1**  
**NNW**  
**< 1/8**  
**0.095 mi.**  
**504 ft.**

**JOHN ROSSI HAY CO**  
**511 N AIRPORT**  
**MANTECA, CA**

**AST**    **A100324124**  
**N/A**

**Relative:**  
**Higher**

AST:

**Actual:**  
**25 ft.**

Certified Unified Program Agencies: San Joaquin  
Owner: JOHN ROSSI  
Total Gallons: 7,400  
CERSID: Not reported  
Facility ID: Not reported  
Business Name: Not reported  
Phone: Not reported  
Fax: Not reported  
Mailing Address: Not reported  
Mailing Address City: Not reported  
Mailing Address State: Not reported  
Mailing Address Zip Code: Not reported  
Operator Name: Not reported  
Operator Phone: Not reported  
Owner Phone: Not reported  
Owner Mail Address: Not reported  
Owner State: Not reported  
Owner Zip Code: Not reported  
Owner Country: Not reported  
Property Owner Name: Not reported  
Property Owner Phone: Not reported  
Property Owner Mailing Address: Not reported  
Property Owner City: Not reported  
Property Owner Stat : Not reported  
Property Owner Zip Code: Not reported  
Property Owner Country: Not reported  
EPAID: Not reported

**2**  
**SSE**  
**< 1/8**  
**0.109 mi.**  
**575 ft.**

**SATELLITE HOUSING**  
**280 AND 282 N. AIRPORT**  
**MANTECA, CA 95337**

**ENVIROSTOR**    **S108484761**  
**VCP**            **N/A**

**Relative:**  
**Higher**

ENVIROSTOR:

**Actual:**  
**26 ft.**

Facility ID: 60000626  
Status: Inactive - Action Required  
Status Date: 03/16/2009  
Site Code: 101875  
Site Type: Voluntary Cleanup  
Site Type Detailed: Voluntary Cleanup  
Acres: 3.2  
NPL: NO  
Regulatory Agencies: SMBRP, SAN JOAQUIN COUNTY  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Fernando A. Amador  
Division Branch: Cleanup Sacramento  
Assembly: 12  
Senate: 05  
Special Program: Voluntary Cleanup Program  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SATELLITE HOUSING (Continued)**

**S108484761**

Funding: Responsible Party  
Latitude: 37.80046  
Longitude: -121.2523  
APN: NONE SPECIFIED  
Past Use: PESTICIDE/INSECTIDE/RODENTICIDE STORAGE  
Potential COC: Chlordane  
Confirmed COC: Chlordane  
Potential Description: SOIL  
Alias Name: 110033610028  
Alias Type: EPA (FRS #)  
Alias Name: 101875  
Alias Type: Project Code (Site Code)  
Alias Name: 60000626  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Workplan  
Completed Date: 07/10/2007  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Report  
Completed Date: 10/28/2008  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 06/18/2007  
Comments: DTSC entered into a Voluntary Cleanup Agreement for oversight of preparation and implementation of a Removal Action workplan.

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

VCP:

Facility ID: 60000626  
Site Type: Voluntary Cleanup  
Site Type Detail: Voluntary Cleanup  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 3.2  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP, SAN JOAQUIN COUNTY  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Fernando A. Amador

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SATELLITE HOUSING (Continued)**

**S108484761**

Division Branch: Cleanup Sacramento  
Site Code: 101875  
Assembly: 12  
Senate: 05  
Special Programs Code: Voluntary Cleanup Program  
Status: Inactive - Action Required  
Status Date: 03/16/2009  
Restricted Use: NO  
Funding: Responsible Party  
Lat/Long: 37.80046 / -121.2523  
APN: NONE SPECIFIED  
Past Use: PESTICIDE/INSECTIDE/RODENTICIDE STORAGE  
Potential COC: 30004  
Confirmed COC: 30004  
Potential Description: SOIL  
Alias Name: 110033610028  
Alias Type: EPA (FRS #)  
Alias Name: 101875  
Alias Type: Project Code (Site Code)  
Alias Name: 60000626  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Workplan  
Completed Date: 07/10/2007  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Report  
Completed Date: 10/28/2008  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 06/18/2007  
Comments: DTSC entered into a Voluntary Cleanup Agreement for oversight of preparation and implementation of a Removal Action workplan.

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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A3** **TED PETERS TRUCKING**  
**SSE** **1985 YOSEMITE AVE W**  
**1/4-1/2** **MANTECA, CA 95336**  
**0.295 mi.**  
**1558 ft.** **Site 1 of 2 in cluster A**

**LUST** **S101302568**  
**SLIC** **N/A**  
**HIST CORTESE**

**Relative:**  
**Higher**

LUST:

**Actual:**  
**27 ft.**

Lead Agency: SAN JOAQUIN COUNTY  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0607700217](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607700217)  
Global Id: T0607700217  
Latitude: 37.798335  
Longitude: -121.249579  
Status: Completed - Case Closed  
Status Date: 09/30/2003  
Case Worker: Not reported  
RB Case Number: 390295  
Local Agency: Not reported  
File Location: Not reported  
Local Case Number: 1427  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

LUST:

Global Id: T0607700217  
Contact Type: Regional Board Caseworker  
Contact Name: Alan Buehler  
Organization Name: CENTRAL VALLEY RWQCB (REGION 5S)  
Address: 11020 SUN CENTER DRIVE #200  
City: RANCHO CORDOVA  
Email: alan.buehler@waterboards.ca.gov  
Phone Number: Not reported

LUST:

Global Id: T0607700217  
Action Type: ENFORCEMENT  
Date: 08/18/2000  
Action: Other Report - #8/18/2000

Global Id: T0607700217  
Action Type: ENFORCEMENT  
Date: 06/14/2001  
Action: Other Report - #6/14/2001

Global Id: T0607700217  
Action Type: Other  
Date: 10/17/1988  
Action: Leak Discovery

Global Id: T0607700217  
Action Type: ENFORCEMENT  
Date: 06/09/2000  
Action: Other Report - #6/9/2000

Global Id: T0607700217  
Action Type: Other  
Date: 10/19/1988  
Action: Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TED PETERS TRUCKING (Continued)**

**S101302568**

LUST:

Global Id: T0607700217  
Status: Open - Case Begin Date  
Status Date: 10/17/1988

Global Id: T0607700217  
Status: Open - Site Assessment  
Status Date: 07/30/1997

Global Id: T0607700217  
Status: Completed - Case Closed  
Status Date: 09/30/2003

LUST REG 5:

Region: 5  
Status: Case Closed  
Case Number: 390295  
Case Type: Drinking Water Aquifer affected  
Substance: GASOLINE  
Staff Initials: JLB  
Lead Agency: Local  
Program: LUST  
MTBE Code: 1

SLIC REG 5:

Region: 5  
Facility Status: RI  
Unit: Facility is a Spill or site  
Pollutant: TPH-d, g, MTBE, VOC  
Lead Agency: DLL  
Date Filed: / /  
Report Date: / /  
Date Added: Not reported  
Date Closed: Not reported

HIST CORTESE:

Region: CORTESE  
Facility County Code: 39  
Reg By: LTNKA  
Reg Id: 390295

A4  
SSE  
1/4-1/2  
0.295 mi.  
1558 ft.

**TED PETERS TRUCKING COMPANY**  
**1985 W YOSEMITE**  
**MANTECA, CA 95336**  
**Site 2 of 2 in cluster A**

**SLIC S101592719**  
**SWEEPS UST N/A**  
**CA FID UST**

Relative:  
Higher

SLIC:

Region: STATE  
Facility Status: **Open - Remediation**  
Status Date: 08/01/2009  
Global Id: SL372563620  
Lead Agency: CENTRAL VALLEY RWQCB (REGION 5S)  
Lead Agency Case Number: Not reported  
Latitude: 37.7983530815636

Actual:  
27 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TED PETERS TRUCKING COMPANY (Continued)**

**S101592719**

Longitude: -121.249666213989  
Case Type: Cleanup Program Site  
Case Worker: GKR  
Local Agency: Not reported  
RB Case Number: SL372563620  
File Location: Regional Board  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: \* Volatile Organic Compounds (VOC), \* Petroleum - Diesel fuels, \* Petroleum - Automotive gasolines  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**SWEEPS UST:**

Status: Active  
Comp Number: 1427  
Number: 1  
Board Of Equalization: 44-024688  
Referral Date: 05-28-92  
Action Date: 05-28-92  
Created Date: 07-11-88  
Owner Tank Id: 001  
SWRCB Tank Id: 39-000-001427-000001  
Tank Status: A  
Capacity: 10000  
Active Date: 05-28-92  
Tank Use: M.V. FUEL  
STG: P  
Content: REG UNLEADED  
Number Of Tanks: 1

**CA FID UST:**

Facility ID: 39000228  
Regulated By: UTNKA  
Regulated ID: Not reported  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 2098584138  
Mail To: Not reported  
Mailing Address: P O BOX 831  
Mailing Address 2: Not reported  
Mailing City,St,Zip: MANTECA 95336  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**B5**  
**South**  
**1/4-1/2**  
**0.328 mi.**  
**1733 ft.**

**FRANK'S ONE STOP**  
**2072 YOSEMITE AVE W**  
**MANTECA, CA 95336**  
**Site 1 of 2 in cluster B**

**LUST** **S101302569**  
**HIST CORTESE** **N/A**

**Relative:**  
**Higher**

LUST:

**Actual:**  
**27 ft.**

Lead Agency: CENTRAL VALLEY RWQCB (REGION 5S)  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0607700558](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607700558)  
Global Id: T0607700558  
Latitude: 37.797031673  
Longitude: -121.2519299  
Status: Open - Verification Monitoring  
Status Date: 10/29/2012  
Case Worker: AMB  
RB Case Number: 390720  
Local Agency: Not reported  
File Location: Regional Board  
Local Case Number: 1426  
Potential Media Affect: Well used for drinking water supply  
Potential Contaminants of Concern: Benzene, Ethylbenzene, Gasoline, MTBE / TBA / Other Fuel Oxygenates, Toluene, Xylene  
Site History: The case was opened following an unauthorized release from an underground storage tank system at the subject site. Corrective action is underway as directed by the CVRWQCB. Corrective action may consist of preliminary site investigation, planning and implementation of remedial action, verification monitoring, or a combination thereof. A summary of the site history is available by clicking on either the "Cleanup Status History", "Regulatory Activities" or the "Site Maps/Documents" tab. For a complete site history the case file at the CVRWQCB should be consulted.

LUST:

Global Id: T0607700558  
Contact Type: Regional Board Caseworker  
Contact Name: ALAN M. BUEHLER  
Organization Name: CENTRAL VALLEY RWQCB (REGION 5S)  
Address: 11020 Sun Center Dr  
City: RANCHO CORDOVA  
Email: alan.buehler@waterboards.ca.gov  
Phone Number: 9164644615

LUST:

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/29/2010  
Action: Site Visit / Inspection / Sampling

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/30/2014  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/30/2014  
Action: Monitoring Report - Quarterly

Global Id: T0607700558

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Action Type: RESPONSE  
Date: 05/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/01/2005  
Action: Electronic Reporting Submittal Due

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 05/13/2013  
Action: Staff Letter

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 03/20/2003  
Action: \* Referral to Regional Board or Another State Agency - #56874

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 04/09/2003  
Action: \* Referral to Regional Board or Another State Agency - #56882

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2009  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2010  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2011  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/01/2008  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/01/2009  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/04/2004  
Action: Staff Letter - #13

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 11/27/2006



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Action: Meeting - #29

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 11/17/2006  
Action: Staff Letter - #28

Global Id: T0607700558  
Action Type: REMEDIATION  
Date: 10/06/2000  
Action: Pump & Treat (P&T) Groundwater

Global Id: T0607700558  
Action Type: REMEDIATION  
Date: 01/01/2003  
Action: Monitored Natural Attenuation

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 02/05/2007  
Action: Staff Letter - #35

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 04/24/2007  
Action: Technical Correspondence / Assistance / Other - #36

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/01/2007  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 09/08/2006  
Action: Unknown

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/22/2006  
Action: Verbal Communication

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/24/2006  
Action: Staff Letter - #26

Global Id: T0607700558  
Action Type: Other  
Date: 06/01/1998  
Action: Leak Stopped

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/30/2008  
Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id:	T0607700558
Action Type:	RESPONSE
Date:	04/01/2005
Action:	Electronic Reporting Submittal Due
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	07/01/2005
Action:	Electronic Reporting Submittal Due
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/21/2012
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	02/05/2013
Action:	Meeting
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	03/10/2015
Action:	Site Visit / Inspection / Sampling
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	09/22/2010
Action:	Verbal Communication
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	11/28/2012
Action:	Correspondence
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	12/07/2009
Action:	File review
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	09/25/2008
Action:	Verbal Enforcement
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	04/30/2015
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	12/27/2016
Action:	Other Report
Global Id:	T0607700558
Action Type:	ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 02/24/2016  
Action: Notification - Public Notice of ROD/RAP/CAP

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/01/2016  
Action: Letter - Notice

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/28/2016  
Action: Access Agreement

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/28/2007  
Action: Notice of Public Hearing / Board Action - #41

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/21/2007  
Action: Technical Correspondence / Assistance / Other - #38

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/30/2006  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/03/2007  
Action: Notice of Public Hearing / Board Action - #47

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 11/06/2007  
Action: Verbal Communication - #44

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/23/2012  
Action: Site Visit / Inspection / Sampling

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/30/2006  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2006  
Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id:	T0607700558
Action Type:	RESPONSE
Date:	11/01/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	02/01/2010
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	08/01/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	07/30/2011
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	06/26/2012
Action:	Staff Letter
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	04/09/2003
Action:	* Verbal Communication - #56882
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	12/31/2005
Action:	Administrative Civil Liabilities Complaint - #21
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/16/2004
Action:	Notice of Violation - #16
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	10/29/2003
Action:	Staff Letter - #6
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	08/18/2003
Action:	Clean-up and Abatement Order - #CAO # R5-2003-0713
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	09/22/2003
Action:	Staff Letter - #4
Global Id:	T0607700558
Action Type:	ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 10/28/2003  
Action: Staff Letter - #5

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 02/03/2004  
Action: Staff Letter - #8

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/31/2003  
Action: Staff Letter - #7

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 07/26/2004  
Action: Meeting - #12

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 03/12/2004  
Action: Meeting - #9

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/01/2004  
Action: Staff Letter - #14

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 04/25/2005  
Action: Site Visit / Inspection / Sampling - #18

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/08/2006  
Action: Staff Letter - #23

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/03/2006  
Action: Staff Letter - #22

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 01/30/2015  
Action: Meeting

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/20/2006  
Action: Staff Letter - #25

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 03/20/2007  
Action: Meeting - #31



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	03/14/2007
Action:	Staff Letter - #32
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	05/07/2007
Action:	Staff Letter - #34
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	05/03/2007
Action:	Staff Letter - #37
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	08/21/2007
Action:	Technical Correspondence / Assistance / Other - #39
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	01/23/2008
Action:	Technical Correspondence / Assistance / Other - #49
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/27/2007
Action:	Technical Correspondence / Assistance / Other - #45
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	07/30/2013
Action:	Monitoring Report - Quarterly - Regulator Responded
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	02/11/2011
Action:	Site Visit / Inspection / Sampling
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	08/26/2015
Action:	Meeting
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	09/16/2004
Action:	Correspondence
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	09/15/2003
Action:	Other Workplan
Global Id:	T0607700558
Action Type:	RESPONSE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 09/30/2005  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2006  
Action: Electronic Reporting Submittal Due

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2006  
Action: Electronic Reporting Submittal Due

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/01/2006  
Action: Electronic Reporting Submittal Due

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 09/21/2006  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 06/01/2006  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/15/2012  
Action: Correspondence

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/19/2012  
Action: Staff Letter

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 12/13/2006  
Action: Other Workplan

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2007  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 12/03/2015  
Action: Correspondence

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/21/2007  
Action: Technical Correspondence / Assistance / Other - #40

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/01/2005  
Action: Correspondence

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 05/17/2005  
Action: Site Visit / Inspection / Sampling - #20

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/31/2007  
Action: Technical Correspondence / Assistance / Other - #42

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/10/2016  
Action: Access Agreement

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 07/30/2012  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/31/2012  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: Other  
Date: 05/20/1992  
Action: Leak Reported

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/30/2004  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 06/29/2004  
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0607700558  
Action Type: ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 05/15/2012  
Action: Staff Letter

Global Id: T0607700558  
Action Type: Other  
Date: 05/19/1992  
Action: Leak Began

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/30/2015  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/02/2008  
Action: Staff Letter

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 02/24/2016  
Action: Notification - Public Notice of ROD/RAP/CAP

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 02/16/2016  
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 11/04/2015  
Action: Staff Letter

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 01/12/2011  
Action: Meeting

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 05/27/2007  
Action: Staff Letter - #33

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 02/24/2003  
Action: Site Visit / Inspection / Sampling - #2

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 04/03/2003  
Action: \* Historical Enforcement - #56882

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/30/2012  
Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id:	T0607700558
Action Type:	RESPONSE
Date:	07/23/2012
Action:	Correspondence
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	09/01/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0607700558
Action Type:	RESPONSE
Date:	12/03/2007
Action:	Verbal Communication
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	03/30/2009
Action:	Site Visit / Inspection / Sampling
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	03/30/2004
Action:	Site Visit / Inspection / Sampling - #10
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	05/18/2004
Action:	Staff Letter - #11
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/16/2004
Action:	* Historical Enforcement - #15
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/16/2004
Action:	* Historical Enforcement - #17
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	11/01/2007
Action:	Technical Correspondence / Assistance / Other - #43
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	10/11/2006
Action:	Staff Letter - #24
Global Id:	T0607700558
Action Type:	ENFORCEMENT
Date:	10/07/2009
Action:	File review
Global Id:	T0607700558
Action Type:	ENFORCEMENT



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 11/28/2006  
Action: Staff Letter - #30

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/18/2007  
Action: Technical Correspondence / Assistance / Other - #48

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 11/27/2007  
Action: Technical Correspondence / Assistance / Other - #46

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/13/2013  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2005  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 12/01/2005  
Action: Correspondence

Global Id: T0607700558  
Action Type: REMEDIATION  
Date: 12/20/2001  
Action: Soil Vapor Extraction (SVE)

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 07/30/2014  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/04/2008  
Action: Preparation of Agenda Item

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 08/16/2013  
Action: Staff Letter

Global Id: T0607700558  
Action Type: Other  
Date: 05/19/1992  
Action: Leak Discovery

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 03/23/2012  
Action: Correspondence - Regulator Responded

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/30/2012  
Action: Monitoring Report - Quarterly - Regulator Responded

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/30/2013  
Action: Monitoring Report - Quarterly - Regulator Responded

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/29/2007  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/30/2007  
Action: Other Workplan

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/01/2007  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2008  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 08/01/2007  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 03/22/2011  
Action: Site Visit / Inspection / Sampling

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/25/2014  
Action: Correspondence

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 03/08/2005  
Action: Site Visit / Inspection / Sampling - #19

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/04/2016  
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0607700558  
Action Type: RESPONSE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 12/27/2007  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/06/2007  
Action: Verbal Communication

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2006  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 05/01/2006  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 12/18/2007  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 11/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 03/01/2006  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 06/01/2006  
Action: Correspondence

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 03/01/2006  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/30/2012  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/19/2013  
Action: Meeting

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 02/01/2009  
Action: Monitoring Report - Quarterly

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/30/2013  
Action: Monitoring Report - Quarterly - Regulator Responded

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/31/2007  
Action: Other Report / Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 06/30/2014  
Action: Fact Sheets - Public Participation

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/01/2010  
Action: Notice of Public Hearing / Board Action

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 07/30/2015  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 09/02/2016  
Action: Notification - Public Participation Document

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/30/2013  
Action: Monitoring Report - Quarterly - Regulator Responded

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 04/15/2013  
Action: Other Report / Document - Regulator Responded

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 06/14/2011  
Action: Site Visit / Inspection / Sampling

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 07/08/2010  
Action: Meeting

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 12/01/2005  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Date: 03/20/2003  
Action: \* Historical Enforcement - #56874

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/18/2016  
Action: Access Agreement

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 12/04/2015  
Action: Staff Letter

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 01/30/2014  
Action: Monitoring Report - Quarterly - Regulator Responded

Global Id: T0607700558  
Action Type: RESPONSE  
Date: 10/30/2011  
Action: Monitoring Report - Quarterly

Global Id: T0607700558  
Action Type: ENFORCEMENT  
Date: 10/13/2006  
Action: Notice of Public Hearing / Board Action - #27

**LUST:**

Global Id: T0607700558  
Status: Open - Case Begin Date  
Status Date: 05/19/1992

Global Id: T0607700558  
Status: Open - Site Assessment  
Status Date: 05/20/1992

Global Id: T0607700558  
Status: Open - Site Assessment  
Status Date: 10/08/1999

Global Id: T0607700558  
Status: Open - Site Assessment  
Status Date: 12/01/1999

Global Id: T0607700558  
Status: Open - Site Assessment  
Status Date: 06/16/2000

Global Id: T0607700558  
Status: Open - Remediation  
Status Date: 10/02/2000

Global Id: T0607700558  
Status: Open - Verification Monitoring  
Status Date: 01/01/2004



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FRANK'S ONE STOP (Continued)**

**S101302569**

Global Id: T0607700558  
Status: Open - Remediation  
Status Date: 10/18/2012  
  
Global Id: T0607700558  
Status: Open - Verification Monitoring  
Status Date: 10/29/2012

LUST REG 5:  
Region: 5  
Status: Leak being confirmed  
Case Number: 390720  
Case Type: Drinking water wells have been affected  
Substance: GASOLINE  
Staff Initials: JLB  
Lead Agency: Regional  
Program: LUST  
MTBE Code: 5

HIST CORTESE:  
Region: CORTESE  
Facility County Code: 39  
Reg By: LTNKA  
Reg Id: 390720

**B6**  
**South**  
**1/4-1/2**  
**0.370 mi.**  
**1952 ft.**

**GO GREEN RECYCLING INC**  
**2066 W YOSEMITE AVE**  
**MANTECA, CA 95337**  
**Site 2 of 2 in cluster B**

**SWRCY S110326837**  
**NPDES N/A**

**Relative:**  
**Higher**

SWRCY:  
Reg Id: 54945  
Cert Id: RC14783  
Mailing Address: 2631 Amatchi Ct  
Mailing City: Tracy  
Mailing State: CA  
Mailing Zip Code: 95304  
Website: Not reported  
Email: gogreenrecyclers@yahoo.com  
Phone Number: (209) 545-4560  
Grand Father: N  
Rural: N  
Operation Begin Date: 06/12/2010  
Aluminium: Y  
Glass: Y  
Plastic: Y  
Bimetal: Y  
Agency: N/A  
Monday Hours Of Operation: 9:00 am - 4:45 pm  
Tuesday Hours Of Operation: 9:00 am - 4:45 pm  
Wednesday Hours Of Operation: 9:00 am - 4:45 pm  
Thursday Hours Of Operation: 9:00 am - 4:45 pm  
Friday Hours Of Operation: 9:00 am - 4:45 pm  
Saturday Hours Of Operation: 10:00 am - 3:45 pm  
Sunday Hours Of Operation: 10:00 am - 3:45 pm

**Actual:**  
**27 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GO GREEN RECYCLING INC (Continued)**

**S110326837**

Organization ID: 34058  
Organization Name: Go Green Recycling Inc

**NPDES:**

Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 5S  
Regulatory Measure Id: 484897  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 5S39I027255  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 07/17/2017  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: Go Green Recycling Inc  
Discharge Address: 2214 Robindale Ave  
Discharge City: Stockton  
Discharge State: California  
Discharge Zip: 95205  
RECEIVED DATE: Not reported  
PROCESSED DATE: Not reported  
STATUS CODE NAME: Not reported  
STATUS DATE: Not reported  
PLACE SIZE: Not reported  
PLACE SIZE UNIT: Not reported  
FACILITY CONTACT NAME: Not reported  
FACILITY CONTACT TITLE: Not reported  
FACILITY CONTACT PHONE: Not reported  
FACILITY CONTACT PHONE EXT: Not reported  
FACILITY CONTACT EMAIL: Not reported  
OPERATOR NAME: Not reported  
OPERATOR ADDRESS: Not reported  
OPERATOR CITY: Not reported  
OPERATOR STATE: Not reported  
OPERATOR ZIP: Not reported  
OPERATOR CONTACT NAME: Not reported  
OPERATOR CONTACT TITLE: Not reported  
OPERATOR CONTACT PHONE: Not reported  
OPERATOR CONTACT PHONE EXT: Not reported  
OPERATOR CONTACT EMAIL: Not reported  
OPERATOR TYPE: Not reported  
DEVELOPER NAME: Not reported  
DEVELOPER ADDRESS: Not reported  
DEVELOPER CITY: Not reported  
DEVELOPER STATE: Not reported  
DEVELOPER ZIP: Not reported  
DEVELOPER CONTACT NAME: Not reported  
DEVELOPER CONTACT TITLE: Not reported  
CONSTYPE LINEAR UTILITY IND: Not reported  
EMERGENCY PHONE NO: Not reported  
EMERGENCY PHONE EXT: Not reported  
CONSTYPE ABOVE GROUND IND: Not reported  
CONSTYPE BELOW GROUND IND: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GO GREEN RECYCLING INC (Continued)**

**S110326837**

CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERCIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESCRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported
Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	5S
Regulatory Measure Id:	484897
Order No:	Not reported
Regulatory Measure Type:	Industrial
Place Id:	Not reported
WDID:	5S39I027255
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	06/26/2017
PROCESSED DATE:	07/17/2017
STATUS CODE NAME:	Active
STATUS DATE:	07/17/2017
PLACE SIZE:	.26
PLACE SIZE UNIT:	Acres
FACILITY CONTACT NAME:	FAWAD EBRAHIMI
FACILITY CONTACT TITLE:	PRESIDENT
FACILITY CONTACT PHONE:	209-462-8473
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	GOGREENRECYCLERS@YAHOO.COM
OPERATOR NAME:	Go Green Recycling Inc
OPERATOR ADDRESS:	2214 Robindale Ave
OPERATOR CITY:	Stockton
OPERATOR STATE:	California

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GO GREEN RECYCLING INC (Continued)**

**S110326837**

OPERATOR ZIP: 95205  
OPERATOR CONTACT NAME: FAWAD EBRAHIMI  
OPERATOR CONTACT TITLE: PRESIDENT  
OPERATOR CONTACT PHONE: 209-462-8473  
OPERATOR CONTACT PHONE EXT: Not reported  
OPERATOR CONTACT EMAIL: GOGREENRECYCLERS@YAHOO.COM  
OPERATOR TYPE: Private Business  
DEVELOPER NAME: Not reported  
DEVELOPER ADDRESS: Not reported  
DEVELOPER CITY: Not reported  
DEVELOPER STATE: California  
DEVELOPER ZIP: Not reported  
DEVELOPER CONTACT NAME: Not reported  
DEVELOPER CONTACT TITLE: Not reported  
CONSTYPE LINEAR UTILITY IND: Not reported  
EMERGENCY PHONE NO: Not reported  
EMERGENCY PHONE EXT: Not reported  
CONSTYPE ABOVE GROUND IND: Not reported  
CONSTYPE BELOW GROUND IND: Not reported  
CONSTYPE CABLE LINE IND: Not reported  
CONSTYPE COMM LINE IND: Not reported  
CONSTYPE COMMERTIAL IND: Not reported  
CONSTYPE ELECTRICAL LINE IND: Not reported  
CONSTYPE GAS LINE IND: Not reported  
CONSTYPE INDUSTRIAL IND: Not reported  
CONSTYPE OTHER DESCRIPTION: Not reported  
CONSTYPE OTHER IND: Not reported  
CONSTYPE RECONS IND: Not reported  
CONSTYPE RESIDENTIAL IND: Not reported  
CONSTYPE TRANSPORT IND: Not reported  
CONSTYPE UTILITY DESCRIPTION: Not reported  
CONSTYPE UTILITY IND: Not reported  
CONSTYPE WATER SEWER IND: Not reported  
DIR DISCHARGE USWATER IND: N  
RECEIVING WATER NAME: French Camp Slough  
CERTIFIER NAME: FAWAD EBRAHIMI  
CERTIFIER TITLE: PRESIDENT  
CERTIFICATION DATE: 26-JUN-17  
PRIMARY SIC: 5093-Scrap and Waste Materials  
SECONDARY SIC: Not reported  
TERTIARY SIC: Not reported

**C7  
NNW  
1/2-1  
0.601 mi.  
3174 ft.**

**MANTECA USD  
2901 E LOUIS AVE  
LATHROP, CA 95330  
Site 1 of 2 in cluster C**

**RCRA-SQG 1000397977  
ENVIROSTOR CAD980893556  
SCH  
FINDS  
ECHO**

**Relative:  
Higher**

RCRA-SQG:  
Date form received by agency: 09/01/1996  
Facility name: MANTECA USD  
Facility address: 2901 E LOUIS AVE  
LATHROP, CA 95330  
EPA ID: CAD980893556  
Mailing address: PO BOX 32  
MANTECA, CA 95336  
Contact: Not reported  
Contact address: Not reported

**Actual:  
24 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MANTECA USD (Continued)**

**1000397977**

Contact country: Not reported  
US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: Facility is not located on Indian land. Additional information is not known.  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: MANTECA USD  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: US  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: District  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: District  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MANTECA USD (Continued)**

**1000397977**

Historical Generators:

Date form received by agency: 10/14/1986  
Site name: MANTECA USD  
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: LDR - General  
Date violation determined: 03/03/1988  
Date achieved compliance: 04/27/1988  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/11/1988  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 03/03/1988  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: LDR - General  
Date achieved compliance: 04/27/1988  
Evaluation lead agency: State

ENVIROSTOR:

Facility ID: 60001277  
Status: No Further Action  
Status Date: 12/10/2010  
Site Code: 104678  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 3.64  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Jose Luevano  
Supervisor: Juan Koponen  
Division Branch: Northern California Schools & Santa Susana  
Assembly: 12  
Senate: 05  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 37.81405  
Longitude: -121.2575  
APN: NONE SPECIFIED  
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS  
Potential COC: Arsenic Chlordane DDD DDE DDT Toxaphene  
Confirmed COC: 30001-NO 30004-NO 30006-NO 30007-NO 30008-NO 31000-NO 30023-NO  
Potential Description: SOIL  
Alias Name: District Farm Project  
Alias Type: Alternate Name



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MANTECA USD (Continued)**

**1000397977**

Alias Name: 104678  
Alias Type: Project Code (Site Code)  
Alias Name: 60001277  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 12/13/2010  
Comments: Schools Unit Chief approved the CRU memo, and sent it to Cost Recovery Unit for processing.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 04/28/2010  
Comments: DTSC Disapproved Phase I Environmental Site Assessment.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 12/13/2010  
Comments: DTSC approved the PEA letter with a no further action determination

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 07/19/2010  
Comments: Fully executed EOA sent to district on 7/19/2010

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

SCH:

Facility ID: 60001277  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 3.64  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Jose Luevano  
Supervisor: Juan Koponen  
Division Branch: Northern California Schools & Santa Susana  
Site Code: 104678  
Assembly: 12

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MANTECA USD (Continued)**

**1000397977**

Senate: 05  
Special Program Status: Not reported  
Status: No Further Action  
Status Date: 12/10/2010  
Restricted Use: NO  
Funding: School District  
Latitude: 37.81405  
Longitude: -121.2575  
APN: NONE SPECIFIED  
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS  
Potential COC: Arsenic, Arsenic, Chlordane, DDD, DDE, DDT, Toxaphene  
Confirmed COC: 30001-NO, 30004-NO, 30006-NO, 30007-NO, 30008-NO, 31000-NO, 30023-NO  
Potential Description: SOIL  
Alias Name: District Farm Project  
Alias Type: Alternate Name  
Alias Name: 104678  
Alias Type: Project Code (Site Code)  
Alias Name: 60001277  
Alias Type: Envirostor ID Number

Completed Info:  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 12/13/2010  
Comments: Schools Unit Chief approved the CRU memo, and sent it to Cost Recovery Unit for processing.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 04/28/2010  
Comments: DTSC Disapproved Phase I Environmental Site Assessment.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 12/13/2010  
Comments: DTSC approved the PEA letter with a no further action determination

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 07/19/2010  
Comments: Fully executed EOA sent to district on 7/19/2010

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

FINDS:

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MANTECA USD (Continued)**

**1000397977**

Registry ID: 110002676499

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000397977  
 Registry ID: 110002676499  
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002676499>

**C8  
 NW  
 1/2-1  
 0.616 mi.  
 3254 ft.**

**OXYCHEM-LATHROP  
 2715 E LOUISE AVE  
 LATHROP, CA 95330  
 Site 2 of 2 in cluster C**

**RESPONSE  
 ENVIROSTOR  
 HIST Cal-Sites**

**S105749958  
 N/A**

**Relative:  
 Higher**

RESPONSE:

Facility ID: 39280005  
 Site Type: State Response  
 Site Type Detail: State Response or NPL  
 Acres: 30  
 National Priorities List: NO  
 Cleanup Oversight Agencies: SMBRP, RWQCB 5F - Central Valley  
 Lead Agency Description: RWQCB 5F - Central Valley  
 Project Manager: Not reported  
 Supervisor: Fernando A. Amador  
 Division Branch: Cleanup Sacramento  
 Site Code: 100114  
 Site Mgmt. Req.: NONE SPECIFIED  
 Assembly: 12  
 Senate: 05  
 Special Program Status: Not reported  
 Status: Refer: RWQCB  
 Status Date: 01/01/1984  
 Restricted Use: NO  
 Funding: Responsible Party  
 Latitude: 37.80431  
 Longitude: -121.2791  
 APN: NONE SPECIFIED  
 Past Use: MANUFACTURING - CHEMICALS, MANUFACTURING - PESTICIDES  
 Potential COC : \* Pesticides - Rinse Waters \* Pesticides - Wastes From Production \*  
 EMPTY PESTICIDE CONTAINERS, 30 GALLONS OR MORE \* UNSPECIFIED ACID  
 SOLUTION

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Confirmed COC: NONE SPECIFIED  
Potential Description: OTH  
Alias Name: J R SIMPLOT  
Alias Type: Alternate Name  
Alias Name: OCCIDENTAL CHEMICAL COMPANY  
Alias Type: Alternate Name  
Alias Name: ZOECON CORP - TURF & GARDEN DIVISION  
Alias Type: Alternate Name  
Alias Name: CAD009184508  
Alias Type: EPA Identification Number  
Alias Name: 110000485109  
Alias Type: EPA (FRS #)  
Alias Name: 110033607194  
Alias Type: EPA (FRS #)  
Alias Name: CAD091840611  
Alias Type: HWTS Identification Code  
Alias Name: P13099  
Alias Type: PCode  
Alias Name: 100114  
Alias Type: Project Code (Site Code)  
Alias Name: 39280005  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 01/01/1984  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 04/01/1979  
Comments: Facility Identified: Eckhardt's List; HWMB/Enforcement Inspection; HMMS/Enforcement, County Health & RWQCB records.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Long Term Monitoring Report  
Completed Date: 08/24/2006  
Comments: The semi-annual groundwater remedial system operation report for the period of January 2006 to June 2006. The report shows that groundwater gradient control has been adequately maintained in all three zones of the aquifer and control of the impacted groundwater plume continues to be maintained. A majority of the monitoring wells in the unconfined aquifer exhibited downward fumigant and sulfolane concentration trends.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 02/09/1987  
Comments: Site Screening Done: Mitre Model required.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Long Term Monitoring Report

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Completed Date: 05/17/2007  
Comments: Anual GW report addressed to RWQCB.DTSC provided cursory review nad had no comment. Final report is available in project file.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 12/29/1987  
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: 39280005  
Status: Refer: RWQCB  
Status Date: 01/01/1984  
Site Code: 100114  
Site Type: State Response  
Site Type Detailed: State Response or NPL  
Acres: 30  
NPL: NO  
Regulatory Agencies: SMBRP, RWQCB 5F - Central Valley  
Lead Agency: RWQCB 5F - Central Valley  
Program Manager: Not reported  
Supervisor: Fernando A. Amador  
Division Branch: Cleanup Sacramento  
Assembly: 12  
Senate: 05  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Responsible Party  
Latitude: 37.80431  
Longitude: -121.2791  
APN: NONE SPECIFIED  
Past Use: MANUFACTURING - CHEMICALS, MANUFACTURING - PESTICIDES  
Potential COC: \* Pesticides - Rinse Waters \* Pesticides - Wastes From Production \*  
EMPTY PESTICIDE CONTAINERS, 30 GALLONS OR MORE \* UNSPECIFIED ACID SOLUTION  
Confirmed COC: NONE SPECIFIED  
Potential Description: OTH  
Alias Name: J R SIMPLOT  
Alias Type: Alternate Name  
Alias Name: OCCIDENTAL CHEMICAL COMPANY  
Alias Type: Alternate Name  
Alias Name: ZOECON CORP - TURF & GARDEN DIVISION  
Alias Type: Alternate Name  
Alias Name: CAD009184508  
Alias Type: EPA Identification Number

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Alias Name: 110000485109  
Alias Type: EPA (FRS #)  
Alias Name: 110033607194  
Alias Type: EPA (FRS #)  
Alias Name: CAD091840611  
Alias Type: HWTS Identification Code  
Alias Name: P13099  
Alias Type: PCode  
Alias Name: 100114  
Alias Type: Project Code (Site Code)  
Alias Name: 39280005  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 01/01/1984  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 04/01/1979  
Comments: Facility Identified: Eckhardt's List; HWMB/Enforcement Inspection; HMMS/Enforcement, County Health & RWQCB records.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Long Term Monitoring Report  
Completed Date: 08/24/2006  
Comments: The semi-annual groundwater remedial system operation report for the period of January 2006 to June 2006. The report shows that groundwater gradient control has been adequately maintained in all three zones of the aquifer and control of the impacted groundwater plume continues to be maintained. A majority of the monitoring wells in the unconfined aquifer exhibited downward fumigant and sulfolane concentration trends.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 02/09/1987  
Comments: Site Screening Done: Mitre Model required.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Long Term Monitoring Report  
Completed Date: 05/17/2007  
Comments: Anual GW report adressed to RWQCB.DTSC provided cursory review nad had no comment. Final report is available in project file.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 12/29/1987  
Comments: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

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

**Calsite:**

Region: SACRAMENTO  
Facility ID: 39280005  
Facility Type: RP  
Type: RESPONSIBLE PARTY  
Branch: CC  
Branch Name: CENTRAL CALIFORNIA  
File Name: Not reported  
State Senate District: 01011984  
Status: CERTIFIED OPERATION AND MAINTENANCE, ALL PLANNED ACTIVITIES  
IMPLEMENTED, REMEDIATION CONTINUES  
Status Name: CERTIFIED / OPERATION & MAINTENANCE  
Lead Agency: REGIONAL WATER QUALITY CONTROL BOARD  
NPL: Not Listed  
SIC Code: 28  
SIC Name: MANU - CHEMICALS & ALLIED PRODUCTS  
Access: Not reported  
Cortese: Not reported  
Hazardous Ranking Score: Not reported  
Date Site Hazard Ranked: Not reported  
Groundwater Contamination: Confirmed  
Staff Member Responsible for Site: GRIDDLE  
Supervisor Responsible for Site: Not reported  
Region Water Control Board: CV  
Region Water Control Board Name: CENTRAL VALLEY  
Lat/Long Direction: Not reported  
Lat/Long (dms): 0 0 0 / 0 0 0  
Lat/long Method: Not reported  
Lat/Long Description: Not reported  
State Assembly District Code: 26  
State Senate District Code: 05  
Facility ID: 39280005  
Activity: SS  
Activity Name: SITE SCREENING  
AWP Code: Not reported  
Proposed Budget: 0  
AWP Completion Date: Not reported  
Revised Due Date: Not reported  
Comments Date: 02091987  
Est Person-Yrs to complete: 0  
Estimated Size: Not reported  
Request to Delete Activity: Not reported  
Activity Status: COM  
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE  
Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	39280005
Activity:	OM
Activity Name:	OPERATION & MAINTENANCE
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	01012012
Revised Due Date:	Not reported
Comments Date:	Not reported
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	39280005
Activity:	COST
Activity Name:	COST RECOVERY
AWP Code:	NFCRA
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04271998
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	COM
Definition of Status:	CERTIFIED / OPERATION & MAINTENANCE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	39280005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Activity: DISC  
Activity Name: DISCOVERY  
AWP Code: Not reported  
Proposed Budget: 0  
AWP Completion Date: Not reported  
Revised Due Date: Not reported  
Comments Date: 04011979  
Est Person-Yrs to complete: 0  
Estimated Size: Not reported  
Request to Delete Activity: Not reported  
Activity Status: COM  
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE  
Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported  
Well Decommissioned: Not reported  
Action Included Fencing: Not reported  
Removal Action Certification: Not reported  
Activity Comments: Not reported  
For Commercial Reuse: 0  
For Industrial Reuse: 0  
For Residential Reuse: 0  
Unknown Type: 0  
Facility ID: 39280005  
Activity: CERT  
Activity Name: CERTIFICATION  
AWP Code: Not reported  
Proposed Budget: 0  
AWP Completion Date: Not reported  
Revised Due Date: Not reported  
Comments Date: 01011984  
Est Person-Yrs to complete: 0  
Estimated Size: Not reported  
Request to Delete Activity: Not reported  
Activity Status: COM  
Definition of Status: CERTIFIED / OPERATION & MAINTENANCE  
Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported  
Well Decommissioned: Not reported  
Action Included Fencing: Not reported  
Removal Action Certification: Not reported  
Activity Comments: Not reported  
For Commercial Reuse: 0  
For Industrial Reuse: 0  
For Residential Reuse: 0  
Unknown Type: 0  
Alternate Address: 16777 HOWLAND AVENUE  
Alternate City,St,Zip: LATHROP, CA 95330  
Alternate Address: 2715 EAST LOUISE AVENUE  
Alternate City,St,Zip: LATHROP, CA 95236  
Alternate Address: 2715 E LOUISE AVE  
Alternate City,St,Zip: LATHROP, CA 95330  
Background Info: Occidental Chemicals (Oxychem) formerly operated a pesticide manufacturing/formulating facility at the site. Oxychem has ceased manufacturing operations at the site and has sold the property to J.R. Simplot, a fertilizer manufacturing company

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**OXYCHEM-LATHROP (Continued)**

**S105749958**

Oxychem retained title to its groundwater treatment plant and appurtenances and operates the plant to treat pesticide-contaminated groundwater.

Comments Date: 02091987  
 Comments: Site Screening Done: Mitre Model required.

Comments Date: 04011979  
 Comments: Facility Identified: Eckhardt's List; HWMB/Enforcement

Comments Date: 04011979  
 Comments: Inspection; HMMS/Enforcement, County Health & RWQCB records.

Comments Date: 04281998  
 Comments: COST/NFCRA -- A NO FURTHER COST RECOVERY ACTION (NFCRA) MEMO WAS

Comments Date: 04281998  
 Comments: PREPARED FOR THE OXYCHEM-LATHROP SITE. THE NFCRA MEMO CAN BE

Comments Date: 04281998  
 Comments: FOUND IN THE CONFIDENTIAL SECTION OF THE SITE FILE.

Comments Date: 08151989  
 Comments: Records Search: Site listed in 1989 Bond Expenditure Plan

Comments Date: 08151989  
 Comments: for operation & maintenance (O&M). The site is currently

Comments Date: 08151989  
 Comments: in long-term O&M of a groundwater extraction and treatment

Comments Date: 08151989  
 Comments: system. O&M is expected to continue for the next 30 years.

Comments Date: 08151989  
 Comments: Site Certified in 1984.

Comments Date: 09251989  
 Comments: EPA completed Preliminary Assessment - EPA recommendation is

Comments Date: 09251989  
 Comments: No Further Action.

Comments Date: 11301982  
 Comments: Site referred to HWMB/Enforcement.

ID Name: HWIS IDENTIFICATION CODE  
 ID Value: CAD091840611

ID Name: BEP DATABASE PCODE  
 ID Value: P13099

ID Name: EPA IDENTIFICATION NUMBER  
 ID Value: CAD009184508

ID Name: CALSTARS CODE  
 ID Value: 100114

Alternate Name: OCCIDENTAL CHEMICAL COMPANY  
 Alternate Name: OXYCHEM-LATHROP  
 Alternate Name: ZOECON CORP - TURF & GARDEN DIVISION  
 Alternate Name: J R SIMPLOT  
 Alternate Name: Not reported

Special Programs Code: Not reported  
 Special Programs Name: Not reported

**9**  
**WNW**  
**1/2-1**  
**0.779 mi.**  
**4112 ft.**

**Relative:**  
**Lower**

**Actual:**  
**23 ft.**

**LAGUE SALES**  
**2112 EAST LOUISE AVENUE**  
**LATHROP, CA 95331**

**RESPONSE** **S100833352**  
**ENVIROSTOR** **N/A**  
**SLIC**  
**HIST Cal-Sites**  
**LIENS**  
**CA BOND EXP. PLAN**  
**EMI**  
**HAZNET**  
**NPDES**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

RESPONSE:

Facility ID: 39510031  
Site Type: State Response  
Site Type Detail: State Response or NPL  
Acres: 0  
National Priorities List: NO  
Cleanup Oversight Agencies: NONE SPECIFIED  
Lead Agency Description: Not reported  
Project Manager: Not reported  
Supervisor: \* Jmarcott  
Division Branch: Cleanup Sacramento  
Site Code: 100085  
Site Mgmt. Req.: NONE SPECIFIED  
Assembly: 12  
Senate: 05  
Special Program Status: Not reported  
Status: Certified  
Status Date: 03/01/1990  
Restricted Use: NO  
Funding: Responsible Party  
Latitude: 37.80999  
Longitude: -121.2659  
APN: NONE SPECIFIED  
Past Use: JUNKYARD  
Potential COC : Arsenic Chlordane DDD DDE DDT Polychlorinated biphenyls (PCBs)  
Dieldrin Iron  
Confirmed COC: Polychlorinated biphenyls (PCBs Dieldrin Iron Arsenic Chlordane DDD  
DDE DDT  
Potential Description: SOIL  
Alias Name: CAD980882823  
Alias Type: EPA Identification Number  
Alias Name: 110033607522  
Alias Type: EPA (FRS #)  
Alias Name: SLT5S1783217  
Alias Type: GeoTracker Global ID  
Alias Name: 100085  
Alias Type: Project Code (Site Code)  
Alias Name: 39510031  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Lien Satisfaction  
Completed Date: 03/30/2007  
Comments: The lien recorded on May 27, 1994 as Instrument # 94066320 at the San  
Joaquin County Recorder has been satisfied.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 03/01/1990  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Lien

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Completed Date: 05/27/1994  
Comments: Completed Lien

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Remedial Action Plan  
Completed Date: 03/01/1989  
Comments: DHS performed a risk assesment. "Topsoil pile" contained pesticides, DDT, & chlordane at levels exceeding the acceptable .000001 cancer risk. After the topsoil pile was containerized, the remaining soil was below the acceptable risk level. RAP was prepared and issued in March. DHS recomended removal of the drums containing the topsoil pile.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Remedial Investigation / Feasibility Study  
Completed Date: 03/01/1988  
Comments: DHS performed remedial investigation sampling. 12 chemicals were present above the background levels.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 02/09/1987  
Comments: SITE SCREENING DONE

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)  
Completed Date: 12/01/1984  
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: 39510031  
Status: Certified  
Status Date: 03/01/1990  
Site Code: 100085  
Site Type: State Response  
Site Type Detailed: State Response or NPL  
Acres: 0  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Jmarcott  
Division Branch: Cleanup Sacramento



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Assembly: 12  
Senate: 05  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Responsible Party  
Latitude: 37.80999  
Longitude: -121.2659  
APN: NONE SPECIFIED  
Past Use: JUNKYARD  
Potential COC: Arsenic Chlordane DDD DDE DDT Polychlorinated biphenyls (PCBs)  
Dieldrin Iron  
Confirmed COC: Polychlorinated biphenyls (PCBs Dieldrin Iron Arsenic Chlordane DDD  
DDE DDT  
Potential Description: SOIL  
Alias Name: CAD980882823  
Alias Type: EPA Identification Number  
Alias Name: 110033607522  
Alias Type: EPA (FRS #)  
Alias Name: SLT5S1783217  
Alias Type: GeoTracker Global ID  
Alias Name: 100085  
Alias Type: Project Code (Site Code)  
Alias Name: 39510031  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Lien Satisfaction  
Completed Date: 03/30/2007  
Comments: The lien recorded on May 27, 1994 as Instrument # 94066320 at the San Joaquin County Recorder has been satisfied.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 03/01/1990  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Lien  
Completed Date: 05/27/1994  
Comments: Completed Lien

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Remedial Action Plan  
Completed Date: 03/01/1989  
Comments: DHS performed a risk assesment. "Topsoil pile" contained pesticides, DDT, & chlordane at levels exceeding the acceptable .00001 cancer risk. After the topsoil pile was containerized, the remaining soil was below the acceptable risk level. RAP was prepared and issued in March. DHS recomended removal of the drums containing the topsoil pile.

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Completed Sub Area Name: Not reported  
Completed Document Type: Remedial Investigation / Feasibility Study  
Completed Date: 03/01/1988  
Comments: DHS performed remedial investigation sampling. 12 chemicals were present above the background levels.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 02/09/1987  
Comments: SITE SCREENING DONE

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)  
Completed Date: 12/01/1984  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**SLIC:**

Region: STATE  
**Facility Status: Completed - Case Closed**  
Status Date: 03/01/1990  
Global Id: SLT5S1783217  
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL  
Lead Agency Case Number: 39510031  
Latitude: 37.811934  
Longitude: -121.270369  
Case Type: Cleanup Program Site  
Case Worker: Not reported  
Local Agency: Not reported  
RB Case Number: SLT5S178  
File Location: DTSC  
Potential Media Affected: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Not reported  
Site History: Department of Toxic Substances Control was the lead agency and the case file is located at [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=39510031](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=39510031) The site is a military surplus salvage and resale operation. From approximately 1975, the owner/operator purchased government surplus at auction and stored drums at the site. Soil contamination from the releases of these drums were observed. The drums were removed and soil was excavated. DTSC closed the Site on 1 March 1990.

Click here to access the California GeoTracker records for this facility:

Calsite:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Region: SACRAMENTO  
Facility ID: 39510031  
Facility Type: RP  
Type: RESPONSIBLE PARTY  
Branch: CC  
Branch Name: CENTRAL CALIFORNIA  
File Name: Not reported  
State Senate District: 03011990  
Status: CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT  
Status Name: CERTIFIED  
Lead Agency: N/A  
NPL: Not reported  
SIC Code: 51  
SIC Name: WHOLESALE TRADE - NONDURABLE GOODS  
Access: Not reported  
Cortese: Not reported  
Hazardous Ranking Score: Not reported  
Date Site Hazard Ranked: Not reported  
Groundwater Contamination: Not reported  
Staff Member Responsible for Site: JMARCOTT  
Supervisor Responsible for Site: Not reported  
Region Water Control Board: Not reported  
Region Water Control Board Name: Not reported  
Lat/Long Direction: Not reported  
Lat/Long (dms): 0 0 0 / 0 0 0  
Lat/long Method: Not reported  
Lat/Long Description: Not reported  
State Assembly District Code: 17  
State Senate District Code: 05  
Facility ID: 39510031  
Activity: SS  
Activity Name: SITE SCREENING  
AWP Code: Not reported  
Proposed Budget: 0  
AWP Completion Date: Not reported  
Revised Due Date: Not reported  
Comments Date: 02091987  
Est Person-Yrs to complete: 0  
Estimated Size: Not reported  
Request to Delete Activity: Not reported  
Activity Status: CERT  
Definition of Status: CERTIFIED  
Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported  
Well Decommissioned: Not reported  
Action Included Fencing: Not reported  
Removal Action Certification: Not reported  
Activity Comments: Not reported  
For Commercial Reuse: 0  
For Industrial Reuse: 0  
For Residential Reuse: 0  
Unknown Type: 0  
Facility ID: 39510031  
Activity: RIFS  
Activity Name: REMEDIAL INVESTIGATION / FEASIBILITY STUDY  
AWP Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03011988
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	39510031
Activity:	RAP
Activity Name:	REMEDIAL ACTION PLAN / RECORD OF DECISION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03011989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	39510031
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03011990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported  
Well Decommissioned: Not reported  
Action Included Fencing: Not reported  
Removal Action Certification: Not reported  
Activity Comments: Not reported  
For Commercial Reuse: 0  
For Industrial Reuse: 0  
For Residential Reuse: 0  
Unknown Type: 0  
Alternate Address: 2112 EAST LOUISE AVE  
Alternate City,St,Zip: LATHROP, CA 95330  
Alternate Address: 1221 EAST LOUISE AVENUE - CERCLIS  
Alternate City,St,Zip: LATHROP, CA 95330  
Background Info: Not reported  
Comments Date: 01231990  
Comments: RPs removed the drums containing the topsoil pile.  
Comments Date: 02091987  
Comments: SITE SCREENING DONE  
Comments Date: 03011988  
Comments: DHS performed remedial investigation sampling. 12 chemicals  
Comments Date: 03011988  
Comments: were present above the background levels.  
Comments Date: 03011989  
Comments: DHS performed a risk assesment. "Topsoil pile" contained  
Comments Date: 03011989  
Comments: pesticides, DDT, & chlordane at levels exceeding the  
Comments Date: 03011989  
Comments: acceptable .000001 cancer risk. After the topsoil pile was  
Comments Date: 03011989  
Comments: containerized, the remaining soil was below the acceptable  
Comments Date: 03011989  
Comments: risk level.  
Comments Date: 03011989  
Comments: RAP was prepared and issued in March. DHS recomended  
Comments Date: 03011989  
Comments: removal of the drums containing the topsoil pile.  
Comments Date: 05011985  
Comments: This is the date the site was first listed pursuant to  
Comments Date: 05011985  
Comments: section 25356.  
Comments Date: 06291991  
Comments: Records Search: Lague Sales is a 12 acre military surplus  
Comments Date: 06291991  
Comments: resale operation. A wide variety of industrial chemicals  
Comments Date: 06291991  
Comments: were originally stored at the site, including solvents,  
Comments Date: 06291991  
Comments: cleaning solutions, & pesticides. In 1984 an inspection  
Comments Date: 06291991  
Comments: was conducted by DHS and RWQCB. Improperly stored  
Comments Date: 06291991  
Comments: containers of hazardous materials such as solvents, metals  
Comments Date: 06291991  
Comments: cleaning solutions, pesticides, DDT, diazinon, chlordane &  
Comments Date: 06291991

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Comments: malathion as well as visible evidence of possible soil  
Comments Date: 06291991  
Comments: contamination was found.  
Comments Date: 08191991  
Comments: Records Search: Site Certified in March 1990.  
ID Name: EPA IDENTIFICATION NUMBER  
ID Value: CAD980882823  
ID Name: CALSTARS CODE  
ID Value: 100085  
Alternate Name: LAGUE SALES  
Alternate Name: Not reported  
Special Programs Code: Not reported  
Special Programs Name: Not reported

**LIENS:**

Envirostor Id: 39510031  
Latitude: 37.809996  
Longitude: -121.26593  
Project Mgr: Not reported  
Project Code: 100085  
If Satisfied: YES  
Date Satisfied: 3/30/2007  
Site Status: CERTIFIED  
Site Type: STATE RESPONSE OR NPL  
Completed: 05/27/1994  
Lien Amount: \$588,744.43  
Amount Remaining: Not reported  
APNS: Not reported  
Description: From approximately 1975, the owner/operator purchased government surplus at auction and stored drums at the site. Soil contamination from the releases of these drums were observed.

**CA BOND EXP. PLAN:**

Reponsible Party: DETAILED SITE EXPENDITURE PLAN  
Project Revenue Source Company: Not reported  
Project Revenue Source Addr: Not reported  
Project Revenue Source City,St,Zip: Not reported  
Project Revenue Source Desc: The owner of the facility is considered the primary potentially responsible party. In August, 1987, the owners requested another opportunity to conduct the RI, and a stipulated agreement outlining DHS' conditions and financial stipulations concerning oversight costs was sent to the owners on September 4, 1987. To date, the owners have not agreed to these stipulated conditions and DHS intends to proceed to characterize the site and develop the RAP using State Bond funds. The owners will be given an opportunity to implement the RAP and DHS will undertake appropriate cost recovery actions.  
Site Description: Lague Sales is a 12-acre salvage yard that sells governmental surplus equipment, steel tanks and miscellaneous chemicals such as solvents, oil emulsifiers, paint removers and pesticides. The site is fenced on four sides with a gate locked after business hours. Some of the contaminants onsite have come from military salvage materials sold by Sharpe Army Depot.  
Hazardous Waste Desc: Pesticides onsite have included malathion, sodium arsenite, chlordane, pentachlorophenol (PCP) and diazinon in drums. Volatile organic compounds (VOCs) found onsite include benzene and toluene.  
Threat To Public Health & Env: Lague Sales is located in the town of Lathrop, in close proximity to residences and an orchard. The San Joaquin River is located over two miles away and is slightly downslope from the facility. Surrounding areas may depend on ground



Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LAGUE SALES (Continued)

S100833352

Site Activity Status: water for domestic use.  
On April 12, 1984, DHS staff conducted an inspection which revealed long term illegal storage of hazardous chemicals. In November, 1985, the owners signed an agreement to prepare a work plan for a remedial investigation. The owners submitted a RI work plan in December, 1985 which was technically inadequate. On June 23, 1987, DHS issued a final determination of noncompliance indicating that the work performed by the owners up to that date did not adequately comply with the terms of the 1985 agreement. A site characterization sampling plan was prepared by DHS in April, 1987. The Department entered into negotiations with the responsible parties in June, 1987. Several months of negotiations followed, after which the responsible parties defaulted. DHS conducted remedial investigation sampling in March, 1988, and a risk assessment was prepared in order to assess the health risks associated with contaminants at the site. DHS anticipates issuing the draft RAP in early 1989.

EMI:

Year: 2013  
County Code: 39  
Air Basin: SJV  
Facility ID: 8591  
Air District Name: SJU  
SIC Code: 4941  
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.00079567444508  
Reactive Organic Gases Tons/Yr: 0.000699  
Carbon Monoxide Emissions Tons/Yr: 0.001499  
NOX - Oxides of Nitrogen Tons/Yr: 0.01349  
SOX - Oxides of Sulphur Tons/Yr: 1.699e-005  
Particulate Matter Tons/Yr: 0.00044323770492  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.0004326

Year: 2014  
County Code: 39  
Air Basin: SJV  
Facility ID: 8591  
Air District Name: SJU  
SIC Code: 4941  
Air District Name: SAN JOAQUIN VALLEY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.0011129880637  
Reactive Organic Gases Tons/Yr: 0.00097776001392  
Carbon Monoxide Emissions Tons/Yr: 0.0020955200298  
NOX - Oxides of Nitrogen Tons/Yr: 0.018812640268  
SOX - Oxides of Sulphur Tons/Yr: 2.3744000338e-005  
Particulate Matter Tons/Yr: 0.00062081968097  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.00060592000863

Year: 2015  
County Code: 39  
Air Basin: SJV  
Facility ID: 8591  
Air District Name: SJU  
SIC Code: 4941  
Air District Name: SAN JOAQUIN VALLEY APCD

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0.0054080819579  
Reactive Organic Gases Tons/Yr: 0.004751  
Carbon Monoxide Emissions Tons/Yr: 0.01018  
NOX - Oxides of Nitrogen Tons/Yr: 0.091363106  
SOX - Oxides of Sulphur Tons/Yr: 0.0001149  
Particulate Matter Tons/Yr: 0.0030112704918  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0.002939

**HAZNET:**

envid: S100833352  
Year: 2016  
GEPaid: CAL000379085  
Contact: MILTON DALEY  
Telephone: 2099417430  
Mailing Name: Not reported  
Mailing Address: 2112 LOUISE AVE  
Mailing City,St,Zip: LATHROP, CA 95330  
Gen County: San Joaquin  
TSD EPA ID: CAD980675276  
TSD County: Kern  
Waste Category: Other inorganic solid waste  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 84.28  
Cat Decode: Other inorganic solid waste  
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Facility County: San Joaquin

envid: S100833352  
Year: 2015  
GEPaid: CAL000379085  
Contact: DAMEON FLORES  
Telephone: 2099417475  
Mailing Name: Not reported  
Mailing Address: 2112 LOUISE AVE  
Mailing City,St,Zip: LATHROP, CA 95330  
Gen County: San Joaquin  
TSD EPA ID: CAD980675276  
TSD County: Kern  
Waste Category: Other inorganic solid waste  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 16.856  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: San Joaquin

envid: S100833352  
Year: 2014  
GEPaid: CAL000379085  
Contact: DAMEON FLORES  
Telephone: 2099417475  
Mailing Name: Not reported  
Mailing Address: 2112 LOUISE AVE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Mailing City,St,Zip: LATHROP, CA 95330  
Gen County: San Joaquin  
TSD EPA ID: CAD980675276  
TSD County: Kern  
Waste Category: Other inorganic solid waste  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 33.712  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: San Joaquin

envid: S100833352  
Year: 2013  
GEPaid: CAL000379085  
Contact: MILTON DALEY  
Telephone: 2099417475  
Mailing Name: Not reported  
Mailing Address: 2112 LOUISE AVE  
Mailing City,St,Zip: LATHROP, CA 95330  
Gen County: San Joaquin  
TSD EPA ID: CAD982444481  
TSD County: San Bernardino  
Waste Category: Not reported  
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)  
Tons: 1.15  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Not reported

envid: S100833352  
Year: 2013  
GEPaid: CAL000379085  
Contact: MILTON DALEY  
Telephone: 2099417475  
Mailing Name: Not reported  
Mailing Address: 2112 LOUISE AVE  
Mailing City,St,Zip: LATHROP, CA 95330  
Gen County: San Joaquin  
TSD EPA ID: CAD980675276  
TSD County: Kern  
Waste Category: Not reported  
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill( To Include On-Site Treatment And/Or Stabilization)  
Tons: 58.996  
Cat Decode: Not reported  
Method Decode: Not reported  
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access additional CA\_HAZNET: detail in the EDR Site Report.

**NPDES:**

Npdes Number: Not reported  
Facility Status: Not reported  
Agency Id: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

Region: 5S  
Regulatory Measure Id: 404356  
Order No: Not reported  
Regulatory Measure Type: Construction  
Place Id: Not reported  
WDID: 5S39C358792  
Program Type: Not reported  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: Not reported  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: 04/09/2013  
Discharge Name: Not reported  
Discharge Address: Not reported  
Discharge City: Not reported  
Discharge State: Not reported  
Discharge Zip: Not reported  
RECEIVED DATE: Not reported  
PROCESSED DATE: 06/24/2010  
STATUS CODE NAME: Terminated  
STATUS DATE: 04/09/2013  
PLACE SIZE: 15.9  
PLACE SIZE UNIT: Acres  
FACILITY CONTACT NAME: Gregory Gibson  
FACILITY CONTACT TITLE: Not reported  
FACILITY CONTACT PHONE: 209-941-7430  
FACILITY CONTACT PHONE EXT: Not reported  
FACILITY CONTACT EMAIL: Not reported  
OPERATOR NAME: City of Lathrop  
OPERATOR ADDRESS: 390 Towne Centre  
OPERATOR CITY: Lathrop  
OPERATOR STATE: California  
OPERATOR ZIP: 95330  
OPERATOR CONTACT NAME: Gregory Gibson  
OPERATOR CONTACT TITLE: Sr Civil Engr  
OPERATOR CONTACT PHONE: 209-941-7430  
OPERATOR CONTACT PHONE EXT: Not reported  
OPERATOR CONTACT EMAIL: Not reported  
OPERATOR TYPE: City/Town Agency  
DEVELOPER NAME: Lathrop City  
DEVELOPER ADDRESS: 390 Towne Center Dr  
DEVELOPER CITY: Lathrop  
DEVELOPER STATE: California  
DEVELOPER ZIP: 95330  
DEVELOPER CONTACT NAME: Gregory Gibson  
DEVELOPER CONTACT TITLE: Sr Civil Engr  
CONSTYPE LINEAR UTILITY IND: Not reported  
EMERGENCY PHONE NO: Not reported  
EMERGENCY PHONE EXT: Not reported  
CONSTYPE ABOVE GROUND IND: Not reported  
CONSTYPE BELOW GROUND IND: Not reported  
CONSTYPE CABLE LINE IND: Not reported  
CONSTYPE COMM LINE IND: Not reported  
CONSTYPE COMMERTIAL IND: Not reported  
CONSTYPE ELECTRICAL LINE IND: Not reported  
CONSTYPE GAS LINE IND: Not reported  
CONSTYPE INDUSTRIAL IND: Not reported  
CONSTYPE OTHER DESRIPTION: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUE SALES (Continued)**

**S100833352**

CONSTYPE OTHER IND: Not reported  
CONSTYPE RECONS IND: Not reported  
CONSTYPE RESIDENTIAL IND: Not reported  
CONSTYPE TRANSPORT IND: Not reported  
CONSTYPE UTILITY DESCRIPTION: Treatment Facility  
CONSTYPE UTILITY IND: Y  
CONSTYPE WATER SEWER IND: Not reported  
DIR DISCHARGE USWATER IND: N  
RECEIVING WATER NAME: San Joaquin River  
CERTIFIER NAME: Stephen Salvatore  
CERTIFIER TITLE: Not reported  
CERTIFICATION DATE: 09-NOV-12  
PRIMARY SIC: Not reported  
SECONDARY SIC: Not reported  
TERTIARY SIC: Not reported

**10**  
**NE**  
**1/2-1**  
**0.964 mi.**  
**5092 ft.**

**QUICK STOP #121**  
**1196 LOUISE AVE W**  
**MANTECA, CA 95336**

**LUST** **S104403603**  
**HIST CORTESE** **N/A**  
**Notify 65**

**Relative:**  
**Higher**

**LUST:**

Lead Agency: SAN JOAQUIN COUNTY  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0607700831](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607700831)  
Global Id: T0607700831  
Latitude: 37.811868  
Longitude: -121.2352283  
Status: Completed - Case Closed  
Status Date: 03/12/2007  
Case Worker: Not reported  
RB Case Number: 391011  
Local Agency: Not reported  
File Location: Local Agency  
Local Case Number: 1430  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

**LUST:**

Global Id: T0607700831  
Contact Type: Regional Board Caseworker  
Contact Name: Alan Buehler  
Organization Name: CENTRAL VALLEY RWQCB (REGION 5S)  
Address: 11020 SUN CENTER DRIVE #200  
City: RANCHO CORDOVA  
Email: alan.buehler@waterboards.ca.gov  
Phone Number: Not reported

**LUST:**

Global Id: T0607700831  
Action Type: ENFORCEMENT  
Date: 04/03/1998  
Action: Notification - Proposition 65

Global Id: T0607700831  
Action Type: Other

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**QUICK STOP #121 (Continued)**

**S104403603**

Date: 03/26/1998  
Action: Leak Stopped

Global Id: T0607700831  
Action Type: REMEDIATION  
Date: 08/02/2002  
Action: Other (Use Description Field)

Global Id: T0607700831  
Action Type: Other  
Date: 04/03/1998  
Action: Leak Discovery

Global Id: T0607700831  
Action Type: Other  
Date: 04/03/1998  
Action: Leak Reported

Global Id: T0607700831  
Action Type: ENFORCEMENT  
Date: 06/02/1998  
Action: Notice of Responsibility

Global Id: T0607700831  
Action Type: REMEDIATION  
Date: 02/15/2001  
Action: In Situ Physical/Chemical Treatment (other than SVE)

**LUST:**

Global Id: T0607700831  
Status: Open - Case Begin Date  
Status Date: 03/26/1998

Global Id: T0607700831  
Status: Open - Site Assessment  
Status Date: 04/03/1998

Global Id: T0607700831  
Status: Open - Site Assessment  
Status Date: 01/20/2000

Global Id: T0607700831  
Status: Open - Remediation  
Status Date: 02/15/2001

Global Id: T0607700831  
Status: Open - Remediation  
Status Date: 08/02/2002

Global Id: T0607700831  
Status: Open - Verification Monitoring  
Status Date: 05/03/2005

Global Id: T0607700831  
Status: Completed - Case Closed  
Status Date: 03/12/2007



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**QUICK STOP #121 (Continued)**

**S104403603**

LUST REG 5:

Region: 5  
Status: Case Closed  
Case Number: 391011  
Case Type: Drinking Water Aquifer affected  
Substance: GASOLINE  
Staff Initials: JLB  
Lead Agency: Local  
Program: LUST  
MTBE Code: 9

HIST CORTESE:

Region: CORTESE  
Facility County Code: 39  
Reg By: LTNKA  
Reg Id: 391011

NOTIFY 65:

Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Issue Date: Not reported  
Incident Description: Not reported

Count: 7 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LATHROP	S107539482		NANCY RD, UNDERPASS AND I-5 IN	95330	CDL
MANTECA	S112968158	CENTER POINT PROPERTY INC	11743,11801 & 12885 S AIRPORT	95336	HAZNET
MANTECA	S109611767		CORNER OF DEPOT DR, AND WAWONA	95337	CDL
MANTECA	S100186163	SPRECKELS SUGAR COMPANY, INC.	YOSEMITE AVE	95336	ENVIROSTOR
SAN JOAQUIN COUNTY	S107537519		ALPINE RD AND 1/4 MI NO OF HAN		CDL
SAN JOAQUIN COUNTY	S107538191		CORNER OF STEINEGUL ROAD, AND		CDL
SAN JOAQUIN COUNTY	S107537616		AT MULLER ROAD AND BORBA ROAD,		CDL

# 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: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 12/22/2017
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 12/22/2017
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 12/22/2017
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 01/05/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 01/17/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Quarterly

## ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 01/17/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2017	Source: EPA
Date Data Arrived at EDR: 09/26/2017	Telephone: 800-424-9346
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/22/2017	Source: Department of the Navy
Date Data Arrived at EDR: 06/13/2017	Telephone: 843-820-7326
Date Made Active in Reports: 09/15/2017	Last EDR Contact: 11/08/2017
Number of Days to Update: 94	Next Scheduled EDR Contact: 02/26/2018
	Data Release Frequency: Varies

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/10/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/30/2017	Telephone: 703-603-0695
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/12/2018
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/10/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/30/2017	Telephone: 703-603-0695
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/12/2018
	Data Release Frequency: Varies



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/18/2017

Date Data Arrived at EDR: 09/21/2017

Date Made Active in Reports: 10/13/2017

Number of Days to Update: 22

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 01/19/2018

Next Scheduled EDR Contact: 04/09/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent NPL***

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/30/2017

Date Data Arrived at EDR: 10/31/2017

Date Made Active in Reports: 12/15/2017

Number of Days to Update: 45

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/30/2017

Date Data Arrived at EDR: 10/31/2017

Date Made Active in Reports: 12/15/2017

Number of Days to Update: 45

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 10/31/2017

Next Scheduled EDR Contact: 02/12/2018

Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/13/2017

Date Data Arrived at EDR: 11/14/2017

Date Made Active in Reports: 12/07/2017

Number of Days to Update: 23

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 11/14/2017

Next Scheduled EDR Contact: 02/26/2018

Data Release Frequency: Quarterly

## ***State and tribal leaking storage tank lists***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

## 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

## LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: see region list
Date Made Active in Reports: 01/11/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

## 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 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 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 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008  
Date Data Arrived at EDR: 07/22/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-4834  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: No Update Planned

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Varies

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003  
Date Data Arrived at EDR: 05/19/2003  
Date Made Active in Reports: 06/02/2003  
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-542-4786  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-622-2433  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/14/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
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: 04/24/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 71

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 04/14/2017	Source: EPA Region 7
Date Data Arrived at EDR: 07/27/2017	Telephone: 913-551-7003
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/01/2017	Source: EPA Region 8
Date Data Arrived at EDR: 07/27/2017	Telephone: 303-312-6271
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/27/2017	Telephone: 415-972-3372
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land  
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/26/2017	Source: EPA, Region 5
Date Data Arrived at EDR: 07/27/2017	Telephone: 312-886-7439
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-8677
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 98	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Semi-Annually

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

Date of Government Version: 04/25/2017	Source: EPA Region 10
Date Data Arrived at EDR: 11/07/2017	Telephone: 206-553-2857
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 11/07/2017
Number of Days to Update: 31	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 09/19/2011  
Next Scheduled EDR Contact: 01/02/2012  
Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 07/18/2011  
Next Scheduled EDR Contact: 10/31/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

## SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

## SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 08/08/2011  
Next Scheduled EDR Contact: 11/21/2011  
Data Release Frequency: Annually

## **State and tribal registered storage tank lists**

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017  
Date Data Arrived at EDR: 05/30/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 136

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 01/09/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Varies

### UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/12/2017  
Date Made Active in Reports: 01/17/2018  
Number of Days to Update: 36

Source: SWRCB  
Telephone: 916-341-5851  
Last EDR Contact: 12/12/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Semi-Annually



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 12/26/2017
Number of Days to Update: 69	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2017	Source: EPA Region 7
Date Data Arrived at EDR: 07/27/2017	Telephone: 913-551-7003
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## INDIAN UST 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: 04/24/2017	Source: EPA Region 6
Date Data Arrived at EDR: 07/27/2017	Telephone: 214-665-7591
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 134	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-9424
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 98	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Semi-Annually

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/26/2017	Source: EPA Region 5
Date Data Arrived at EDR: 07/27/2017	Telephone: 312-886-6136
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/01/2017	Source: EPA Region 8
Date Data Arrived at EDR: 07/27/2017	Telephone: 303-312-6137
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/14/2017	Source: EPA, Region 1
Date Data Arrived at EDR: 07/27/2017	Telephone: 617-918-1313
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/13/2017	Source: EPA Region 9
Date Data Arrived at EDR: 07/27/2017	Telephone: 415-972-3368
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/25/2017	Source: EPA Region 10
Date Data Arrived at EDR: 07/27/2017	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## **State and tribal voluntary cleanup sites**

### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/30/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/31/2017	Telephone: 916-323-3400
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 10/31/2017
Number of Days to Update: 45	Next Scheduled EDR Contact: 02/12/2018
	Data Release Frequency: Quarterly

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/20/2017
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal Brownfields sites***

### **BROWNFIELDS: Considered Brownfields Sites Listing**

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/21/2017  
Date Data Arrived at EDR: 09/21/2017  
Date Made Active in Reports: 11/09/2017  
Number of Days to Update: 49

Source: State Water Resources Control Board  
Telephone: 916-323-7905  
Last EDR Contact: 12/26/2017  
Next Scheduled EDR Contact: 04/09/2018  
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: 08/21/2017  
Date Data Arrived at EDR: 09/20/2017  
Date Made Active in Reports: 12/08/2017  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

#### **WMUDS/SWAT: Waste Management Unit Database**

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 04/10/2000  
Date Made Active in Reports: 05/10/2000  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 916-227-4448  
Last EDR Contact: 11/06/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: No Update Planned

#### **SWRCY: Recycler Database**

A listing of recycling facilities in California.

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/12/2017  
Date Made Active in Reports: 01/17/2018  
Number of Days to Update: 36

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 12/12/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Quarterly

#### **HAULERS: Registered Waste Tire Haulers Listing**

A listing of registered waste tire haulers.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 05/31/2017  
Date Made Active in Reports: 08/15/2017  
Number of Days to Update: 76

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 11/09/2017  
Next Scheduled EDR Contact: 02/26/2018  
Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: No Update Planned

## IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 11/03/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/28/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: No Update Planned

### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

## SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/30/2017  
Date Data Arrived at EDR: 10/31/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 45

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 10/31/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

## CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017  
Date Data Arrived at EDR: 08/18/2017  
Date Made Active in Reports: 09/21/2017  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 01/08/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Varies

## TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

## US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/13/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 30

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Quarterly

## **Local Lists of Registered Storage Tanks**

### SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994  
Date Data Arrived at EDR: 07/07/2005  
Date Made Active in Reports: 08/11/2005  
Number of Days to Update: 35

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/03/2005  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/27/2017  
Date Data Arrived at EDR: 11/29/2017  
Date Made Active in Reports: 12/18/2017  
Number of Days to Update: 19

Source: Department of Public Health  
Telephone: 707-463-4466  
Last EDR Contact: 11/28/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Annually

## HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990  
Date Data Arrived at EDR: 01/25/1991  
Date Made Active in Reports: 02/12/1991  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-341-5851  
Last EDR Contact: 07/26/2001  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994  
Date Data Arrived at EDR: 09/05/1995  
Date Made Active in Reports: 09/29/1995  
Number of Days to Update: 24

Source: California Environmental Protection Agency  
Telephone: 916-341-5851  
Last EDR Contact: 12/28/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## Local Land Records

### LIENS: Environmental Liens Listing

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

Date of Government Version: 11/30/2017  
Date Data Arrived at EDR: 12/01/2017  
Date Made Active in Reports: 01/11/2018  
Number of Days to Update: 41

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 11/30/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Varies

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/22/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 21

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 12/22/2017  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Semi-Annually

### DEED: Deed Restriction Listing



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/04/2017	Source: DTSC and SWRCB
Date Data Arrived at EDR: 12/05/2017	Telephone: 916-323-3400
Date Made Active in Reports: 01/11/2018	Last EDR Contact: 12/05/2017
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/21/2017	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 09/21/2017	Telephone: 202-366-4555
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### **CHMIRS: California Hazardous Material Incident Report System**

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/09/2017	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/26/2017	Telephone: 916-845-8400
Date Made Active in Reports: 09/21/2017	Last EDR Contact: 10/27/2017
Number of Days to Update: 57	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

### **LDS: Land Disposal Sites Listing (GEOTRACKER)**

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Quality Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/11/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

### **MCS: Military Cleanup Sites Listing (GEOTRACKER)**

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	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 / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 11/22/2017
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/05/2018
	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: 10/13/2017
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: Semi-Annually

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/11/2017
Number of Days to Update: 339	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: N/A

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 02/03/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 63

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 11/17/2017  
Next Scheduled EDR Contact: 02/26/2018  
Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 10/17/2017  
Date Data Arrived at EDR: 11/01/2017  
Date Made Active in Reports: 12/08/2017  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 11/06/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013  
Date Data Arrived at EDR: 03/03/2015  
Date Made Active in Reports: 03/09/2015  
Number of Days to Update: 6

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 11/09/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 06/21/2017  
Date Made Active in Reports: 01/05/2018  
Number of Days to Update: 198

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 12/22/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Every 4 Years

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 01/10/2018  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 2

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 01/10/2018  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Annually

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 10/27/2017  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Annually

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/22/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 21

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 12/22/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Annually

## RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/17/2017  
Date Made Active in Reports: 12/08/2017  
Number of Days to Update: 21

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 02/05/2018  
Data Release Frequency: Varies

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/22/2017
Number of Days to Update: 3	Next Scheduled EDR Contact: 02/19/2018
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017	Source: EPA
Date Data Arrived at EDR: 06/09/2017	Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/12/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 01/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Quarterly

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/08/2016	Telephone: 301-415-7169
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 01/19/2018
Number of Days to Update: 43	Next Scheduled EDR Contact: 11/20/2017
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 12/05/2017
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Varies

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/08/2017
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Varies

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 10/26/2017
Number of Days to Update: 15	Next Scheduled EDR Contact: 02/05/2018
	Data Release Frequency: Varies

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/05/2017	Telephone: 202-343-9775
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/04/2018
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

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

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 11/10/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 63

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 11/20/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Biennially

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 07/14/2015  
Date Made Active in Reports: 01/10/2017  
Number of Days to Update: 546

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 01/09/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Semi-Annually

## FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016  
Date Data Arrived at EDR: 12/27/2016  
Date Made Active in Reports: 02/17/2017  
Number of Days to Update: 52

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 10/11/2017  
Date Made Active in Reports: 11/03/2017  
Number of Days to Update: 23

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 11/22/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/10/2017  
Date Data Arrived at EDR: 11/03/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 42

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 12/22/2017  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 10/29/2017  
Date Data Arrived at EDR: 11/28/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 45

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 11/28/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Semi-Annually

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 12/01/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Varies

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 12/01/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Varies

## ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/25/2017  
Date Data Arrived at EDR: 09/26/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 24

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/23/2017  
Date Data Arrived at EDR: 09/06/2017  
Date Made Active in Reports: 09/15/2017  
Number of Days to Update: 9

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Quarterly

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/27/2017  
Date Data Arrived at EDR: 11/21/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 202-564-0527  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Varies

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016  
Date Data Arrived at EDR: 10/31/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 73

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 01/02/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/06/2017	Telephone: 202-564-2280
Date Made Active in Reports: 10/20/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Quarterly

## FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/20/2017	Source: EPA
Date Data Arrived at EDR: 11/20/2017	Telephone: 800-385-6164
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/05/2018
	Data Release Frequency: Quarterly

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/21/2017	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/21/2017	Telephone: 916-323-3400
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 12/26/2017
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/02/2017	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/08/2017	Telephone: 916-327-4498
Date Made Active in Reports: 10/16/2017	Last EDR Contact: 11/30/2017
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2015	Source: California Air Resources Board
Date Data Arrived at EDR: 03/21/2017	Telephone: 916-322-2990
Date Made Active in Reports: 08/15/2017	Last EDR Contact: 12/22/2017
Number of Days to Update: 147	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/03/2017	Telephone: 916-445-9379
Date Made Active in Reports: 12/07/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/23/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/24/2017	Telephone: 916-255-3628
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/14/2017	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 11/17/2017	Telephone: 916-341-6066
Date Made Active in Reports: 12/18/2017	Last EDR Contact: 11/09/2017
Number of Days to Update: 31	Next Scheduled EDR Contact: 02/26/2018
	Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2017	Telephone: 916-255-1136
Date Made Active in Reports: 10/17/2017	Last EDR Contact: 01/08/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Annually

## ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirositor.

Date of Government Version: 11/20/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/20/2017	Telephone: 877-786-9427
Date Made Active in Reports: 12/27/2017	Last EDR Contact: 11/20/2017
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/05/2018
	Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HWP: EnviroStor Permitted Facilities Listing

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

Date of Government Version: 11/20/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/20/2017	Telephone: 916-323-3400
Date Made Active in Reports: 12/27/2017	Last EDR Contact: 11/20/2017
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/05/2018
	Data Release Frequency: Quarterly

## HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/10/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/10/2017	Telephone: 916-440-7145
Date Made Active in Reports: 10/17/2017	Last EDR Contact: 01/09/2018
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Quarterly

## MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/11/2017	Source: Department of Conservation
Date Data Arrived at EDR: 12/12/2017	Telephone: 916-322-1080
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2017
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

## MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/29/2017	Source: Department of Public Health
Date Data Arrived at EDR: 12/05/2017	Telephone: 916-558-1784
Date Made Active in Reports: 01/16/2018	Last EDR Contact: 12/05/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Varies

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/13/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/14/2017	Telephone: 916-445-9379
Date Made Active in Reports: 12/07/2017	Last EDR Contact: 11/14/2017
Number of Days to Update: 23	Next Scheduled EDR Contact: 02/26/2018
	Data Release Frequency: Quarterly

## PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/04/2017	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 12/05/2017	Telephone: 916-445-4038
Date Made Active in Reports: 01/16/2018	Last EDR Contact: 12/05/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Quarterly



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/12/2017  
Date Made Active in Reports: 01/16/2018  
Number of Days to Update: 35

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 12/12/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Quarterly

## NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/14/2017  
Date Data Arrived at EDR: 12/15/2017  
Date Made Active in Reports: 01/16/2018  
Number of Days to Update: 32

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 12/13/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: No Update Planned

## UIC: UIC Listing

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

Date of Government Version: 12/11/2017  
Date Data Arrived at EDR: 12/12/2017  
Date Made Active in Reports: 01/17/2018  
Number of Days to Update: 36

Source: Department of Conservation  
Telephone: 916-445-2408  
Last EDR Contact: 12/12/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Varies

## WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015  
Date Data Arrived at EDR: 04/17/2015  
Date Made Active in Reports: 06/23/2015  
Number of Days to Update: 67

Source: RWQCB, Central Valley Region  
Telephone: 559-445-5577  
Last EDR Contact: 01/12/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Varies

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Quarterly

## WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009  
Date Data Arrived at EDR: 07/21/2009  
Date Made Active in Reports: 08/03/2009  
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board  
Telephone: 213-576-6726  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/13/2014  
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/30/2013  
Number of Days to Update: 182

Source: State Water Resources Control Board  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

### ALAMEDA COUNTY:

#### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 09/22/2017  
Date Data Arrived at EDR: 09/22/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 18

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/11/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 11/08/2017  
Number of Days to Update: 27

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 04/24/2017  
Data Release Frequency: Semi-Annually

### AMADOR COUNTY:

#### CUPA Facility List

Cupa Facility List

Date of Government Version: 12/08/2017  
Date Data Arrived at EDR: 12/12/2017  
Date Made Active in Reports: 12/27/2017  
Number of Days to Update: 15

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 11/30/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Varies

### BUTTE COUNTY:

#### CUPA Facility Listing

Cupa facility list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017  
Date Data Arrived at EDR: 04/25/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 106

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: No Update Planned

## CALVERAS COUNTY:

### CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 08/31/2017  
Date Data Arrived at EDR: 09/05/2017  
Date Made Active in Reports: 11/08/2017  
Number of Days to Update: 64

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 12/20/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

### CUPA Facility List Cupa facility list.

Date of Government Version: 08/07/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Semi-Annually

## CONTRA COSTA COUNTY:

### Site List

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

Date of Government Version: 11/20/2017  
Date Data Arrived at EDR: 11/29/2017  
Date Made Active in Reports: 01/19/2018  
Number of Days to Update: 51

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Semi-Annually

## DEL NORTE COUNTY:

### CUPA Facility List Cupa Facility list

Date of Government Version: 10/31/2017  
Date Data Arrived at EDR: 11/01/2017  
Date Made Active in Reports: 11/14/2017  
Number of Days to Update: 13

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## EL DORADO COUNTY:

### CUPA Facility List CUPA facility list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/04/2017  
Date Data Arrived at EDR: 12/06/2017  
Date Made Active in Reports: 12/27/2017  
Number of Days to Update: 21

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 10/30/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## FRESNO COUNTY:

### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/03/2017  
Date Data Arrived at EDR: 10/06/2017  
Date Made Active in Reports: 11/15/2017  
Number of Days to Update: 40

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 01/10/2018  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Semi-Annually

## GLENN COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/25/2017  
Date Data Arrived at EDR: 10/27/2017  
Date Made Active in Reports: 11/15/2017  
Number of Days to Update: 19

Source: Glenn County Air Pollution Control District  
Telephone: 830-934-6500  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/03/2017  
Date Data Arrived at EDR: 08/08/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 69

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Semi-Annually

## IMPERIAL COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 10/23/2017  
Date Data Arrived at EDR: 10/24/2017  
Date Made Active in Reports: 11/15/2017  
Number of Days to Update: 22

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## INYO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2017  
Date Data Arrived at EDR: 06/09/2017  
Date Made Active in Reports: 08/04/2017  
Number of Days to Update: 56

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## KERN COUNTY:

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

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/07/2017  
Date Made Active in Reports: 12/20/2017  
Number of Days to Update: 43

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

## KINGS COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/14/2017  
Date Data Arrived at EDR: 11/17/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 28

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## LAKE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 11/09/2017  
Date Data Arrived at EDR: 11/10/2017  
Date Made Active in Reports: 11/15/2017  
Number of Days to Update: 5

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 01/16/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Varies

## LASSEN COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 07/24/2017  
Date Data Arrived at EDR: 07/26/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 82

Source: Lassen County Environmental Health  
Telephone: 530-251-8528  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 12/13/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: No Update Planned

## HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/11/2017  
Date Data Arrived at EDR: 10/12/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 5

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Semi-Annually

## List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/16/2017  
Date Data Arrived at EDR: 10/17/2017  
Date Made Active in Reports: 12/07/2017  
Number of Days to Update: 51

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 01/16/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Varies

## City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2017  
Date Data Arrived at EDR: 04/21/2017  
Date Made Active in Reports: 10/09/2017  
Number of Days to Update: 171

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 01/10/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Varies

## Site Mitigation List

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

Date of Government Version: 11/01/2017  
Date Data Arrived at EDR: 11/14/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 31

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 01/17/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 04/19/2017  
Date Made Active in Reports: 05/10/2017  
Number of Days to Update: 21

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 01/10/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017  
Date Data Arrived at EDR: 03/10/2017  
Date Made Active in Reports: 05/03/2017  
Number of Days to Update: 54

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018  
Date Data Arrived at EDR: 01/05/2018  
Date Made Active in Reports: 01/18/2018  
Number of Days to Update: 13

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Semi-Annually

## MADERA COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 10/26/2017  
Date Data Arrived at EDR: 10/27/2017  
Date Made Active in Reports: 11/06/2017  
Number of Days to Update: 10

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 01/02/2018  
Date Data Arrived at EDR: 01/05/2018  
Date Made Active in Reports: 01/17/2018  
Number of Days to Update: 12

Source: Public Works Department Waste Management  
Telephone: 415-473-6647  
Last EDR Contact: 01/02/2018  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 10/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/17/2017  
Number of Days to Update: 14

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 11/30/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA Facility List

CUPA Facility List

Date of Government Version: 11/21/2017  
Date Data Arrived at EDR: 11/27/2017  
Date Made Active in Reports: 12/27/2017  
Number of Days to Update: 30

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 11/21/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Varies

## MONTEREY COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/11/2017  
Date Data Arrived at EDR: 09/15/2017  
Date Made Active in Reports: 11/28/2017  
Number of Days to Update: 74

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 11/20/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

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

Date of Government Version: 01/09/2017  
Date Data Arrived at EDR: 01/11/2017  
Date Made Active in Reports: 03/02/2017  
Number of Days to Update: 50

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 11/21/2017  
Next Scheduled EDR Contact: 03/12/2018  
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: 11/22/2017  
Date Data Arrived at EDR: 11/27/2017  
Date Made Active in Reports: 12/19/2017  
Number of Days to Update: 22

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 11/21/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/07/2017  
Date Made Active in Reports: 11/15/2017  
Number of Days to Update: 8

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/09/2017  
Date Made Active in Reports: 12/07/2017  
Number of Days to Update: 28

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/06/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/09/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 36

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/06/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/02/2017	Source: Health Care Agency
Date Data Arrived at EDR: 11/07/2017	Telephone: 714-834-3446
Date Made Active in Reports: 12/19/2017	Last EDR Contact: 11/07/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/19/2018
	Data Release Frequency: Quarterly

## PLACER COUNTY:

### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/05/2017	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 09/06/2017	Telephone: 530-745-2363
Date Made Active in Reports: 11/08/2017	Last EDR Contact: 11/30/2017
Number of Days to Update: 63	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Semi-Annually

## PLUMAS COUNTY:

### CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 10/23/2017	Source: Plumas County Environmental Health
Date Data Arrived at EDR: 11/03/2017	Telephone: 530-283-6355
Date Made Active in Reports: 11/15/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 12	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/11/2017	Source: Department of Environmental Health
Date Data Arrived at EDR: 10/12/2017	Telephone: 951-358-5055
Date Made Active in Reports: 11/09/2017	Last EDR Contact: 12/15/2017
Number of Days to Update: 28	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Quarterly

### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/12/2017	Source: Department of Environmental Health
Date Data Arrived at EDR: 10/12/2017	Telephone: 951-358-5055
Date Made Active in Reports: 11/08/2017	Last EDR Contact: 12/15/2017
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

### Toxic Site Clean-Up List

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 10/06/2017  
Number of Days to Update: 3

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/03/2018  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Quarterly

## Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2017  
Date Data Arrived at EDR: 10/03/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 44

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/03/2018  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Quarterly

## SAN BENITO COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 11/01/2017  
Date Data Arrived at EDR: 11/03/2017  
Date Made Active in Reports: 11/17/2017  
Number of Days to Update: 14

Source: San Benito County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/30/2017  
Date Data Arrived at EDR: 12/01/2017  
Date Made Active in Reports: 01/16/2018  
Number of Days to Update: 46

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 11/06/2017  
Next Scheduled EDR Contact: 02/19/2018  
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: 12/04/2017  
Date Data Arrived at EDR: 12/05/2017  
Date Made Active in Reports: 01/11/2018  
Number of Days to Update: 37

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 12/05/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015  
Date Data Arrived at EDR: 11/07/2015  
Date Made Active in Reports: 01/04/2016  
Number of Days to Update: 58

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 11/29/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

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

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/02/2017  
Date Data Arrived at EDR: 11/07/2017  
Date Made Active in Reports: 12/19/2017  
Number of Days to Update: 42

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

### San Joaquin Co. UST

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

Date of Government Version: 10/03/2017  
Date Data Arrived at EDR: 10/06/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 4

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 12/13/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/16/2017  
Date Data Arrived at EDR: 11/17/2017  
Date Made Active in Reports: 12/18/2017  
Number of Days to Update: 31

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## SAN MATEO COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Business Inventory

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

Date of Government Version: 12/12/2017  
Date Data Arrived at EDR: 12/14/2017  
Date Made Active in Reports: 01/11/2018  
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 12/06/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Annually

## Fuel Leak List

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

Date of Government Version: 12/12/2017  
Date Data Arrived at EDR: 12/14/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 03/26/2018  
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: 12/13/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### Cupa Facility List

Cupa facility list

Date of Government Version: 11/14/2017  
Date Data Arrived at EDR: 11/16/2017  
Date Made Active in Reports: 01/04/2018  
Number of Days to Update: 49

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
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: 11/21/2017  
Next Scheduled EDR Contact: 03/12/2018  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2017  
Date Data Arrived at EDR: 11/03/2017  
Date Made Active in Reports: 12/07/2017  
Number of Days to Update: 34

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

### CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 05/23/2017  
Number of Days to Update: 30

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/15/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 08/09/2017  
Number of Days to Update: 51

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Varies

## SOLANO COUNTY:

### Leaking Underground Storage Tanks

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

Date of Government Version: 12/14/2017  
Date Data Arrived at EDR: 12/15/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 28

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/08/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Quarterly

### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 12/14/2017  
Date Data Arrived at EDR: 12/15/2017  
Date Made Active in Reports: 01/18/2018  
Number of Days to Update: 34

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/08/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Cupa Facility List

Cupa Facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/25/2017  
Date Data Arrived at EDR: 09/27/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 50

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Varies

## Leaking Underground Storage Tank Sites

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

Date of Government Version: 10/03/2017  
Date Data Arrived at EDR: 10/06/2017  
Date Made Active in Reports: 11/10/2017  
Number of Days to Update: 35

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 01/04/2018  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Quarterly

## STANISLAUS COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 11/01/2017  
Date Data Arrived at EDR: 11/10/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 6

Source: Stanislaus County Department of Environmental Protection  
Telephone: 209-525-6751  
Last EDR Contact: 01/16/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Varies

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 12/01/2017  
Date Data Arrived at EDR: 12/04/2017  
Date Made Active in Reports: 12/19/2017  
Number of Days to Update: 15

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 12/01/2017  
Next Scheduled EDR Contact: 03/19/2018  
Data Release Frequency: Semi-Annually

## TEHAMA COUNTY:

### CUPA Facility List

Cupa facilities

Date of Government Version: 11/16/2017  
Date Data Arrived at EDR: 11/17/2017  
Date Made Active in Reports: 12/18/2017  
Number of Days to Update: 31

Source: Tehama County Department of Environmental Health  
Telephone: 530-527-8020  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

## TRINITY COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/23/2017  
Date Data Arrived at EDR: 10/24/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 23

Source: Department of Toxic Substances Control  
Telephone: 760-352-0381  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## TULARE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

Cupa program facilities

Date of Government Version: 09/27/2017  
Date Data Arrived at EDR: 09/28/2017  
Date Made Active in Reports: 10/16/2017  
Number of Days to Update: 18

Source: Tulare County Environmental Health Services Division  
Telephone: 559-624-7400  
Last EDR Contact: 12/18/2017  
Next Scheduled EDR Contact: 02/19/2018  
Data Release Frequency: Varies

## TUOLUMNE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/24/2017  
Date Data Arrived at EDR: 10/25/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 22

Source: Divison of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

## VENTURA COUNTY:

### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2017  
Date Data Arrived at EDR: 10/25/2017  
Date Made Active in Reports: 12/07/2017  
Number of Days to Update: 43

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Quarterly

### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011  
Date Data Arrived at EDR: 12/01/2011  
Date Made Active in Reports: 01/19/2012  
Number of Days to Update: 49

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 12/26/2017  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Annually

### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 11/08/2017  
Next Scheduled EDR Contact: 02/26/2018  
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: 09/26/2017  
Date Data Arrived at EDR: 10/25/2017  
Date Made Active in Reports: 12/07/2017  
Number of Days to Update: 43

Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 01/22/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Underground Tank Closed Sites List

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

Date of Government Version: 11/27/2017  
Date Data Arrived at EDR: 12/13/2017  
Date Made Active in Reports: 01/19/2018  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 12/11/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/02/2018  
Date Data Arrived at EDR: 01/09/2018  
Date Made Active in Reports: 01/19/2018  
Number of Days to Update: 10

Source: Yolo County Department of Health  
Telephone: 530-666-8646  
Last EDR Contact: 01/02/2018  
Next Scheduled EDR Contact: 04/16/2018  
Data Release Frequency: Annually

## YUBA COUNTY:

### CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/08/2017  
Date Data Arrived at EDR: 11/10/2017  
Date Made Active in Reports: 11/16/2017  
Number of Days to Update: 6

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 10/25/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/11/2017  
Date Data Arrived at EDR: 11/14/2017  
Date Made Active in Reports: 12/18/2017  
Number of Days to Update: 34

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 11/14/2017  
Next Scheduled EDR Contact: 02/26/2018  
Data Release Frequency: No Update Planned

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/11/2017  
Date Made Active in Reports: 07/27/2017  
Number of Days to Update: 107

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 01/05/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 10/01/2017  
Date Data Arrived at EDR: 11/01/2017  
Date Made Active in Reports: 11/13/2017  
Number of Days to Update: 12

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/01/2017  
Next Scheduled EDR Contact: 02/12/2018  
Data Release Frequency: Quarterly

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 07/25/2017  
Date Made Active in Reports: 09/25/2017  
Number of Days to Update: 62

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/16/2018  
Next Scheduled EDR Contact: 04/30/2018  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 06/19/2015  
Date Made Active in Reports: 07/15/2015  
Number of Days to Update: 26

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 11/16/2017  
Next Scheduled EDR Contact: 03/05/2018  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 04/13/2017  
Date Made Active in Reports: 07/14/2017  
Number of Days to Update: 92

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 12/11/2017  
Next Scheduled EDR Contact: 03/26/2018  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

## Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

WILBORN PROPERTY  
410 AND 472 NORTH AIRPORT WAY  
MANTECA, CA 95337

### TARGET PROPERTY COORDINATES

Latitude (North):	37.803419 - 37° 48' 12.31"
Longitude (West):	121.251227 - 121° 15' 4.42"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	653956.4
UTM Y (Meters):	4185239.5
Elevation:	24 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	5640064 LATHROP, CA
Version Date:	2012
East Map:	5640398 MANTECA, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

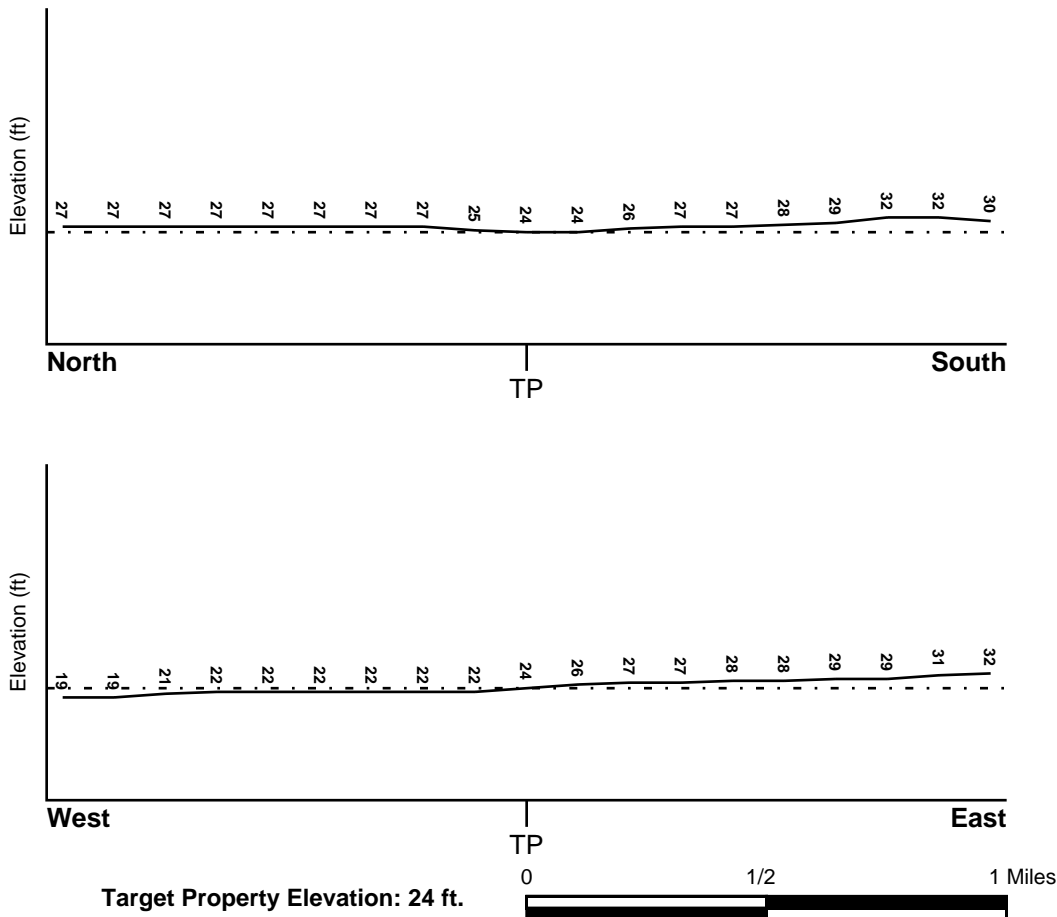
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06077C0620F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06077C0630F	FEMA FIRM Flood data
06077C0610F	FEMA FIRM Flood data
06077C0640F	FEMA FIRM Flood data

## **NATIONAL WETLAND INVENTORY**

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

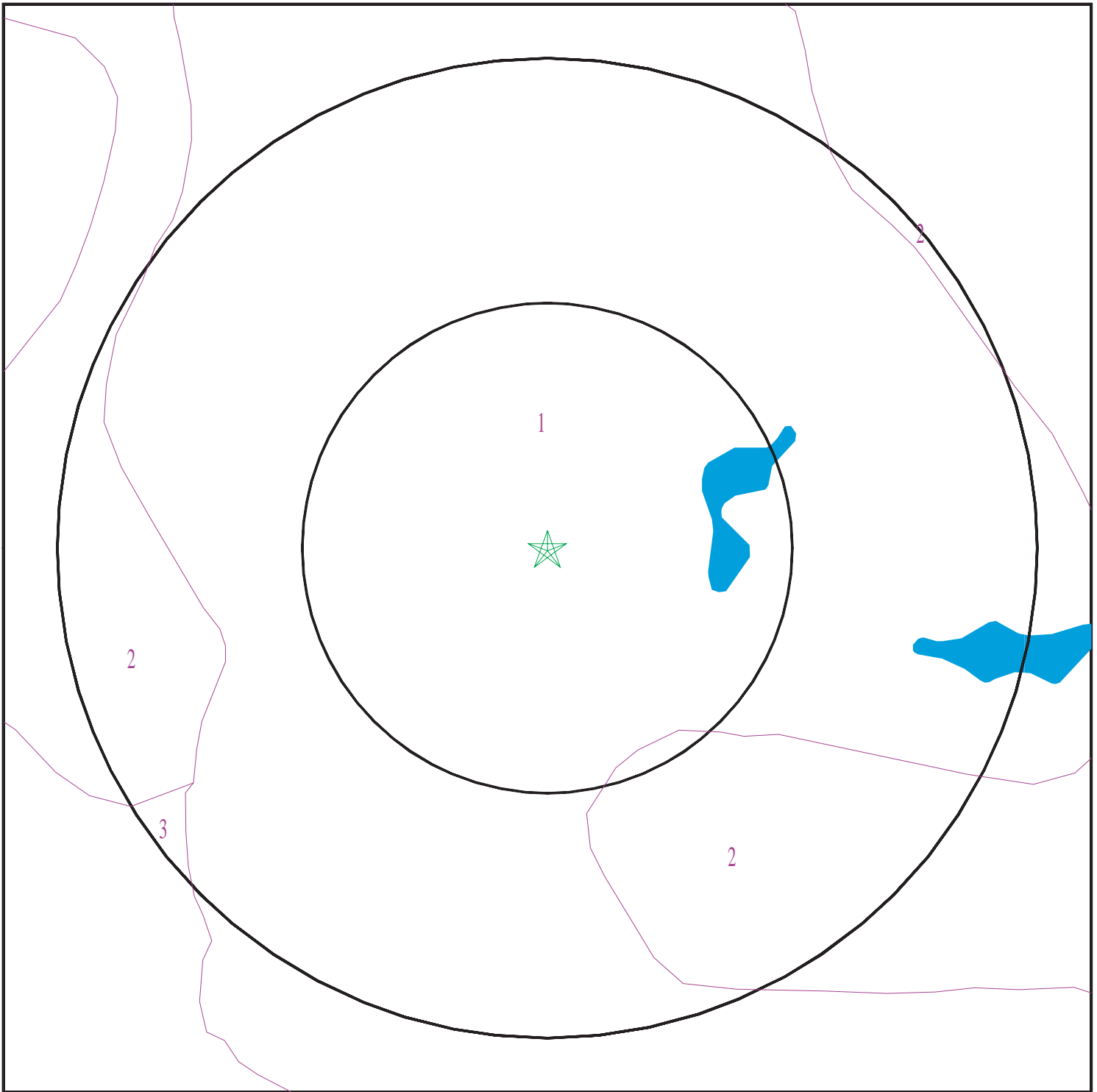
Era: Cenozoic  
System: Quaternary  
Series: Quaternary  
Code: Q (*decoded above as Era, System & Series*)

#### **GEOLOGIC AGE IDENTIFICATION**

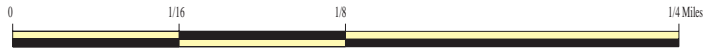
Category: Stratified Sequence

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 - 5165925.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Wilborn Property  
ADDRESS: 410 and 472 North Airport Way  
Manteca CA 95337  
LAT/LONG: 37.803419 / 121.251227

CLIENT: Advanced GeoEnvironmental, Inc.  
CONTACT: Diane Becker  
INQUIRY #: 5165925.2s  
DATE: January 23, 2018 1:39 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: VERITAS

Soil Surface Texture: fine sandy 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: Moderately well drained

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	14 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
2	14 inches	53 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
3	53 inches	70 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 2**

Soil Component Name: TINNIN

Soil Surface Texture: loamy coarse sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

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	27 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1
2	27 inches	53 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1
3	53 inches	74 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 3**

Soil Component Name: TIMOR

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

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	14 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.6
2	14 inches	55 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	55 inches	59 inches	cemented	Not reported	Not reported	Max: 0 Min: 0	Max: Min:

**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.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

## **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	USGS40000185751	1/2 - 1 Mile ENE
4	USGS40000185771	1/2 - 1 Mile NNE
5	USGS40000185755	1/2 - 1 Mile WNW
6	USGS40000185761	1/2 - 1 Mile WNW
10	USGS40000185768	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>
No PWS System Found		

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

## **STATE DATABASE WELL INFORMATION**

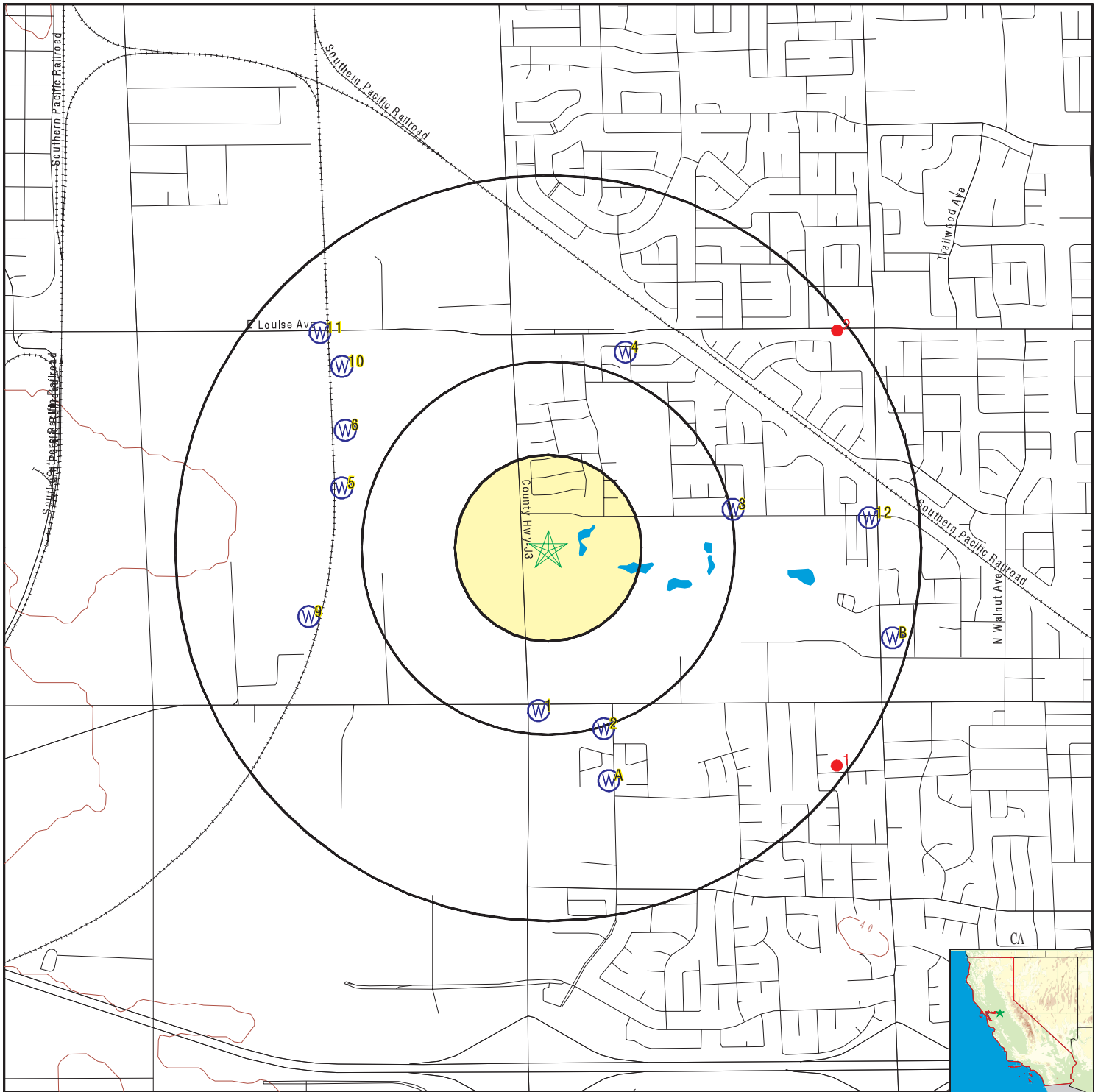
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADW60000020056	1/4 - 1/2 Mile South
2	CADW60000020055	1/2 - 1 Mile SSE
A7	19403	1/2 - 1 Mile SSE
A8	23161	1/2 - 1 Mile SSE
9	19416	1/2 - 1 Mile WSW
11	CADW60000018540	1/2 - 1 Mile NW
12	CADW60000017656	1/2 - 1 Mile East
B13	1054	1/2 - 1 Mile ESE
B14	23152	1/2 - 1 Mile ESE

## OTHER STATE DATABASE INFORMATION

### **STATE OIL/GAS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000235832	1/2 - 1 Mile SE
2	CAOG11000235797	1/2 - 1 Mile NE

# PHYSICAL SETTING SOURCE MAP - 5165925.2s



- 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: Wilborn Property  
 ADDRESS: 410 and 472 North Airport Way  
 Manteca CA 95337  
 LAT/LONG: 37.803419 / 121.251227

CLIENT: Advanced GeoEnvironmental, Inc.  
 CONTACT: Diane Becker  
 INQUIRY #: 5165925.2s  
 DATE: January 23, 2018 1:39 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

<p><b>1</b>  <b>South</b>  <b>1/4 - 1/2 Mile</b>  <b>Higher</b></p> <p>Objectid:            20056                  Latitude:           37.7971                  Longitude:         -121.2517                  Site code:           377971N1212517W001                  State well numbe: 02S07E06D001M                  Local well name:    "                  Well use id:         6                  Well use descrip:   Unknown                  County id:           39                  County name:        San Joaquin                  Basin code:         '5-22.01'                  Basin desc:         Eastern San Joaquin                  Dwr region id:      80236                  Dwr region:         North Central Region Office                  Site id:              CADW60000020056</p>	<p>CA WELLS</p>	<p>CADW60000020056</p>
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<p><b>2</b>  <b>SSE</b>  <b>1/2 - 1 Mile</b>  <b>Higher</b></p> <p>Objectid:            20055                  Latitude:           37.7964                  Longitude:         -121.2485                  Site code:           377964N1212485W001                  State well numbe: 02S07E06C001M                  Local well name:    "                  Well use id:         3                  Well use descrip:   Irrigation                  County id:           39                  County name:        San Joaquin                  Basin code:         '5-22.01'                  Basin desc:         Eastern San Joaquin                  Dwr region id:      80236                  Dwr region:         North Central Region Office                  Site id:              CADW60000020055</p>	<p>CA WELLS</p>	<p>CADW60000020055</p>
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<p><b>3</b>  <b>ENE</b>  <b>1/2 - 1 Mile</b>  <b>Higher</b></p> <p>Org. Identifier:      USGS-CA                  Formal name:        USGS California Water Science Center                  Monloc Identifier:    USGS-374818121142801                  Monloc name:        001S007E31G001M                  Monloc type:         Well                  Monloc desc:         Not Reported                  Huc code:            18040005                  Drainagearea Units: Not Reported                  Contrib drainagearea units: Not Reported                  Longitude:           -121.2421644</p>	<p>FED USGS</p>	<p>USGS40000185751</p>
---	-----------------	------------------------

Drainagearea value:	Not Reported	
Contrib drainagearea:	Not Reported	
Latitude:	37.8049272	
Sourcemap scale:	24000	



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	27.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19720912	Welldepth:	150
Welldepth units:	ft	Wellholedepth:	150
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
-----		
1972-09-12	12.00	

**4**

**NNE**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS**

**USGS40000185771**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374840121144701		
Monloc name:	001S007E31C001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18040005	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.8110381
Longitude:	-121.2474424	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	27.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19510601	Welldepth:	88
Welldepth units:	ft	Wellholedepth:	120
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

**5**

**WNW**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS**

**USGS40000185755**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374821121153701		
Monloc name:	001S006E36G001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18040005	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.8057605
Longitude:	-121.2613315	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	20.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19740726	Welldepth:	210
Welldepth units:	ft	Wellholedepth:	215
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
-----		
1974-07-26	21.00	

**6**  
**WNW**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS      USGS40000185761**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374828121154001		
Monloc name:	001S006E36G002M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	Not Reported	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.808
Longitude:	-121.2611667	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	22
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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

Ground-water levels, Number of Measurements: 0

**A7**  
**SSE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS 19403**

**Water System Information:**

Prime Station Code:	3910005-016	User ID:	PTA
FRDS Number:	3910005016	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	374740.0 1211450.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 16		
System Number:	3910005		
System Name:	MANTECA, CITY OF		
Organization That Operates System:	1001 W. CENTER STREET MANTECA, CA 95337		
Pop Served:	44500	Connections:	11417
Area Served:	MANTECA		
Sample Collected:	14-JUL-14	Findings:	18.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-JUL-14	Findings:	12.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-JUL-14	Findings:	16.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-AUG-14	Findings:	12.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-AUG-14	Findings:	11.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-AUG-14	Findings:	14.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-AUG-14	Findings:	12.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-SEP-14	Findings:	12.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-SEP-14	Findings:	16.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-SEP-14	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-SEP-14	Findings:	16.6 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	29-SEP-14	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	07-OCT-14	Findings:	12.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-OCT-14	Findings:	15.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-OCT-14	Findings:	12.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-NOV-14	Findings:	11.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-DEC-14	Findings:	12.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-DEC-14	Findings:	11.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-DEC-14	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	22-DEC-14	Findings:	11.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-DEC-14	Findings:	11.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-JAN-15	Findings:	11.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-JAN-15	Findings:	12.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-JAN-15	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	26-JAN-15	Findings:	11.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-FEB-15	Findings:	12.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-FEB-15	Findings:	11.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-FEB-15	Findings:	11.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-FEB-15	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-MAR-15	Findings:	11.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-MAR-15	Findings:	11.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-MAR-15	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-MAR-15	Findings:	12.7 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	30-MAR-15	Findings:	11.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-APR-15	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-APR-15	Findings:	11.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-APR-15	Findings:	15. UG/L
Chemical:	ARSENIC		
Sample Collected:	27-APR-15	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-MAY-15	Findings:	17. UG/L
Chemical:	ARSENIC		
Sample Collected:	05-MAY-15	Findings:	12.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	11-MAY-15	Findings:	17.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-MAY-15	Findings:	360. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12-MAY-15	Findings:	8.
Chemical:	PH, LABORATORY		
Sample Collected:	12-MAY-15	Findings:	140. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	12-MAY-15	Findings:	180. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12-MAY-15	Findings:	130. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	12-MAY-15	Findings:	37. MG/L
Chemical:	CALCIUM		
Sample Collected:	12-MAY-15	Findings:	9.4 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	12-MAY-15	Findings:	27. MG/L
Chemical:	SODIUM		
Sample Collected:	12-MAY-15	Findings:	2.9 MG/L
Chemical:	POTASSIUM		
Sample Collected:	12-MAY-15	Findings:	11. MG/L
Chemical:	CHLORIDE		
Sample Collected:	12-MAY-15	Findings:	16. MG/L
Chemical:	SULFATE		
Sample Collected:	12-MAY-15	Findings:	0.11 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	12-MAY-15	Findings:	14. UG/L
Chemical:	ARSENIC		
Sample Collected:	12-MAY-15	Findings:	110. UG/L
Chemical:	BARIUM		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	12-MAY-15	Findings:	51. UG/L
Chemical:	ZINC		
Sample Collected:	12-MAY-15	Findings:	260. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12-MAY-15	Findings:	0.18
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	12-MAY-15	Findings:	12. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-MAY-15	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	18-MAY-15	Findings:	17.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-MAY-15	Findings:	16.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUN-15	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUN-15	Findings:	11.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-JUN-15	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-JUN-15	Findings:	16.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-JUN-15	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-JUN-15	Findings:	17.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUL-15	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-JUL-15	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-JUL-15	Findings:	15.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-JUL-15	Findings:	16.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-AUG-15	Findings:	17.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-AUG-15	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-AUG-15	Findings:	16.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-AUG-15	Findings:	16.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-SEP-15	Findings:	17.3 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	09-SEP-15	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-SEP-15	Findings:	16.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-SEP-15	Findings:	17.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-SEP-15	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-OCT-15	Findings:	15.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-OCT-15	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	21-OCT-15	Findings:	16.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-OCT-15	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-NOV-15	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	10-NOV-15	Findings:	12.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-NOV-15	Findings:	11.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-NOV-15	Findings:	12.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-DEC-15	Findings:	12.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-DEC-15	Findings:	12.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUN-16	Findings:	12.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-JUN-16	Findings:	16.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-JUN-16	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-JUN-16	Findings:	17.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-JUL-16	Findings:	14. UG/L
Chemical:	ARSENIC		
Sample Collected:	11-JUL-16	Findings:	15. UG/L
Chemical:	ARSENIC		
Sample Collected:	18-JUL-16	Findings:	16. UG/L
Chemical:	ARSENIC		
Sample Collected:	25-JUL-16	Findings:	16. UG/L
Chemical:	ARSENIC		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	01-AUG-16	Findings:	17.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-AUG-16	Findings:	17. UG/L
Chemical:	ARSENIC		
Sample Collected:	09-AUG-16	Findings:	18.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-AUG-16	Findings:	18.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-AUG-16	Findings:	16.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-AUG-16	Findings:	16.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-SEP-16	Findings:	18.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-SEP-16	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-SEP-16	Findings:	17.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	27-SEP-16	Findings:	17.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-OCT-16	Findings:	18. UG/L
Chemical:	ARSENIC		
Sample Collected:	04-OCT-16	Findings:	2.7 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	11-OCT-16	Findings:	13.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-OCT-16	Findings:	14.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-OCT-16	Findings:	14.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-NOV-16	Findings:	12.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-NOV-16	Findings:	16.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-NOV-16	Findings:	12.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-NOV-16	Findings:	12.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-NOV-16	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	06-DEC-16	Findings:	11.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-DEC-16	Findings:	11.5 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	20-DEC-16	Findings:	11.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	27-DEC-16	Findings:	11.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-JAN-17	Findings:	11.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-JAN-17	Findings:	11.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-JAN-17	Findings:	10.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	24-JAN-17	Findings:	11.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	31-JAN-17	Findings:	11.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-FEB-17	Findings:	11.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-FEB-17	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	21-FEB-17	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-FEB-17	Findings:	12.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-MAR-17	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	14-MAR-17	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-MAR-17	Findings:	0.49 MG/L
Chemical:	TOTAL ORGANIC CARBON (TOC)		
Sample Collected:	21-MAR-17	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	28-MAR-17	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-APR-17	Findings:	10.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-APR-17	Findings:	11.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-APR-17	Findings:	10.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-APR-17	Findings:	11.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-MAY-17	Findings:	13.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-MAY-17	Findings:	16.6 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	16-MAY-17	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-MAY-17	Findings:	17. UG/L
Chemical:	ARSENIC		
Sample Collected:	30-MAY-17	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-FEB-12	Findings:	12.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-MAR-12	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	02-APR-12	Findings:	12.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-MAY-12	Findings:	13.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-MAY-12	Findings:	15.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-MAY-12	Findings:	450. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08-MAY-12	Findings:	8.2
Chemical:	PH, LABORATORY		
Sample Collected:	08-MAY-12	Findings:	190. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	08-MAY-12	Findings:	230. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08-MAY-12	Findings:	190. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	08-MAY-12	Findings:	52. MG/L
Chemical:	CALCIUM		
Sample Collected:	08-MAY-12	Findings:	14. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08-MAY-12	Findings:	24. MG/L
Chemical:	SODIUM		
Sample Collected:	08-MAY-12	Findings:	10. MG/L
Chemical:	CHLORIDE		
Sample Collected:	08-MAY-12	Findings:	19. MG/L
Chemical:	SULFATE		
Sample Collected:	08-MAY-12	Findings:	0.11 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	08-MAY-12	Findings:	9.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-MAY-12	Findings:	120. UG/L
Chemical:	BARIUM		
Sample Collected:	08-MAY-12	Findings:	280. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	08-MAY-12	Findings:	0.66
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	08-MAY-12	Findings:	14. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-MAY-12	Findings:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04-JUN-12	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUL-12	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-AUG-12	Findings:	16.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-SEP-12	Findings:	12.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-OCT-12	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-NOV-12	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-DEC-12	Findings:	12.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JAN-13	Findings:	12.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-FEB-13	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	04-MAR-13	Findings:	16.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-APR-13	Findings:	17.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-MAY-13	Findings:	17.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-MAY-13	Findings:	12.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04-JUN-13	Findings:	17.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUL-13	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-JUL-13	Findings:	3.86 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	17-JUL-13	Findings:	0.311 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	17-JUL-13	Findings:	3.4 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	17-JUL-13	Findings:	1.16 PCI/L
Chemical:	GROSS ALPHA MDA95		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	05-AUG-13	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-SEP-13	Findings:	16.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-OCT-13	Findings:	15.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-NOV-13	Findings:	12.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-DEC-13	Findings:	17.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-DEC-13	Findings:	17. UG/L
Chemical:	ARSENIC		
Sample Collected:	23-DEC-13	Findings:	12.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-DEC-13	Findings:	12. UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JAN-14	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	13-JAN-14	Findings:	12.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-MAR-14	Findings:	13.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-APR-14	Findings:	16. UG/L
Chemical:	ARSENIC		
Sample Collected:	06-MAY-14	Findings:	12.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-MAY-14	Findings:	22.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-JUN-14	Findings:	16.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-JUN-14	Findings:	16.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-JUL-14	Findings:	16.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUL-14	Findings:	15.9 UG/L
Chemical:	ARSENIC		

**A8  
SSE  
1/2 - 1 Mile  
Higher**

**CA WELLS 23161**

**Water System Information:**

Prime Station Code:	J39/005-16TRT	User ID:	PTA
FRDS Number:	3910005027	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN
Water Type:	Well/Groundwater	Well Status:	Active Treated
Source Lat/Long:	374740.0 1211450.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 16 - TREATED		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number:	3910005		
System Name:	MANTECA, CITY OF		
Organization That Operates System:	1001 W. CENTER STREET		
	MANTECA, CA 95337		
Pop Served:	44500	Connections:	11417
Area Served:	MANTECA		
Sample Collected:	14-MAY-12	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-JUN-12	Findings:	7.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-JUN-12	Findings:	9. UG/L
Chemical:	ARSENIC		
Sample Collected:	18-JUN-12	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-JUN-12	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUL-12	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-JUL-12	Findings:	8.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-JUL-12	Findings:	6.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-JUL-12	Findings:	7.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-JUL-12	Findings:	7.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-AUG-12	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-AUG-12	Findings:	7.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-AUG-12	Findings:	8. UG/L
Chemical:	ARSENIC		
Sample Collected:	27-AUG-12	Findings:	5.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-SEP-12	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-SEP-12	Findings:	7.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-SEP-12	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	24-SEP-12	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-OCT-12	Findings:	5.8 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	08-OCT-12	Findings:	7.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-OCT-12	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	15-OCT-12	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	23-OCT-12	Findings:	7.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-OCT-12	Findings:	7.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-NOV-12	Findings:	9. UG/L
Chemical:	ARSENIC		
Sample Collected:	13-NOV-12	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-NOV-12	Findings:	8.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-NOV-12	Findings:	6.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-DEC-12	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	10-DEC-12	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	17-DEC-12	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-DEC-12	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JAN-13	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JAN-13	Findings:	4.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-JAN-13	Findings:	3.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-JAN-13	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-JAN-13	Findings:	5.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-FEB-13	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-FEB-13	Findings:	5.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-FEB-13	Findings:	9.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-FEB-13	Findings:	5.5 UG/L
Chemical:	ARSENIC		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	04-MAR-13	Findings:	5.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-MAR-13	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-MAR-13	Findings:	7.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-MAR-13	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-APR-13	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-APR-13	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-APR-13	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-APR-13	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-APR-13	Findings:	6.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-MAY-13	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-MAY-13	Findings:	7.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-MAY-13	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-MAY-13	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-JUN-13	Findings:	13.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-JUN-13	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-JUN-13	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	24-JUN-13	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUL-13	Findings:	6.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-JUL-13	Findings:	6.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-JUL-13	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	22-JUL-13	Findings:	6.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-JUL-13	Findings:	6.2 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	05-AUG-13	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-AUG-13	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-AUG-13	Findings:	5.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-AUG-13	Findings:	7.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-SEP-13	Findings:	6.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-SEP-13	Findings:	6.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-SEP-13	Findings:	5.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-SEP-13	Findings:	7.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-OCT-13	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-OCT-13	Findings:	7.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-OCT-13	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-OCT-13	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-OCT-13	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-NOV-13	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-NOV-13	Findings:	5.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-NOV-13	Findings:	7.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-DEC-13	Findings:	7.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-DEC-13	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-DEC-13	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-DEC-13	Findings:	4.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-DEC-13	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JAN-14	Findings:	5.4 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	13-JAN-14	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-MAR-14	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	24-MAR-14	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-APR-14	Findings:	4.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-APR-14	Findings:	5.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-APR-14	Findings:	6.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-APR-14	Findings:	4.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-APR-14	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-MAY-14	Findings:	5.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-MAY-14	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-MAY-14	Findings:	4.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	27-MAY-14	Findings:	6.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-JUN-14	Findings:	6.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-JUN-14	Findings:	7.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-JUN-14	Findings:	7.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-JUN-14	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-JUL-14	Findings:	6.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUL-14	Findings:	4. UG/L
Chemical:	ARSENIC		
Sample Collected:	14-JUL-14	Findings:	7.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-JUL-14	Findings:	4.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-JUL-14	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-AUG-14	Findings:	5.1 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	11-AUG-14	Findings:	5.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-AUG-14	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-AUG-14	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-SEP-14	Findings:	4.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-SEP-14	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-SEP-14	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-SEP-14	Findings:	6.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-SEP-14	Findings:	3.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-OCT-14	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-OCT-14	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-OCT-14	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-DEC-14	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-DEC-14	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-DEC-14	Findings:	5.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-DEC-14	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-DEC-14	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-JAN-15	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	12-JAN-15	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-JAN-15	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-JAN-15	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-FEB-15	Findings:	4.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-FEB-15	Findings:	3.4 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	17-FEB-15	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-FEB-15	Findings:	4.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-MAR-15	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-MAR-15	Findings:	4.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-MAR-15	Findings:	4. UG/L
Chemical:	ARSENIC		
Sample Collected:	23-MAR-15	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-MAR-15	Findings:	4.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-APR-15	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-APR-15	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-APR-15	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	27-APR-15	Findings:	7.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	05-MAY-15	Findings:	5.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-MAY-15	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	18-MAY-15	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-MAY-15	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-JUN-15	Findings:	6.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-JUN-15	Findings:	7.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-JUN-15	Findings:	7.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	22-JUN-15	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-JUN-15	Findings:	8.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUL-15	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	15-JUL-15	Findings:	5.3 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	22-JUL-15	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-JUL-15	Findings:	5.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-AUG-15	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-AUG-15	Findings:	7.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	19-AUG-15	Findings:	6.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	26-AUG-15	Findings:	6.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-SEP-15	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-SEP-15	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-SEP-15	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-SEP-15	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-SEP-15	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-OCT-15	Findings:	4.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-OCT-15	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	21-OCT-15	Findings:	7.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-OCT-15	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-NOV-15	Findings:	6.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-NOV-15	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-NOV-15	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	23-NOV-15	Findings:	4.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-DEC-15	Findings:	5.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-DEC-15	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	07-JUN-16	Findings:	4.5 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	14-JUN-16	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-JUN-16	Findings:	6.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-JUN-16	Findings:	6.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-JUL-16	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	18-JUL-16	Findings:	5.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-JUL-16	Findings:	5.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-AUG-16	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-AUG-16	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	09-AUG-16	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	16-AUG-16	Findings:	6.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	23-AUG-16	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	30-AUG-16	Findings:	6.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-SEP-16	Findings:	6.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-SEP-16	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-SEP-16	Findings:	6.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	27-SEP-16	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-OCT-16	Findings:	7. UG/L
Chemical:	ARSENIC		
Sample Collected:	11-OCT-16	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	18-OCT-16	Findings:	5.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-OCT-16	Findings:	5.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	01-NOV-16	Findings:	5.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-NOV-16	Findings:	5.3 UG/L
Chemical:	ARSENIC		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	15-NOV-16	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	22-NOV-16	Findings:	4.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	29-NOV-16	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	06-DEC-16	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	13-DEC-16	Findings:	4.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	20-DEC-16	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	27-DEC-16	Findings:	5.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	03-JAN-17	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-JAN-17	Findings:	4.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-JAN-17	Findings:	4. UG/L
Chemical:	ARSENIC		
Sample Collected:	24-JAN-17	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	31-JAN-17	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-FEB-17	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-FEB-17	Findings:	4.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	21-FEB-17	Findings:	4.5 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-FEB-17	Findings:	3.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-MAR-17	Findings:	4.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	14-MAR-17	Findings:	5. UG/L
Chemical:	ARSENIC		
Sample Collected:	21-MAR-17	Findings:	4.2 UG/L
Chemical:	ARSENIC		
Sample Collected:	28-MAR-17	Findings:	3.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	04-APR-17	Findings:	4. UG/L
Chemical:	ARSENIC		
Sample Collected:	11-APR-17	Findings:	4.3 UG/L
Chemical:	ARSENIC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	18-APR-17	Findings:	4. UG/L
Chemical:	ARSENIC		
Sample Collected:	25-APR-17	Findings:	3.4 UG/L
Chemical:	ARSENIC		
Sample Collected:	02-MAY-17	Findings:	5.7 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-MAY-17	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	16-MAY-17	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	23-MAY-17	Findings:	6. UG/L
Chemical:	ARSENIC		
Sample Collected:	30-MAY-17	Findings:	6.2 UG/L
Chemical:	ARSENIC		

**9**  
**WSW**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS    19416**

**Water System Information:**

Prime Station Code:	3910015-008	User ID:	PTA
FRDS Number:	3910015008	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	374803.0 1211543.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 09		
System Number:	3910015		
System Name:	City of Lathrop		
Organization That Operates System:	16775 S. HWOLAND RD., SUITE 1 LATHROP, CA 95330		
Pop Served:	8429	Connections:	2213
Area Served:	LATHROP		
Sample Collected:	05-MAR-12	Findings:	11. UG/L
Chemical:	ARSENIC		
Sample Collected:	02-APR-12	Findings:	14.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04-JUN-12	Findings:	19. UG/L
Chemical:	ARSENIC		
Sample Collected:	01-APR-13	Findings:	15.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	17-JUN-14	Findings:	480. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	17-JUN-14	Findings:	7.95
Chemical:	PH, LABORATORY		
Sample Collected:	17-JUN-14	Findings:	160. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	17-JUN-14	Findings:	200. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	17-JUN-14	Findings:	156. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	17-JUN-14	Findings:	45. MG/L
Chemical:	CALCIUM		
Sample Collected:	17-JUN-14	Findings:	11. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	17-JUN-14	Findings:	35. MG/L
Chemical:	SODIUM		
Sample Collected:	17-JUN-14	Findings:	3.2 MG/L
Chemical:	POTASSIUM		
Sample Collected:	17-JUN-14	Findings:	33. MG/L
Chemical:	CHLORIDE		
Sample Collected:	17-JUN-14	Findings:	21. MG/L
Chemical:	SULFATE		
Sample Collected:	17-JUN-14	Findings:	19. UG/L
Chemical:	ARSENIC		
Sample Collected:	17-JUN-14	Findings:	210. UG/L
Chemical:	BARIUM		
Sample Collected:	17-JUN-14	Findings:	300. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	17-JUN-14	Findings:	10. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	17-JUN-14	Findings:	12.21
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	17-JUN-14	Findings:	2300. MG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	06-JAN-15	Findings:	13. UG/L
Chemical:	ARSENIC		
Sample Collected:	07-APR-15	Findings:	16. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	05-APR-16	Findings:	3.6 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	04-OCT-16	Findings:	7.9 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04-OCT-16	Findings:	1.3 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	04-OCT-16	Findings:	5.2 PCI/L
Chemical:	GROSS BETA		
Sample Collected:	04-OCT-16	Findings:	0.88 PCI/L
Chemical:	GROSS BETA COUNTING ERROR		
Sample Collected:	04-OCT-16	Findings:	8. PCI/L
Chemical:	URANIUM (PCI/L)		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	04-OCT-16	Findings:	2.8 PCI/L
Chemical:	GROSS ALPHA MDA95		
Sample Collected:	04-OCT-16	Findings:	2.5 PCI/L
Chemical:	GROSS BETA MDA95		
Sample Collected:	03-APR-17	Findings:	630. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	03-APR-17	Findings:	8.2
Chemical:	PH, LABORATORY		
Sample Collected:	03-APR-17	Findings:	190. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	03-APR-17	Findings:	230. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	03-APR-17	Findings:	2.4 MG/L
Chemical:	CARBONATE ALKALINITY		
Sample Collected:	03-APR-17	Findings:	3.3 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	03-APR-17	Findings:	230. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	03-APR-17	Findings:	66. MG/L
Chemical:	CALCIUM		
Sample Collected:	03-APR-17	Findings:	17. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	03-APR-17	Findings:	48. MG/L
Chemical:	SODIUM		
Sample Collected:	03-APR-17	Findings:	3.9 MG/L
Chemical:	POTASSIUM		
Sample Collected:	03-APR-17	Findings:	60. MG/L
Chemical:	CHLORIDE		
Sample Collected:	03-APR-17	Findings:	27. MG/L
Chemical:	SULFATE		
Sample Collected:	03-APR-17	Findings:	0.11 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	03-APR-17	Findings:	10. UG/L
Chemical:	ARSENIC		
Sample Collected:	03-APR-17	Findings:	250. UG/L
Chemical:	BARIUM		
Sample Collected:	03-APR-17	Findings:	140. UG/L
Chemical:	BORON		
Sample Collected:	03-APR-17	Findings:	28. UG/L
Chemical:	MANGANESE		
Sample Collected:	03-APR-17	Findings:	26. UG/L
Chemical:	VANADIUM		
Sample Collected:	03-APR-17	Findings:	400. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	03-APR-17	Findings:	1.4
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	03-APR-17	Findings:	0.22 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	03-APR-17	Findings:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	03-APR-17	Findings:	3.3 MG/L
Chemical:	NITRATE + NITRITE (AS N)		

**10  
NW  
1/2 - 1 Mile  
Lower**

**FED USGS      USGS40000185768**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374838121153701		
Monloc name:	001S006E36B001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18040005	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	37.8104826
Longitude:	-121.2613316	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	25.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19740129	Welldepth:	210
Welldepth units:	ft	Wellholedepth:	210
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
-----		
1974-01-29	22.80	

**11  
NW  
1/2 - 1 Mile  
Lower**

**CA WELLS      CADW60000018540**

Objectid:	18540
Latitude:	37.8118
Longitude:	-121.2624
Site code:	378118N1212624W001
State well numbe:	01S06E36C001M
Local well name:	"
Well use id:	3
Well use descrip:	Irrigation
County id:	39
County name:	San Joaquin

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Basin code: '5-22.01'  
 Basin desc: Eastern San Joaquin  
 Dwr region id: 80236  
 Dwr region: North Central Region Office  
 Site id: CADW60000018540

**12**  
**East**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CADW60000017656**

Objectid: 17656  
 Latitude: 37.8046  
 Longitude: -121.2355  
 Site code: 378046N1212355W001  
 State well numbe: 01S07E31J001M  
 Local well name: "  
 Well use id: 6  
 Well use descrip: Unknown  
 County id: 39  
 County name: San Joaquin  
 Basin code: '5-22.01'  
 Basin desc: Eastern San Joaquin  
 Dwr region id: 80236  
 Dwr region: North Central Region Office  
 Site id: CADW60000017656

**B13**  
**ESE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      1054**

**Water System Information:**

Prime Station Code: 01S/07E-32P01 M	User ID: PTA
FRDS Number: 3910005004	County: San Joaquin
District Number: 10	Station Type: WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type: Well/Groundwater	Well Status: Active Raw
Source Lat/Long: 374800.0 1211400.0	Precision: Undefined
Source Name: WELL 04	
System Number: 3910005	
System Name: MANTECA, CITY OF	
Organization That Operates System: 1001 W. CENTER STREET MANTECA, CA 95337	
Pop Served: 44500	Connections: 11417
Area Served: MANTECA	

**B14**  
**ESE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      23152**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

### Water System Information:

Prime Station Code:	J39/005-04TRT	User ID:	PTA
FRDS Number:	3910005020	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN
Water Type:	Well/Groundwater	Well Status:	Active Treated
Source Lat/Long:	374800.0 1211400.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 04 - TREATED		
System Number:	3910005		
System Name:	MANTECA, CITY OF		
Organization That Operates System:	1001 W. CENTER STREET		
	MANTECA, CA 95337		
Pop Served:	44500	Connections:	11417
Area Served:	MANTECA		



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database      EDR ID Number

**1**  
**SE**  
**1/2 - 1 Mile**

**OIL\_GAS      CAOG11000235832**

District nun:	6	Api number:	07700369
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	San Joaquin	Fieldname:	Any Field
Area name:	Any Area	Section:	6
Township:	02S	Range:	07E
Base meridian:	MD	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Status Code 006		
Leasename:	Great Basins-Lefler	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	03-JAN-63
Welldeptha:	9000		
Redrillfoo:	0		
Abandonedd:	17-JAN-63	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000235832		

**2**  
**NE**  
**1/2 - 1 Mile**

**OIL\_GAS      CAOG11000235797**

District nun:	6	Api number:	07700333
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Christiana Oil Corp.		
County name:	San Joaquin	Fieldname:	Any Field
Area name:	Any Area	Section:	30
Township:	01S	Range:	07E
Base meridian:	MD	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Status Code 006		
Leasename:	Schleiss	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	01-DEC-59
Welldeptha:	5756		
Redrillfoo:	0		
Abandonedd:	16-DEC-59	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000235797		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95337	5	1

Federal EPA Radon Zone for SAN JOAQUIN County: 3

- 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 SAN JOAQUIN COUNTY, CA

Number of sites tested: 20

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.530 pCi/L	90%	10%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.050 pCi/L	100%	0%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of 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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**SUBJECT  
PROPERTY  
RECORDS**

RECEIVED

9/13/10 FAXED

JUN 13 2016

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

Northern Region Office SJVAPCD
4800 Enterprise Way
Modesto, CA 95356-8718
(209) 557-6400 ♦ FAX (209) 557-6475
(San Joaquin, Stanislaus and Merced Counties)

Central Region Office
1990 East Gettysburg Avenue
Fresno, CA 93726-0244
(559) 230-6000 ♦ FAX (559) 230-6062
(Fresno, Madera and Kings Counties)

Southern Region Office
34946 Flyover Court
Bakersfield, CA 93308-9725
(661) 392-5500 ♦ FAX (661) 392-5585
(Tulare and Kern Counties)

1631177

DEMOLITION PERMIT RELEASE

The purpose of this form is to verify compliance with or exemption from the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos notification requirements. It is the Applicant's responsibility to obtain the required signature from the District and return this form to the appropriate city or county building department prior to obtaining a demolition permit.

Project Description

Job Site Address: 472 N. AIRPORT City: MANTECA Zip Code: 95337
Owner's name: CHRIS A. CROM Telephone: (209) 456 3709 Fax:
Owner's Address: 4885 Brunswick Rd City: Manteca Zip Code:
Contractor's Name: Owner/Builder Telephone: Fax:
Contractor's Address: City: Zip Code:

Table with 2 main columns: 1. Structure(s) being demolished: One structure (non-commercial), with four or fewer units. Other (describe): Is demolition by intentional burning? 2. Proposed project: Single Family Dwelling, Subdivision, Retail or Commercial Project, Public Project (School, Highway, etc.), Other (describe): vacant

Comments: HOUSE BURNED DOWN (N)WALL STILL STANDING. -- NO INTERIOR LEFT

Signature of applicant: Chris A. Crom

Title: OWNER

Date: 06/13/16

FOR SJVUAPCD USE ONLY

This certifies that the demolition applicant has satisfied the APCD's notification requirements. The APCD allows the demolition to proceed on or after , 20 .

This certifies that the Demolition application is exempt from the APCD's requirements.

District approval on this form only indicates compliance with or exemption from the NESHAP notification requirements. Enforcement action will be taken if asbestos NESHAP violations are found at the project.

Further, there are other agencies that regulate the handling and disposal of ACM, such as OSHA, Cal-OSHA, and DTSC regardless of NESHAP applicability to your property.

Comments: SFD, will be left vacant + not planted per Stacy with The City of Manteca

Printed Name: Kim Crews

Title: A&A

Approval Signature: Kim Crews

Date: 6/13/16



# WELL PERMIT APPLICATION FORM

**SITE  
MITIGATION  
UNIT IV**

RECEIVED

JUN 03 2004

**SAN JOAQUIN COUNTY  
ENVIRONMENTAL HEALTH DEPARTMENT (EHD)  
304 E. Weber, Third Floor, Stockton, CA., 95202  
(209) 468-3449**

ENVIRONMENT HEALTH  
PERMIT/SERVICES

**NON-REFUNDABLE PERMIT EXPIRES 1 YEAR FROM DATE ISSUED**

Application is hereby made to San Joaquin County for a permit to construct and/or install the work described. This application is made in compliance with San Joaquin County Development Title, Chapter 9-1115.3 and the Standards of San Joaquin County Environmental Health Department.

WELL Location 472 N Airport Way Cross Street Crom City Manteca Zip 95337 Assessor's Parcel# 200-130-01

PROPERTY Owner Mr Christopher Crom Address 472 N Airport Way City Manteca Zip 95337 Phone# 209-853-8557

C-57 Contractor EN Prob Address PO Box 6093 City Oranille Zip 95266 Lic# 777007 Phone# 530-589-2019

Consultant / Sub Contractor Kleinfelder Address 2825 E Myrtle City Stockton Lic# \_\_\_\_\_ Phone# 948-1345

GIS Coordinates: X \_\_\_\_\_, Y \_\_\_\_\_, Township 15 Range 6 E Section \_\_\_\_\_

**WORK TO BE PERFORMED:**

NEW WELL / BORING (CPT, GEOPROBE, HYDROPUNCH, HAND-AUGER, OTHER\*)

SOIL BORING # 1-8

WELL # \_\_\_\_\_

DESTRUCTION (choose type below)

OVER-BORE

PRESSURE GROUT

\*Other: \_\_\_\_\_ Grout Specifications: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

<b>TYPE OF WELL</b>	<b>INSTALLATION TYPE</b>	<b>CONSTRUCTION SPECIFICATIONS</b>
<input type="checkbox"/> MONITORING	<input type="checkbox"/> HOLLOW STEM	DIA. OF BOREHOLE <u>2"</u> MULTIPLE CASINGS? <input type="checkbox"/> YES <input type="checkbox"/> NO WELL CASING DIA: _____
<input type="checkbox"/> EXTRACTION	<input type="checkbox"/> AIR HAMMER/DRIVEN	CASING THICKNESS _____ TYPE OF CASING: <input type="checkbox"/> STEEL <input type="checkbox"/> PVC <input type="checkbox"/> OTHER: _____
<input type="checkbox"/> VAPOR	<input type="checkbox"/> MUD ROTARY	DEPTH OF GROUT SEAL <u>20'</u> TREMIE TYPE TO BE USED: <input type="checkbox"/> AUGERS <input type="checkbox"/> HOSE
<input type="checkbox"/> AIR SPARGE	<input type="checkbox"/> PUSH POINT	GROUT SEAL PUMPED: <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: MAXIMUM FREE-FALL DEPTH IS 30')
<input checked="" type="checkbox"/> SOIL BORING	<input type="checkbox"/> HAND AUGER	GROUT SPECIFICATIONS: <u>Neat cement</u>
<input type="checkbox"/> OTHER: _____	<input checked="" type="checkbox"/> OTHER <u>Geoprobe</u>	APPROX. BORING DEPTH <u>20'</u> <input type="checkbox"/> BOLTED TRAFFIC BOX or <input type="checkbox"/> STOVE PIPE
		CONDUCTOR CASING PROPOSED? _____ (if YES, list specifications here): _____

\*COMMENTS: \_\_\_\_\_

**NOTE: OFFSITE BORINGS REQUIRE ACCESS OR ENCROACHMENT PERMITS.**

**CALL THE UNIT IV INSPECTOR 48 WORKING HOURS IN ADVANCE FOR ALL REQUIRED INSPECTIONS.**

I hereby certify that I have prepared this application and that the work will be done in accordance with San Joaquin County Ordinances, Rules and Regulations, and all applicable California State Laws.

Signed x Francis X Bean Title/Company Staff Geologist / Kleinfelder

Print Name Francis X Bean Date 6/1/04

**DEPARTMENT USE ONLY**

SITE MAP IN UNIT IV FILE, ADDRESS: 472. Airport Way

WORK PLAN DATED: 5/26/2004

Application Accepted By W. Duncan Date Issued 6/8/04 Area 6219

Grout Inspection By \_\_\_\_\_ Date \_\_\_\_\_ Final Inspection By \_\_\_\_\_ Date \_\_\_\_\_

Destruction Inspection By \_\_\_\_\_ Date \_\_\_\_\_

**COMMENTS / CONDITIONS:**

ACCOUNTING ONLY:		AID#	FAC#			
PE CODES	FEE INFO	AMOUNT REMITTED	CHECK #	REC'D BY	DATE	PERMIT / SERVICE REQUEST #
<u>2904</u>		<u>\$89.00</u>	<u>12155</u>	<u>UL</u>	<u>6/8/04</u>	<u>SR# 38327</u>
						INVOICE

C-57 WC -WAIVER \_\_\_\_\_ C-57 Letter of Authorization to sign permit \_\_\_\_\_ Encroachment doc \_\_\_\_\_ 1/25/02

San Joaquin County Environmental Health Services, Unit IV Well Permit Application Supplement

JOB ADDRESS: 472 N Airport Way PERMIT SR#: \_\_\_\_\_

LICENSED CONTRACTORS DECLARATION (LCD)

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License #: 777007 Expiration Date: 4/30/2006  
Date: 6/1/2004 Contractor: En Probe  
Signature: Don Siligo Title: OWNER  
Printed name: Don Siligo

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations: (CHECK ALL THAT APPLY)

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy numbers are:

Carrier: State Comp. Ins Fund. Policy Number: 713/7363-2003

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 6/1/04 Signature: Don Siligo  
Printed Name: Don Siligo

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000.), IN ADDITION TO THE COST OF COMPENSATION, INTEREST, ATTORNEY'S FEES, AND DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

I, Don Siligo (C-57 licensed authorized representative), hereby authorize Francis Bean, Kleinfelder

to sign this San Joaquin County Well Permit Application on my behalf. I understand this authorization is valid for one (1) year and is limited to the work plan dated on the front page of this application.

5-17-2000 / MI



San Joaquin County Environmental Health Department

DATE 6/4/04

MASTER FILE RECORD INFORMATION "MFR"

GREEN FORM

UNIT IV

SHARED APPLICATION FHD USE ONLY

OWNER ID#

Case #

OWNER FILE

CHECK IF OWNER CURRENTLY ON FILE WITH EHD

COMPLETE THE FOLLOWING PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME	<u>Christopher A Crom</u>	PHONE	<u>209-823-8551</u>
	First MI Last		
BUSINESS NAME		Soc Sec / Tax ID #	
Owner Home Address	<u>472 N Airport Way</u>	DRIVER'S LICENSE #	
City	<u>Manteca</u>	STATE	<u>CA</u> ZIP <u>95337</u>
Owner Mailing Address	<u>SAME</u>		
Mailing Address City		State	Zip
TYPE OF OWNERSHIP			
CORPORATION <input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> PARTNERSHIP <input type="checkbox"/> FED AGENCY <input type="checkbox"/> OTHER <input type="checkbox"/>			

FACILITY FILE

FACILITY ID #	CROSS REF ID #	ACCOUNT ID #	TYPE
---------------	----------------	--------------	------

COMPLETE THE FOLLOWING BUSINESS / FACILITY / SITE INFORMATION:

Is this a NEW BUSINESS LOCATION not previously regulated by the ENVIRONMENTAL HEALTH DEPARTMENT?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is this an EXISTING BUSINESS LOCATION but a NEW TYPE of regulated Business?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
BUSINESS/FACILITY/SITE NAME	<u>Crom Property</u>	
SITE ADDRESS	SUITE #	BUSINESS PHONE
<u>472 N Airport Way</u>		
CITY	STATE	ZIP
<u>Manteca</u>	<u>CA</u>	<u>95337</u>
BOARD OF SUPERVISOR DISTRICT	LOCATION CODE	KEY1
Mailing Address if DIFFERENT from Facility Address	Attention: or Care Of (optional)	
Mailing Address City	STATE	ZIP
SIC CODE	APN #	COMMENTS

THIRD PARTY BILLING INFO: Complete if Billing Party is different from Property Owner or Facility Operator identified above.

BUSINESS NAME	Attention: or Care Of (optional)
<u>De Silva Group LLC</u>	<u>Bob Silva</u>
Mailing Address	PHONE
<u>PO Box 2929</u>	<u>925-828-7999</u>
CITY	STATE ZIP
<u>Dublin</u>	<u>CA 94568</u>

ACCOUNT ADDRESS for fees and charges

OWNER

FACILITY/BUSINESS

THIRD PARTY BILLING

BILLING AND COMPLIANCE ACKNOWLEDGMENT: I, the undersigned applicant, certify that I am the Owner, Operator, or Authorized Agent of this business, and I acknowledge that all PERMIT FEES, PENALTIES, ENFORCEMENT CHARGES and/or HOURLY CHARGES associated with this operation will be billed to me at the address identified above as the ACCOUNT ADDRESS for this site. I also certify that all information provided on this application is true and correct, and that all regulated activities will be performed in accordance with all applicable SAN JOAQUIN COUNTY Ordinance Codes and/or Standards and STATE and/or FEDERAL, Laws and Regulations. As the undersigned owner, operator, or agent of the property located at the above facility/site address, I hereby authorize the release of any and all permits and environmental statement information to SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT as soon as it is available and at the same time it is provided to me or my representative.

APPLICANT NAME	TITLE	SIGNATURE
<u>ROBERT V. SILVA</u>	<u>VICE PRESIDENT</u>	
		DRIVER'S LICENSE # (PHOTOCOPY REQUIRED)

Approved By	Date	Accounting Office Processing Completed By	Date
-------------	------	---	------



SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES  
 ENVIRONMENTAL HEALTH DIVISION  
 SITE MITIGATION MASTERFILE RECORD FORM

GENERAL PROGRAM FILE:      New \_\_\_\_\_ Change \_\_\_\_\_ Edit \_\_\_\_\_

(PROG4) revised 5/23/94

FACILITY ID #	FA0015448	FACILITY NAME	CROM PROPERTY		
RECORD ID #	PRO522667	PRIOR DIST #		PRIOR SWEEPS #	

472 Airport Way, Manteca

Site Mitigation:	<input checked="" type="checkbox"/>	Environmental Assessment	<input type="checkbox"/>	UST/CAP	<input type="checkbox"/>	Local Hazardous Waste Invest	<input type="checkbox"/>	HazMat Pipeline Invest
Other Lead Agency Site	Agency:	RWQCB	DTSC	EPA	NPL Site	Water Quality Site	Other Type Site	

DESIGNATED EMPLOYEE #	6219	PROGRAM ELEMENT #	2950	CURRENT STATUS
NUMBER OF UNITS : _____		EPA ID #: _____		INSPECTION CODE : _____
Number of TANKS linked to this PROGRAM record : _____				

BILLING ACKNOWLEDGEMENT: I, the undersigned owner, operator or agent of same, acknowledge that all site and/or project specific PHS-EHD hourly charges associated with this facility or activity will be billed to the party identified as the BILLING PARTY on the Masterfile Record Information Form.

I also certify that I have prepared this application and that the work to be performed will be done in accordance with all SAN JOAQUIN COUNTY Ordinance Codes and Standards, State and Federal laws.

APPLICANT'S SIGNATURE : \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

AUTHORIZATION TO RELEASE INFORMATION: In addition to the above, when applicable, I, the owner, operator or agent of same, of the property located at the above site address hereby authorize the release of any and all results, geotechnical data and/or environmental/site assessment information to SAN JOAQUIN COUNTY PUBLIC HEALTH SERVICES ENVIRONMENTAL HEALTH DIVISION as soon as it is available and at the same time it is provided to me or my representative.

DEADLINE DATES: Inspection:      Current _____/_____/_____      Prior _____/_____/_____						
Fee Amount	Amount Paid	Date of Payment	Payment Type	Receipt #	Check #	Recvd By
\$279-	\$279-	6/8/04	✓		12154	ZL

ZL 6/11/04



\* We would like to  
draw on ~~Tuesday 6/8/07~~  
Wed 6/9/07

**ATTACHMENT A  
SCOPE OF WORK  
PHASE I SITE ASSESSMENT (ESA) AND LIMITED PHASE II  
CROM PROPERTY  
410/472 NORTH AIRPORT WAY  
MANTECA, CALIFORNIA**

**INTRODUCTION**

As requested, we are pleased to present you with this proposal for providing a Phase I ESA, and a Limited Phase II ESA for the subject project. The project site is located on the east side of Airport Way, south of Crom Street, and has predominantly consisted of a dairy operation since at least the 1940s.

Our Phase I ESA and limited Phase II ESA scope of services was developed after discussions with you and is a preliminary understanding of The DeSilva Group's desires. Kleinfelder, Inc. is committed to providing quality service to its clients, commensurate with The DeSilva Group's wants, needs, and desired level of risk. The Phase I ESA for this project will be completed in accordance with the ASTM 1527-00 guidelines and requirements. If a portion of this proposal does not meet the needs of The DeSilva Group or if those needs have changed, Kleinfelder, Inc. will consider appropriate modifications, subject to the standards of care to which we adhere as professionals. Modifications such as changes in scope, methodology, scheduling, and contract terms may result in changes to the risks assumed by The DeSilva Group as well as adjustments to our fees.

If our research indicates that additional investigation or sampling and analysis are recommended, a separate scope of work, budget, and schedule will be submitted for your approval. A Phase I ESA does not typically include sampling and analysis. However, soil and groundwater sampling for Nitrates, and Coliform are proposed in the Phase II scope of work. The Phase I or Phase II ESA may identify additional areas which require additional Phase II exploration. Other services can be provided to further understand the site conditions. These services include, but are not limited to, soil vapor surveys, wetlands surveys, geophysical surveys, and industrial compliance assessments. These services can be provided for additional fees.

**PURPOSE AND SCOPE OF SERVICES**

The purpose of our environmental assessments will be to evaluate potential environmental concerns, soil and shallow groundwater at the project site. The following scope of services was prepared based on our experience on previous projects for which we have provided environmental assessments in the site area.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)**

The following Tasks 1 through 4 summarizes our Phase I scope of work. Our limited phase II scope of work is summarized as tasks 1 through 4 on pages 5 and 6.

## **TASK 1.0 REGULATORY AGENCY AND OTHER RECORDS REVIEW**

### **1.1 Standard Environmental Record Sources: Federal and State**

A review of published lists of state and federal regulatory agency investigations and/or enforcement actions for the site and within the following ASTM minimum search distances of the site.

- United States Environmental Protection Agency (U.S.E.P.A.) National Priority List (NPL), RCRA Treatment, Storage and Disposal (TSD) facilities, the Cal-EPA Department of Toxic Substances Control (DTSC) Cal-Sites List including the Bond Expenditure Plan (BEP) and Annual Workplan and the Cal-EPA Office of Environmental Information Hazardous Waste and Substances Sites List (formerly the CORTESE list) for the site and properties within one mile of the site.
- U.S. E.P.A. CERCLIS list, Regional Water Quality Control Board Tank Tracking System and California Integrated Waste Management Board SWIS and SWAT lists within one-half mile of the site.
- The RCRA generators list and the local or state list of registered underground storage tanks for the site and adjacent properties. The Emergency Response Notification System (ERNS) for the subject site only.

### **1.2 Additional Environmental Sources; State and Local**

- 1.2.1 Review of reasonably ascertainable state and local regulatory agency records for information pertaining to environmental permits, site investigations, and documented enforcement actions for the subject site and adjacent facilities only. State and local agencies contacted may include the following as appropriate:

The local agency branch of the State Office of Emergency Services, the Regional Water Quality Control Board, the local Environmental Health Department, the local Fire Department, the Air Quality Management District or Air Pollution Control District, the local Planning Department, the Building Department, or the local utility company.

- 1.2.2 Interviews with local government officials for information regarding use, storage, and disposal of hazardous substances for the subject site or adjacent properties. Local government officials contacted may include the following as appropriate:

- Local fire department
- Local health agency
- Local agency with responsibility for hazardous waste disposal or other environmental matters such as: State of California Department of Water Resources for on-site water

wells, the California Department of Conservation, Division of Oil and Gas for onsite oil wells, the Office of the California State Fire Marshall or Public Utilities Commission for pipelines, or the local Agricultural Commissioner for restricted pesticide use permits for the site.

## **TASK 2.0 SITE HISTORY AND SETTING**

In order to comply with ASTM 1527-00 Standard, one or more of the following reasonably ascertainable standard historical sources will be consulted for information regarding the subject site:

- 2.1 Review obtainable Sanborn Fire Insurance Company Maps to gain knowledge of past operations, facilities, or activities of environmental concern for the subject site and adjacent properties.
- 2.2 Review readily obtainable aerial photographs for discernible physical features regarding past operations, facilities, and activities of environmental concern for the subject site and adjacent properties.
- 2.3 Review available city directories for prior business names which operated at the subject site.
- 2.4 Review chain-of-title or recorded document guarantee report (if provided by client) dating back 50 years which lists current and former easements and ownership. As an alternative a preliminary title report describing existing easements and current ownership may be reviewed if provided by the client.
- 2.5 A reasonable attempt will be made to interview available "key site managers" who may have historical environmental information of the subject site. Interviews will be limited to a maximum of two selected key personnel per site. The DeSilva Group will be responsible for supplying the names and phone numbers of two key personnel to be interviewed.
- 2.6 Review geological and hydrogeological information for the area in which the site is located.

## **TASK 3.0 SITE RECONNAISSANCE**

- 3.1 Conduct a site visit to observe field conditions indicating recognizable environmental conditions in connection with the property which may include:
  - Note obvious location(s) of suspected past and present hazardous substance storage, application, use, and disposal areas.



- Note obvious location(s) of aboveground and underground storage tanks, pipelines, wells, and transformers and note building materials suspected to contain asbestos. Any pertinent information or helpful documents that the client has or can obtain regarding as-built drawings, environmental permits or registrations, previous assessments, etc., for underground tanks, etc., is requested to be made available for use by Kleinfelder.
- Note obvious uses and environmental conditions concerns as noted in the review of the aerial photography.
- Note facilities adjacent to the site that have an obvious potential to affect the environmental conditions at the site.
- Photographically document conditions at the time of the site visit.

### **ASSUMPTIONS AND CLIENT RESPONSIBILITIES**

The proposed scope of services and estimated budget are based on the following:

- The client will provide Kleinfelder with the authorization to access the site. The client will provide a written right of entry authorization, if requested.
- The client is responsible for providing an accurate map delineating site boundaries. If site boundaries are not clearly marked in the field, then it is the client's responsibility to arrange for such.
- The site visit can be conducted in one day. If the site visit cannot be completed in one day, additional fees will be incurred.
- Environmental sampling and analysis (except as detailed in this proposal for the limited Phase II ESA) are not included in the scope of services.
- Two copies of the report of findings will be delivered to the client. Additional copies, if requested, will be provided on a "time and materials" basis.
- The review of regulatory agency files is limited to the site and adjacent facilities only. If regulatory agency file reviews for additional sites are recommended, then client will be contacted for authorization of additional fees.
- An optional client provided preliminary title report is requested which lists existing easements and current ownership or a 50-year Chain-of-Title. If Kleinfelder is asked to obtain this information, additional expenses will be incurred.
- Review of the 50-Year Chain-of-Title (if obtained by the Client) will consume less than 3 hours of professional time. If the review takes more time, additional fees will be incurred.

## **TASK 4.0 FINAL PHASE I REPORT OF FINDINGS**

- 4.1 Provide a final report of findings. The report of findings will include an evaluation of the information obtained from the Phase I ESA. The report will include illustrations, color photographs, and pertinent regulatory agency documentation regarding the site. The report will discuss findings and recommendations.

## **LIMITED PHASE II ASSESSMENT**

### **TASK 1.0 BORING PERMIT AND PRE-MOBILIZATION PREPARATION**

Kleinfelder will submit a boring/well permit to the San Joaquin County Environmental Health Department (EHD). The permit(s) will be forwarded to EHD at least 48 hours prior to conducting fieldwork.

Please note that EHD may bill The DeSilva Group directly for oversight time on the project. The proposed boring location areas will be marked in white paint and Underground Services Alert will be notified at least 48 hours prior to boring activities.

### **TASK 2.0 SOIL AND GROUNDWATER SAMPLING, DAIRY WASTE POND AND CORRALS**

Kleinfelder proposes to collect soil and groundwater samples from eight (8) push probe borings throughout the property using a Geoprobe 5410 sampling rig. The purpose of the sampling is to assess potential dairy operation impacts to subsurface soil and groundwater at the subject site. Based on a recent Geotechnical Investigation conducted by Kleinfelder approximately 300 feet west of the Crom Property, depth to groundwater is estimated at approximately 16 to 18 feet below ground surface (bgs). Groundwater depth may be variable. The borings will be advanced, logged, and sampled following the protocol described in Attachment B.

Eight (8) soil borings B-1 through B-8 will be advanced to a total depth of approximately 20 feet and will be advanced in the cattle pen areas and dairy ponds (dry). Soil samples will be collected at the surface and at 4-foot intervals to first encountered groundwater. One grab groundwater sample will be collected from each of the eight borings.

Pushprobes will be advanced using a pneumatically driven steel probe. Soil samples will be obtained by inserting a sample barrel, lined with acetate liners, into the probe. The sample barrel will be lowered to the desired sampling depth and driven into the soil. The sample tubes will be removed and sealed with Teflon and plastic fitting end caps. Soil samples will be collected continuously during the advancement of the pushprobes to the proposed maximum depths of 20 feet bgs. During the advancement of the borings, soil samples will be collected for lithologic classification based on the Unified Soil Classification System (USCS).

At this time, we propose to collect a total of 24 soil samples, three from each soil probe location. The soil samples will be collected at approximately depths ranging from surface to 15 feet bgs

and at varying intervals. The eight groundwater samples will be collected using a disposable or stainless steel bailer or by positive displacement through polypropylene tubing attached to a stainless steel ball valve. A disposable screened PVC casing will be placed within the pushprobe holes to filter out sediment. The PVC casing will include a 5 to 10 foot .010-0.020-inch slot screened interval, placed within the water bearing zone, prior to groundwater collection. The groundwater will be decanted into laboratory supplied bottles directly from the tubing or using pre-cleaned stainless steel bailers.

Upon completion of the soil and groundwater sampling the soil borings will be grouted the same day in accordance with SJC/EHD requirements.

### **TASK 3.0 LABORATORY ANALYSIS**

After collection, the soil and groundwater samples will be labeled, logged on a chain-of-custody form, and immediately stored in an iced cooler. The samples will be transported under chain-of-custody control to Kleinfelder's office and then transported by courier in a sealed container to a State Certified Laboratory to perform the requested analyses.

Approximately 24 soil samples (estimate three from each of eight soil borings) and eight groundwater samples will be submitted for the following analyses.

- Nitrate as N by EPA Method 300.0
- Total Kjeldahl Nitrogen (TKN) by EPA Methods
- Ammonia as N by EPA Method 350.3
- Fecal Coliform by EPA Methods

The samples will be analyzed on a standard 10-day working turn-around time (TAT). Expedited TATs can be provided at additional costs.

### **TASK 4.0 REPORTING**

Upon completion of soil and groundwater sampling, and receipt and review of analytical results, the following items will be included in our Phase II ESA report for client and agency review:

- A description of field activities, observations, and protocols;
- Lithologic logs;
- Results of the soil sample analysis with copies of certified analytical laboratory results with chain-of-custody documentation;
- A graphical representation of soil sampling locations;
- Description and documentation of QA/QC procedures employed for field and laboratory work; and
- An assessment of the results, with conclusions and recommendations.



All information gathered during the study by Kleinfelder is considered confidential and will be released only upon written authorization from the client or as required by law. California law requires a person to inform the state if a situation is encountered that can be considered an immediate endangerment to the public's health or welfare and/or to the environment.

### **ASSUMPTIONS AND CLIENT RESPONSIBILITIES**

This proposal and the attached cost estimate are based on the following assumptions and responsibilities:

- The DeSiva Group will supply Kleinfelder with access to the site and written owner authorization for the proposed sampling, upon request.
- Adequate workspace and access will be provided. Kleinfelder will attempt to advance soil borings and collect samples at the proposed locations. If the sampling equipment cannot be positioned, alternative locations or sampling methods should be investigated.
- The borings are to be advanced with a Geoprobe 5410 sampling rig. If difficult conditions are encountered, alternative-sampling methods may be necessary.
- Soil and water generated during the drilling and sampling will be the responsibility of the client. Due to the nature of the Geoprobe sampling method, minimal soil cuttings and equipment rinseate will be generated. Soil cutting and rinseate will not be contained and will be left on site next to each boring.
- This proposal is based on the presumption that the client will clearly mark utilities and will provide any and all available survey maps or other data to determine the location of tanks, existing structures, underground utilities and services.
- The client should be aware that penetrating the site's surface is inherently risky. It is impossible to determine with certainty the precise location of all structures (such as septic system tanks, leach fields or irrigation lines) which may be buried in the ground. Kleinfelder's fee is not adequate to compensate for both the performance of the services and the assumption of risk of damage to such structures.
- Underground Services Alert (USA) at 1-800-642-2444 provides a partial location service free of charge for major utility lines. It is important that The DeSilva Group understands that subsurface structures (such as the septic systems and leach fields) buried under private property will not be marked by the public utility companies contacted by USA. Kleinfelder can make contact with USA for a site visit, if requested.

**ANTICIPATED PROJECT SCHEDULE**

The proposed scope of work would be performed in accordance with the following approximate schedule.

Approximate Timeline	Task
Week 0	Formal authorization provided by the client
Week 1	Begin Phase I ESA Tasks/Permitting/Schedule Drilling Subcontractor <sup>1</sup>
Week 2-3	Limited Soil Assessment Chemical Analysis <sup>2</sup>
Week 4	Phase I ESA/Limited Soil Assessment Report Preparation
Week 5	Phase I ESA/Limited Soil Assessment Reports submitted to the client

<sup>1</sup> Kleinfelder has no control over the time required by a regulatory agency to review and approve permit applications or to supply information from their files for review.

<sup>2</sup> This work will be done by a subcontractor. Kleinfelder selects reputable subcontractors, but does not have full control over the time required by said companies.

If weather, access, or site conditions restrict our field operations, we may need to revise our estimated fees. We will contact you for authorization, however, before proceeding with any additional services.

**LIMITATIONS**

The proposed Phase I and Limited Phase II scope of work requested by The DeSilva Group, is limited to evaluating environmental concerns associated with the potential presence of hazardous substances in conjunction with the transfer or financing of the referenced property. The Phase I Scope of Work does not include sampling and analysis or other services not described. Other environmental or geotechnical investigative services can be provided for additional fees. The scope of services described here is not intended to be inclusive, to identify all potential concerns, or to eliminate the possibility of environmental problems. Within current technology, no level of assessment can show conclusively that a property or its structures are completely free of hazardous substances. Therefore, Kleinfelder cannot offer a certification that the property is clear of environmental liability.

Kleinfelder will assume no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing hazardous substances being encountered or present on the project site, or from the discovery of such hazardous substances. Kleinfelder offers a range of investigative and engineering services to suit the varying needs of our clients. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help understand and manage the degree of risk. Since such detailed services involve greater expense, our clients participate in determining the level of service, which provide adequate information for their purposes at an acceptable level of risk. Acceptance of this proposal will indicate that The DeSilva Group has reviewed the scope of service and determined that it does not need or want more services than are being proposed at this time. Any exceptions should be noted and may result in a change in fees.



Kleinfelder prepared this proposal in accordance with generally accepted standards of care, which exist in San Joaquin County at this time. It should be recognized that definition and evaluation of geologic and environmental conditions are a difficult and inexact science. Judgments leading to conclusions and recommendations are generally made with incomplete knowledge of the surface and subsurface conditions present. More extensive studies, including subsurface investigations, may be performed to reduce uncertainties. If the client wishes to reduce the uncertainties beyond the level associated with this scope of work Kleinfelder can be notified for additional consultation. No warranty, expressed or implied, is made.

Regulations and professional standards applicable to Kleinfelder's services are continually evolving. Techniques are, by necessity, often new and relatively untried. Different professionals may reasonably adopt different approaches to similar problems. Therefore, no warranty or guarantee expressed or implied, will be included in Kleinfelder's scope of service.

During the course of the performance of Kleinfelder's services, hazardous materials may be discovered. Kleinfelder will assume no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury that results from pre-existing hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials.

Nothing contained in this proposal should be construed or interpreted as requiring Kleinfelder to assume the status of an owner, operator, generator, or person who arranges for disposal, transport, storage or treatment of hazardous materials within the meaning of any governmental statute, regulation or order. The DeSilva Group will be solely responsible for notifying all governmental agencies, and the public at large, of the existence, release, treatment or disposal of any hazardous materials observed at the project site, either before or during performance of Kleinfelder's services. The DeSilva Group will be responsible for all arrangements to lawfully store, treat, recycle, dispose, or otherwise handle hazardous materials, including cuttings and samples resulting from Kleinfelder's services.

Kleinfelder will perform its services in a manner consistent with the standards of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services will be performed. No warranty or guarantee expressed or implied is part of the services offered by this cost estimate.

All information gathered during the study by Kleinfelder is considered confidential and will be released only upon written authorization from the client or as required by law. California law requires a person to inform the state if a situation is encountered that can be considered an immediate endangerment to the public's health or welfare and/or to the environment. Therefore, the client shall be contractually bound to make said disclosures in lieu of Kleinfelder, its owners, principals, employees or subcontractors.

This document may be used only by the client and only for the purposes stated, and within a reasonable time from its issuance. Land use, site conditions (both on site and off site) or other factors may change over time, and additional work may be required with the passage of time. Any party other than the client who wishes to use this document is requested to notify

Kleinfelder of such intended use in writing. Based on the intended use of the document, Kleinfelder may require that additional work be performed and that an updated document be issued. Non-compliance with any of these requirements by the client or anyone else will release Kleinfelder from any liability resulting from the use of this document by any unauthorized party.

Provided the Consultant's report is still reliable (as determined by Consultant), Consultant may issue a third-party reliance letter to a party that Client identifies in writing under the following conditions: that the third party, including Client's successors and assigns, by such reliance, (1) agree in writing to be bound by Consultant's Terms and Conditions and (2) agree to pay Consultant's then-current fees for issuing such letters.

The fees presented in this proposal are based on prompt payment for services presented in Kleinfelder's standard invoicing format. Additional charges will be applied for specialized invoicing and/or if backup documentation is needed. These special services will be charged on a time and expense basis. Late fees will be charged if payment is not received in accordance with terms contained in our contract.

This proposal is based on Kleinfelder's standard terms and conditions which is attached. If changes are made to the terms and conditions, or if an additional insurance or liability coverage is desired, Kleinfelder reserves the right to modify its proposal/fee. Additionally, if an alternative contract is desired, some delays may be incurred as a consequence of our review.

The safety of our employees is of paramount concern to Kleinfelder. You will be notified if the location of your project represents a potential safety concern to our employees. Unsafe conditions for field work will require a modification of our estimated scope of work and associated fees. We will advise you of the additional costs necessary to mitigate these unanticipated conditions, if applicable.

This project has not been identified as being subject to prevailing wage laws. As such, our wages for field personnel are based on the competitive marketplace and may not be in compliance with the requirements for prevailing wage projects. In the event that prevailing wages are deemed by proper authority to apply to this project, additional, legally-mandated, labor-related charges will require a corresponding increase in our fee.



## ATTACHMENT B

### TYPICAL KLEINFELDER FIELD PROTOCOL

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#### **B-1 FIELD PREPARATION**

Before performing work in the field, environmental staff reviews the scope of work, prepares a health and safety plan, coordinates the work to be done with their supervisor, assembles the necessary sample equipment containers, and checks, calibrates and cleans equipment to be used in the field. Underground Service Alert (USA) is also contacted (when appropriate) prior to field works and is apprised of the marked boring locations and the scheduled date of drilling. In addition, a utility locating firm is sometimes employed to check the boring locations.

#### **B-2 DRILLING AND SUBSURFACE SOIL SAMPLING**

##### **B-2.1 Geoprobe Procedures**

Geoprobess/soil vapor probes will be driven and sampled by a subcontractor to Kleinfelder. An attempt to penetrate the subsurface at each location will be made. If such penetration is not possible, alternative investigative techniques may be used at an additional cost agreed upon by the client prior to commencement. Samples will be collected in accordance with the proposal.

##### **B-2.2 Drilling**

Soil borings are advanced using a truck-mounted drill rig, equipped with hollow stem augers. Subsurface soil samples are collected from the soil borings. While drilling, an experienced environmental geologist classifies the soil, logs the stratigraphy of the borings, and collects soil samples.

##### **B-2.3 Qualitative Field Screening**

An organic vapor detector, such as a Photovac TIP using a photo-ionization detector (PID) or a Foxboro flame-ionization detector (FID), is used to provide a qualitative screening of each soil sample collected from the borings. The organic vapor detector measures ionizable compounds in the air in parts per million by volume (ppmv). Field calibration is performed using a calibrated span gas such as 100-ppm isobutylene. Ambient air is used to set the instrument to zero. The soil contained in the cone of the sampler or in a brass tube is exposed and screened with the organic vapor detector. The vapor reading is noted as the field screening result.

For the protection of the drilling crew, the organic vapor detector also is used to measure the volatile concentrations in the breathing zone prior to and while drilling the borings. Total ionizable hydrocarbon readings in excess of 1 ppmv may necessitate respiratory protection for the affected crew members. This requirement is included in the complete field health and safety plan developed for the project prior to the start of field work.

#### **B-2.4 Collection of Soil Samples**

Soil samples are collected approximately every 5 to 10 feet for field screening and logging. Samples are collected by advancing the boring to a point immediately above the desired sampling depth and then driving (vertical borings) or pushing (slant borings) a 2-inch diameter Modified California Split-Spoon Sampler, lined with three 6-inch long brass tubes, into the undisturbed soil. The sampler is then removed from the bottom of the boring. The ends of the bottom (third) tube are covered with Teflon and sealed with tight fitting plastic caps.

Each sample is individually labeled. The label includes Kleinfelder's name, job number, the date and time the sample was collected, the employee number of the individual who performed the sampling, and a unique five-digit sample identification number.

#### **B-2.5 Hydropunch II™ Groundwater Sampling**

Hydropunch II™ is a method to collect representative groundwater samples from boreholes without the need to install monitoring wells. This method is usually used as an exploration tool for screening groundwater quality and reducing the number of wells needed at a site.

A boring is drilled to the desired sampling depth, usually to the top of the groundwater surface, using hollow stem augers. The Hydropunch II™ system, consisting of a steel drive point attached to a stainless steel barrel with an internal PVC slotted screen, is driven 2 to 3 feet past the bottom of the boring into the uppermost water bearing zone. The barrel is connected to the surface using clean, 2-inch diameter hollow steel rods. The barrel is then pulled back 1 to 2 feet exposing the internal PVC screen to the soil. Groundwater then enters the barrel through the screen under hydrostatic pressure and is brought to the surface with a clean, Teflon or stainless steel bailer. The samples are immediately labeled and placed in an iced sample container.

Equipment used for Hydropunch II™ sampling is decontaminated prior to use at each sampling location by steam cleaning, or by scrubbing in a trisodium phosphate or non-phosphate detergent wash followed by a distilled water rinse.

#### **B-2.6 Collection of BAT Probe Groundwater Samples**

One-time groundwater samples are collected using a BAT Probe, which is an insitu groundwater sampling device. The borings are first advanced to a point immediately above the desired sampling depth where groundwater is encountered. A stainless steel drive tip equipped with a stainless steel filter is lowered into the boring at the end of a 2.5-inch diameter galvanized steel pipe and pushed using the drill rig approximately 6 to 12 inches into the soil/aquifer formation at the bottom of the boring. A sterilized, glass, vacuum sealed sampling ampoule (tube), similar to a standard volatile organics (VOA) vial, is then lowered through the pipe down to the tip with a cable. Between the tip and the sample tube is a double-sided hypodermic needle (syringe), which simultaneously punctures the seals on the stainless steel drive tip and the septum of the glass sample ampoule. The vacuum in the sample ampoule draws groundwater through the tip into the



glass ampoule. The glass ampoule is then pulled out of the pipe, disengaging the syringe. The septum in the glass ampoule and drive tip reseals after the syringe is removed.

To reduce the potential for introducing contaminants into the samples, the drive tip, galvanized pipe, and other equipment used for sample collection are steam cleaned and/or washed with trisodium phosphate or non-phosphate detergent solution and double rinsed with distilled water prior to use. The sample probe and filters are cleaned in TSP solution and rinsed with methyl alcohol followed by a distilled water rinse prior to use. New, factory-sterilized syringe needles, O-rings, septums and sample tubes are used for each sample.

### **B-2.7 Sample Handling**

After labeling, the sample is immediately stored in an iced cooler for transport to Kleinfelder's office sample control or to the analytical laboratory. A Kleinfelder chain-of-custody form accompanies the cooler. The chain-of-custody form includes Kleinfelder's name, address and telephone number, the employee number of the individual who performed the sampling, the sample numbers, the date and time the samples were collected, the number of containers each sample occupies, the sample matrix (soil or water) and the analyses for which the samples are being submitted, if any. The chain-of-custody form is signed by each person who handles the samples, including all Kleinfelder employees and the receiving employee of office sample control or the analytical laboratory when the samples are delivered.

### **B-2.8 Decontamination of Equipment**

To reduce the potential for cross-contamination, augers and associated equipment are steam cleaned prior to drilling each boring. In addition, sampling equipment is cleaned with a trisodium phosphate or non-phosphate detergent wash and rinsed with distilled water prior to collecting each soil sample.

#### **B-2.8.1 Geoprobe Decontamination**

To reduce the potential for cross-contamination, Geoprobe pipe and associated equipment are steam cleaned prior to advancing each boring. In addition, sampling equipment is cleaned with a trisodium-phosphate wash and rinsed with distilled water prior to collecting each soil sample.

Groundwater samples will be collected with a decontaminated stainless steel bailer.

### **B-2.9 Geoprobe Closure**

Upon completion of Geoprobe sampling, the borings will be closed by backfilling the borings with a neat cement grout, or bentonite chips or powder.

### **B-2.10 Soil Boring Closure and Cutting Disposal**

Soil borings are closed immediately after the collection and logging of soil samples. Closure is accomplished by grouting the boring with a cement/bentonite slurry or as otherwise required.

Drill cuttings will be placed in 55-gallon drums wrapped in plastic or spread around the boring and left on site for disposal by the site owner. If requested, Kleinfelder can coordinate disposal of soil and water after analytical results are available.

## **B-3 GROUNDWATER WELL INSTALLATION**

### **B-3.1 Monitoring Well Construction**

Construction details for shallow groundwater monitoring wells are as follows:

- The well casing are 2- or 4-inch inside diameter, flush threaded joint, schedule 40 PVC pipe.
- The wells are constructed in 8- or 10-inch diameter borings.
- Well screen sections are perforated with 0.010- or 0.020-inch factory-cut slots.
- The wells are generally screened from 5 feet above to 15 feet below first groundwater. The screen length is reduced if an aquitard with a minimum thickness of 5 feet is encountered. If an apparent aquitard is encountered, the well is usually terminated 1 to 2 feet into the aquitard. Effort is made not to screen across two aquifers. If confined aquifer conditions or high vadose zone contamination are encountered, the well screen is usually not set above the depth of first encountered groundwater. Wells are usually not set in areas of suspected significant soil contamination.
- The PVC pipe and end caps are steam cleaned prior to installation.
- The annular space between the screen and the wall of the boring is backfilled with the appropriate clean sand to approximately 2 feet above the top of the perforated sections. Based on soil logs or a sieve test, modifications may be made regarding the size of sand to be used. Installation of the sand may require that the sand be tremmied, using clean water.
- A 3- to 5-foot bentonite plug is placed above the sand pack to provide a seal against surface water infiltration and to reduce the potential for cement grout to infiltrate into the water.
- The remaining annular space is filled to the surface with cement/bentonite grout.

- The wells are secured in an aboveground or underground locking stovepipe. The well heads may be enclosed in a water tight cement utility box set flush to the ground surface when located in a traffic area.

### **B-3.2 Monitoring Well Development**

The wells are developed to reduce the effects of drilling on the formation and to increase the effective hydraulic radius of the wells.

Monitoring wells are generally developed 24 to 48 hours after installation to allow the grout to set. Each well is first sampled with a clear disposable bailer to visually inspect for a hydrocarbon layer or sheen. If no product layer or sheen is observed on the water, the well is developed by surging, pumping or bailing. Surging along the screened interval of the well is performed to draw the sediment from the formation into the filter pack and the well, and to set the sand pack. Development continues until the discharge runs relatively clear of fines. Approximately 5 to 10 well volumes are generally removed from each monitoring well. Discharge water is stored in 55-gallon drums and left on site for later discharge or disposal by the client, depending on laboratory results. The drums are labeled with the date, well number, and a contact person and phone number.

### **B-3.3 Equipment Decontamination**

To reduce the potential for cross-contamination between wells, developing equipment is washed in a trisodium phosphate or non-phosphate detergent solution and rinsed in distilled water or steam cleaned prior to use in the next monitoring well.

### **B-3.4 Well Survey**

The locations of soil borings and monitoring wells, and the elevation of the top of the PVC casings are usually surveyed and tied into permanent markers, if readily available. Survey accuracy is 0.1 foot for the "x" and "y" coordinates and .01 foot for the "z" coordinate. The depth to static groundwater is measured from a set location at the top of the PVC casing (usually the north rim). The depth of water is then subtracted from the elevation of the top of the well casing to provide a groundwater elevation for each monitoring well location.

## **B-4 GROUNDWATER MONITORING**

### **B-4.1 Water Level Measurements**

Water level measurements are made in the wells prior to purging and sampling the wells. Measurement protocol is as follows:

1. The water level probe is decontaminated in a trisodium phosphate or non-phosphate detergent wash, followed by a distilled water rinse, prior to use in each well.



2. Water level measurements are made using a conductivity-based water-level meter. Depth-to-water is generally measured from a surveyed mark on the north rim of the PVC well casing.

The water level measurements are converted to elevations using the surveyed casing elevations.

#### **B-4.2 Groundwater Sampling**

Groundwater samples are collected from the monitoring wells at the site. The sampling protocol for each well is as follows:

1. Down-well equipment (pumps, bailers, etc.) is decontaminated by steam cleaning, or by scrubbing in a trisodium-phosphate or non-phosphate detergent wash followed by a distilled water rinse, prior to use in each well. Bailer cord is replaced prior to use in each well.
2. The depth to groundwater is measured using a conductivity-based water-level meter.
3. The volume of water in gallons standing in the well, is calculated by subtracting the depth to groundwater measurement from the depth of the well and multiplying by the appropriate conversion factor (0.16 for 2-inch wells, and 0.65 for 4-inch wells).
4. Three to five well volumes of water are purged from each well using a submersible pump, bladder pump, or Teflon bailer.
5. Physical parameters (pH, electrical conductivity, and temperature) are monitored for stability while purging. The physical parameter measurements are recorded on purge-and-sample logs, along with the time and volume of water purged at each measurement.
6. Samples are collected with a disposable bailer or bladder pump into appropriately prepared bottles provided by the analytical laboratory.
7. Samples for metals analysis are usually filtered in the field at the time of collection.
8. Samples are immediately labeled and placed in an iced sample container. At the end of the day, the samples are delivered to the analytical laboratory under chain-of-custody control.

SITE NAME:

Crom Property

SITE ADDRESS:

172 Airport Way

Site visit for Env Assessment. On site <sup>+ Chris</sup> Fran; Klemfel, and En Probe, Jeff.

Geoprobe samples from cow fields. TD to ~ 16' long. Repeated soil sands to ~ 8'; sands 8-12'; to ~ 16' and more clayey at that point.

GW samples collected from screen put in bearing.

Collected 3 - poly bottles and one small clean plastic bottle. Water collected w/ peristaltic pump through tubing.

"Irrigation canal" running through property; appears that there are several pipes drawing into it.

Boring grouted through tremmie; neat-cement grout mixed in 5-gal bucket.

Locations of borings are being modified a bit due to site accessibility issues. One point was down south of the "irrigation canal" just off the road running on one bank. One boring on west side of drainage pond (bto pond + residence / barn area). Two to be down on east side of pond. One on east side of property near golf course, then more in coral areas. (proposed, depending on timing, only working today).

Fran said they may return to do trench pond; will keep permit open.

W. Duncan

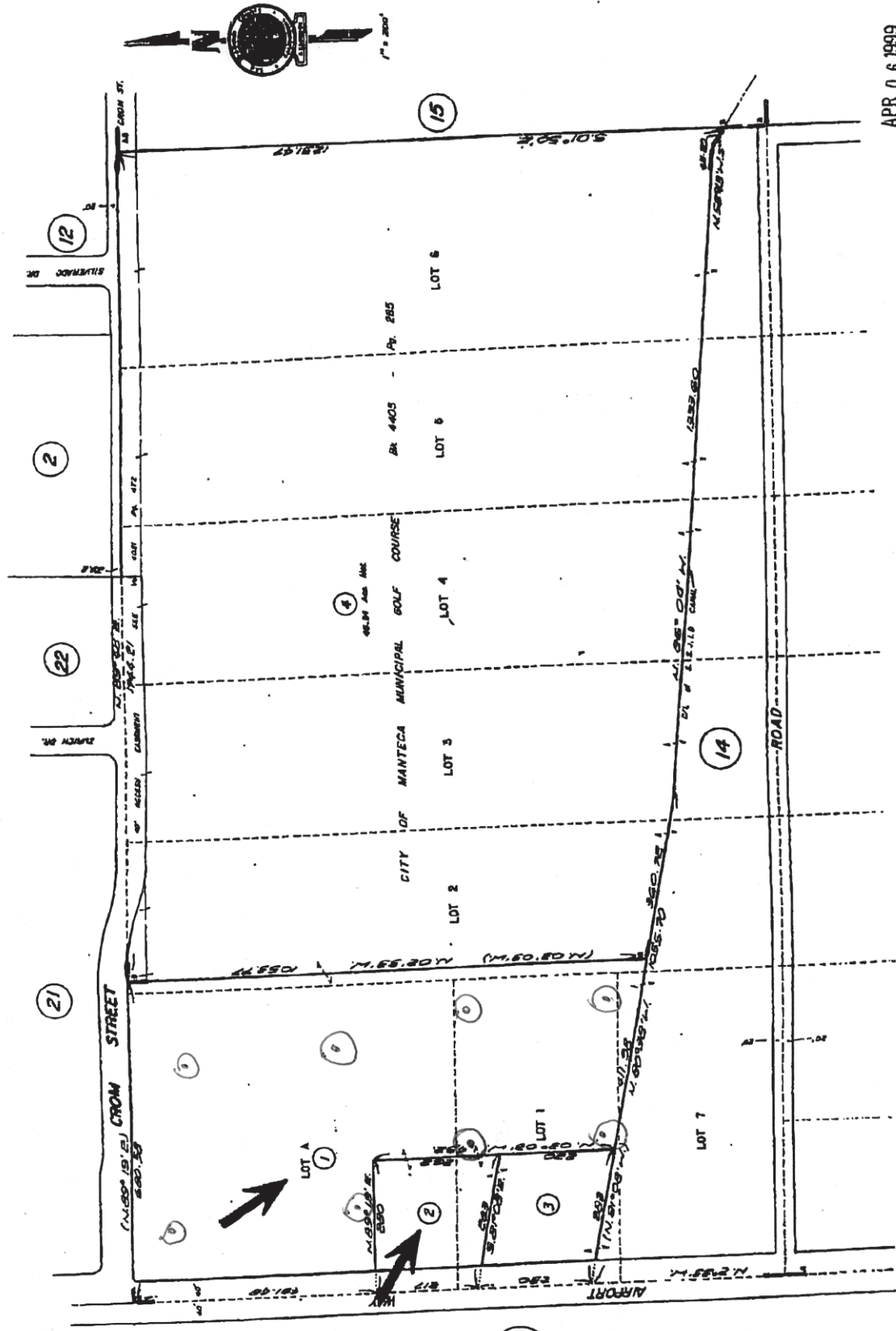


soil boring location map

200-13

THIS MAP FOR ASSESSMENT USE ONLY

POR ROOS TRACT



APR 06 1999  
CITY OF MANTECA  
Assessor's Map Bk. 200 - Pg. 13

A - R.M. Bk. 5 - Pg. 37  
B - R.S. Bk. 27 - Pg. 107  
NOTE - Assessor's Parcel Numbers Shown in Circles

THIS PLAT IS FOR YOUR AID IN LOCATING YOUR LAND WITH REFERENCE TO STREET AND OTHER PARCELS. WHILE THIS PLAT IS BELIEVED TO BE CORRECT, THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.  
CHICAGO TITLE COMPANY

Proposed soil boring locations

Bk 198

1762592 Karla Haney

# **APPENDIX D**

## *Interview Documentation*

**Note: No Written Interviews were performed during the course of this  
Phase I**

# **APPENDIX E**

*Miscellaneous Documents*

## VAPOR ENCROACHMENT SCREENING (ASTM E2600-15)

### WILBORN PROPERTY

410 and 472 North Airport Way, Manteca, California

February 2018

In accordance with ASTM Standard E2600-15 and the Buonicore Area of Concern determination (2011)<sup>i</sup>, Advanced GeoEnvironmental, Inc. performed the initial Tier 1 Vapor Encroachment Screening which includes determining whether surrounding sites are present within an Area of Concern (AOC) to determine if a Vapor Encroachment Condition (VEC) exists. Should sites fall within the AOC, a limited Tier 2 screening will be performed.

### TIER 1 SCREENING

#### **(1) Ground Water Flow Direction: Is the groundwater flow direction known?**

- |   |                        |
|---|------------------------|
| No                                      | Proceed to <b>(1a)</b> |
| <input checked="" type="checkbox"/> Yes | Proceed to <b>(1b)</b> |
- Identify the groundwater flow direction here: **Northwest**

**(1a)** If groundwater flow direction is **unknown**, the AOC is:

- Non-Petroleum Hydrocarbon Contaminants of Concern (COC): 1,760 feet (1/3-mile) from the contaminated site boundary to the boundary of the SP.
- Dissolved Petroleum Hydrocarbon COC: 528 feet (1/10-mile) for from the contaminated site boundary to the boundary of the SP.
- Free Product (Light non-aqueous phase liquids [LNAPL]) COC: 528 feet (1/10-mile) for from the contaminated site boundary to the boundary of the SP.

Are sites located within the AOC? **Not Applicable**

**(1b)** If groundwater flow direction is known, the AOC for non-petroleum hydrocarbon COC and dissolved petroleum hydrocarbon or free product (LNAPL) COC is:

- Non-Petroleum Hydrocarbon COC: 1,760 feet (1/3-mile) in the up-gradient position, **365 feet** in the equi-gradient position, and **100 feet** in the down-gradient position.
- Dissolved Petroleum Hydrocarbon COC: 528 feet (1/10-mile) in the up-gradient position; **95 feet** in the equi-gradient position, and **30 feet** in the down-gradient position.
- Free Product (LNAPL) COC: 528 feet (1/10-mile) in the up-gradient position, **165 feet** in the equi-gradient position, and **100 feet** in the down-gradient position.



Are sites located within the AOC?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> No | Tier 1 screening is complete, and no VEC currently exists, proceed to <b><u>CONCLUSIONS</u></b> |
| Yes                                    | Proceed to <b>(2)</b>   |

## **(2) Subsurface Characteristics**

- (2a)** Is there a hydraulic (e.g., a river) or physical barrier (e.g., clay barrier) between the SP and the suspected contaminated site (or sites)?
- (2b)** Are **non-petroleum hydrocarbon COC** and **dissolved petroleum hydrocarbon or free product (LNAPL) COC** known to be in the groundwater beneath the subject property. **Not Applicable**

## **TIER 2 SCREENING**

If the Tier 1 screening indicates that a VEC exists, the Tier 2 non-invasive screening can be used to refine screening. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas and/or groundwater monitoring results to provide greater certainty to whether or not a VEC exists. The Tier 2 screening involve a Plume Test and Critical Distance Determination. **The Critical Distance Determination requires that the edge of the plume be known.** The Critical Distance is the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest SP boundary.

**A Tier 2 Screening was not warranted for the subject property.**

## **CONCLUSIONS**

### **(1) Conclusions:** Impact on Subject Property

- A VEC exists
- A VEC does not exist

If a VEC exists, Advanced GeoEnvironmental, Inc. may recommend invasive Tier 2 screening, which can include soil, soil-vapor or groundwater sampling.

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<sup>i</sup> Buonicore, A.J., 2011, Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources, Paper #2011-A-301-AWMA.

**Enviro - Chem, Inc.**

**1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907**

Date: February 16, 2018

Ms. Erin Rottacker  
Advanced GeoEnvironmental, Inc.  
837 Shaw Road  
Stockton, CA 95215  
Tel(209)467-1006 Fax:(209)467-1118

Project: **Wilborn Property**  
Lab I.D.: **180208-1 through -4**

Dear Mr. Rottacker:

The **analytical results** for the soil samples, received by our lab on February 8, 2018, are attached. The samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets  
Vice President/Program Manager



Andy Wang  
Laboratory Manager



## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
837 Shaw Road, Stockton, CA 95215  
Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL  
DATE SAMPLED: 02/07/18  
REPORT TO: MS. ERIN ROTTACKER

DATE RECEIVED: 02/08/18  
DATE EXTRACTED: 02/12/18  
DATE ANALYZED: 02/12/18  
DATE REPORTED: 02/16/18

-----  
**TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS**

**METHOD: EPA 8015B**

**UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM**

-----

SAMPLE I.D.	LAB I.D.	C4-C10	C11-C22	C23-C35	DF
<u>B4</u>	<u>180208-4</u>	<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>1</u>
<u>METHOD BLANK</u>		<u>ND</u>	<u>ND</u>	<u>ND</u>	<u>1</u>
	<b>PQL</b>	<b>10</b>	<b>10</b>	<b>50</b>	

**COMMENTS**

C4-C10 = GASOLINE RANGE

C11-C22 = DIESEL RANGE


C23-C35 = MOTOR OIL RANGE

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

# 8015B QA/QC Report

Date Analyzed: 2/12-13/2018

Units: mg/Kg (ppm)

Matrix: Soil/Solid/Sludge/Liquid

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **180212-LCS1/2**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C11~C22 Range	0	200	182	91%	177	88%	3%	75-125	0-20%

### LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C11~C22 Range	200	176	88%	75-125

Analyzed and Reviewed By: 

Final Reviewer: 

## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
 837 Shaw Road, Stockton, CA 95215  
 Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL DATE RECEIVED: 02/08/18  
 DATE SAMPLED: 02/07/18 DATE ANALYZED: 02/08&09/18  
 REPORT TO: MS. ERIN ROTTACKER DATE REPORTED: 02/16/18

SAMPLE I.D.: **B1/B2 (Composite)**  
 LAB I.D.: 180208-1/-2 (Composite)

**TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS**  
 UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLIC LIMIT	STLC LIMIT	EPA METHOD
Antimony (Sb)	ND	1.0	1	500	15	6010B
Arsenic (As)	1.47	0.3	1	500	5.0	6010B
Barium (Ba)	63.2	5.0	1	10,000	100	6010B
Beryllium (Be)	ND	0.5	1	75	0.75	6010B
Cadmium (Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total (Cr)	15.6	0.5	1	2,500	560/500	6010B
Chromium VI (Cr6)	--	0.1	-	500	5.0	7196A
Cobalt (Co)	6.09	1.0	1	8,000	80	6010B
Copper (Cu)	8.83	1.0	1	2,500	25	6010B
Lead (Pb)	3.15	0.5	1	1,000	5.0	6010B
Mercury (Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum (Mo)	ND	5.0	1	3,500	350	6010B
Nickel (Ni)	5.93	2.5	1	2,000	20	6010B
Selenium (Se)	ND	1.0	1	100	1.0	6010B
Silver (Ag)	ND	1.0	1	500	5.0	6010B
Thallium (Tl)	ND	1.0	1	700	7.0	6010B
Vanadium (V)	41.5	5.0	1	2,400	24	6010B
Zinc (Zn)	36.4	0.5	1	5,000	250	6010B

**COMMENTS**

DF = Dilution Factor  
 PQL = Practical Quantitation Limit  
 Actual Detection Limit = PQL X DF  
 ND = Below the Actual Detection Limit or non-detected  
 TTLIC = Total Threshold Limit Concentration  
 STLC = Soluble Threshold Limit Concentration  
 @ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5  
 \* = STLC analysis for the metal is recommended (if marked)  
 \*\* = Additional Analysis required, please call to discuss (if marked)  
 \*\*\* = The concentration exceeds the TTLIC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)  
 -- = Not analyzed/not requested

Data Reviewed and Approved by: RA  
 CAL-DHS ELAP CERTIFICATE No.: 1555

### LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
**837 Shaw Road, Stockton, CA 95215**  
**Tel(209) 467-1006 Fax(209) 467-1118**

PROJECT: **Wilborn Property**

MATRIX: SOIL DATE RECEIVED: 02/08/18  
 DATE SAMPLED: 02/07/18 DATE ANALYZED: 02/08&09/18  
 REPORT TO: MS. ERIN ROTTACKER DATE REPORTED: 02/16/18

SAMPLE I.D.: **B3**


LAB I.D.: 180208-3

**TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS**  
 UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLIC LIMIT	STLC LIMIT	EPA METHOD
Antimony (Sb)	ND	1.0	1	500	15	6010B
Arsenic (As)	2.73	0.3	1	500	5.0	6010B
Barium (Ba)	81.4	5.0	1	10,000	100	6010B
Beryllium (Be)	ND	0.5	1	75	0.75	6010B
Cadmium (Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total (Cr)	16.8	0.5	1	2,500	560/500	6010B
Chromium VI (Cr6)	--	0.1	-	500	5.0	7196A
Cobalt (Co)	8.86	1.0	1	8,000	80	6010B
Copper (Cu)	351 *	1.0	1	2,500	25	6010B
Lead (Pb)	2.23	0.5	1	1,000	5.0	6010B
Mercury (Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum (Mo)	ND	5.0	1	3,500	350	6010B
Nickel (Ni)	8.74	2.5	1	2,000	20	6010B
Selenium (Se)	ND	1.0	1	100	1.0	6010B
Silver (Ag)	ND	1.0	1	500	5.0	6010B
Thallium (Tl)	ND	1.0	1	700	7.0	6010B
Vanadium (V)	45.9	5.0	1	2,400	24	6010B
Zinc (Zn)	40.1	0.5	1	5,000	250	6010B

**COMMENTS**

DF = Dilution Factor  
 PQL = Practical Quantitation Limit  
 Actual Detection Limit = PQL X DF  
 ND = Below the Actual Detection Limit or non-detected  
 TTLIC = Total Threshold Limit Concentration  
 STLC = Soluble Threshold Limit Concentration  
 @ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5  
 \* = STLC analysis for the metal is recommended (if marked)  
 \*\* = Additional Analysis required, please call to discuss (if marked)  
 \*\*\* = The concentration exceeds the TTLIC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)  
 -- = Not analyzed/not requested

Data Reviewed and Approved by:   
 CAL-DHS ELAP CERTIFICATE No.: 1555

## METHOD BLANK REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
 837 Shaw Road, Stockton, CA 95215  
 Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL DATE RECEIVED: 02/08/18  
 DATE SAMPLED: 02/07/18 DATE ANALYZED: 02/08&09/18  
 REPORT TO: MS. ERIN ROTTACKER DATE REPORTED: 02/16/18

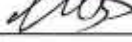
METHOD BLANK REPORT FOR LAB I.D. :  
 180208-1/-2 (Composite), 180208-3

**TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS**  
 UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLIC LIMIT	STLC LIMIT	EPA METHOD
Antimony (Sb)	ND	1.0	1	500	15	6010B
Arsenic (As)	ND	0.3	1	500	5.0	6010B
Barium (Ba)	ND	5.0	1	10,000	100	6010B
Beryllium (Be)	ND	0.5	1	75	0.75	6010B
Cadmium (Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total (Cr)	ND	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.1	-	500	5.0	7196A
Cobalt (Co)	ND	1.0	1	8,000	80	6010B
Copper (Cu)	ND	1.0	1	2,500	25	6010B
Lead (Pb)	ND	0.5	1	1,000	5.0	6010B
Mercury (Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum (Mo)	ND	5.0	1	3,500	350	6010B
Nickel (Ni)	ND	2.5	1	2,000	20	6010B
Selenium (Se)	ND	1.0	1	100	1.0	6010B
Silver (Ag)	ND	1.0	1	500	5.0	6010B
Thallium (Tl)	ND	1.0	1	700	7.0	6010B
Vanadium (V)	ND	5.0	1	2,400	24	6010B
Zinc (Zn)	ND	0.5	1	5,000	250	6010B

**COMMENTS**

DF = Dilution Factor  
 PQL = Practical Quantitation Limit  
 Actual Detection Limit = PQL X DF  
 ND = Below the Actual Detection Limit or non-detected  
 TTLIC = Total Threshold Limit Concentration  
 STLC = Soluble Threshold Limit Concentration  
 @ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5  
 \* = STLC analysis for the metal is recommended (if marked)  
 \*\* = Additional Analysis required, please call to discuss (if marked)  
 \*\*\* = The concentration exceeds the TTLIC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)  
 -- = Not analyzed/not requested

Data Reviewed and Approved by:   
 CAL-DHS ELAP CERTIFICATE No.: 1555



# QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

## Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 2/9/2018

Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	180208-3	50.0	100	PASS	2.73	50.0	52.6	100%	53.6	102%	2%
Lead(Pb)	180208-3	50.0	105	PASS	2.23	50.0	46.5	89%	47.2	90%	2%
Nickel(Ni)	180208-3	50.0	92	PASS	8.74	50.0	54.1	91%	54.8	92%	2%

ANALYSIS DATE. : 2/8/2018

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	180207-1	0.125	92	PASS	0	0.125	0.107	86%	0.104	83%	3%

## MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Nickel(Ni)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
<b>Accepted Range</b>	<b>75 ~ 125</b>	<b>75 ~ 125</b>	<b>85 ~ 115</b>	<b>0 ~ 20</b>

ANALYST: \_\_\_\_\_

FINAL REVIEWER: \_\_\_\_\_

\*=Fail due to matrix interference

Note:LCS is in control therefore results are in control



## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
837 Shaw Road, Stockton, CA 95215  
Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL  
DATE SAMPLED: 02/07/18  
REPORT TO: MS. ERIN ROTTACKER

DATE RECEIVED: 02/08/18  
DATE EXTRACTED: 02/12/18  
DATE ANALYZED: 02/13/18  
DATE REPORTED: 02/16/18

SAMPLE I.D.: **B1/B2 (Composite)**  
LAB I.D.: 180208-1/-2 (Composite)

### Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
Total Chlordane (Technical)	ND	0.005	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxychlor	ND	0.001	1
Toxaphene	ND	0.020	1

#### COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY:   
CAL-DHS ELAP CERTIFICATE No.: 1555

## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
837 Shaw Road, Stockton, CA 95215  
Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL  
DATE SAMPLED: 02/07/18  
REPORT TO: MS. ERIN ROTTACKER

DATE RECEIVED: 02/08/18  
DATE EXTRACTED: 02/12/18  
DATE ANALYZED: 02/13/18  
DATE REPORTED: 02/16/18

SAMPLE I.D.: **B3**  
LAB I.D.: 180208-3

### Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
Total Chlordane (Technical)	ND	0.005	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxychlor	ND	0.001	1
Toxaphene	ND	0.020	1


#### COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY:   
CAL-DHS ELAP CERTIFICATE No.: 1555

## METHOD BLANK REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
 837 Shaw Road, Stockton, CA 95215  
 Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: <u>SOIL</u>	DATE RECEIVED: <u>02/08/18</u>
DATE SAMPLED: <u>02/07/18</u>	DATE EXTRACTED: <u>02/12/18</u>
REPORT TO: <u>MS. ERIN ROTTACKER</u>	DATE ANALYZED: <u>02/13/18</u>
	DATE REPORTED: <u>02/16/18</u>


METHOD BLANK REPORT FOR LAB I.D. :  
 180208-1/-2 (Composite), 180208-3

Organochlorine Pesticides Analysis  
 Method: EPA 8081A  
 Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
Total Chlordane (Technical)	ND	0.005	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxychlor	ND	0.001	1
Toxaphene	ND	0.020	1

**COMMENTS:**

DF = DILUTION FACTOR  
 PQL = PRACTICAL QUANTITATION LIMIT  
 ACTUAL DETECTION LIMIT = PQL X DF  
 ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY:   
 CAL-DHS ELAP CERTIFICATE No.: 1555

# Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766    Tel (909)590-5905    Fax (909)590-5907

## EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)**

Date Analyzed: 2/13-14/2018

Unit: **mg/Kg (ppm)**

**Matrix Spike (MS)/Matrix Spike Duplicate (MSD)**

**Spiked Sample Lab I.D.:** 180213-LCS1/2

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00633	<b>127%</b>	0.00534	<b>107%</b>	<b>17%</b>	<b>0-20%</b>	<b>70-130</b>
Aldrin	0.000	0.00500	0.00628	<b>126%</b>	0.00532	<b>106%</b>	<b>17%</b>	<b>0-20%</b>	<b>70-130</b>
4,4-DDE	0.000	0.00500	0.00501	<b>100%</b>	0.00420	<b>84%</b>	<b>18%</b>	<b>0-20%</b>	<b>70-130</b>

**Lab Control Spike (LCS) Recovery:**

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00546	<b>109%</b>	<b>75-125</b>
Aldrin	0.00500	0.00479	<b>96%</b>	<b>75-125</b>
4,4-DDE	0.00500	0.00529	<b>106%</b>	<b>75-125</b>
Dieldrin	0.00500	0.00493	<b>99%</b>	<b>75-125</b>

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>		<b>MB</b>	<b>180208-1~2</b>	<b>180208-3</b>	<b>180207-45</b>	<b>180207-46</b>	<b>180207-47</b>	<b>180207-48</b>	
Tetra-chloro-meta-xylene	50-150	<b>100%</b>	108%	110%	102%	106%	102%	106%	
Decachlorobiphenyl	50-150	<b>102%</b>	104%	103%	103%	102%	107%	99%	

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>		<b>180207-49</b>	<b>180207-50</b>						
Tetra-chloro-meta-xylene	50-150	131%	105%						
Decachlorobiphenyl	50-150	95%	99%						

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>									
Tetra-chloro-meta-xylene	50-150								
Decachlorobiphenyl	50-150								

S.R. = Sample Result

\* = Surrogate fail due to matrix interference (If Marked)

spk conc = Spike Concentration

Note: LCS, MS, MSD are in control therefore results are in control.

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

Analyzed and Reviewed By: \_\_\_\_\_

Final Reviewer: \_\_\_\_\_



## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
837 Shaw Road, Stockton, CA 95215  
Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL  
DATE SAMPLED: 02/07/18  
REPORT TO: MS. ERIN ROTTACKER

DATE RECEIVED: 02/08/18  
DATE EXTRACTED: 02/09/18  
DATE ANALYZED: 02/13/18  
DATE REPORTED: 02/16/18

SAMPLE I.D.: **B1/B2 (Composite)**  
LAB I.D.: 180208-1/-2 (Composite)

### Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
<u>Azinphos Methyl</u>	ND	0.05	1
<u>Bolstar (Sulprofos)</u>	ND	0.05	1
<u>Chlorpyrifos</u>	ND	0.05	1
<u>Coumaphos</u>	ND	0.05	1
<u>Demeton-O</u>	ND	0.05	1
<u>Demeton-S</u>	ND	0.05	1
<u>Diazinon</u>	ND	0.05	1
<u>Dichlorvos</u>	ND	0.05	1
<u>Disulfoton</u>	ND	0.05	1
<u>Ethoprop</u>	ND	0.05	1
<u>Fensulfothion</u>	ND	0.05	1
<u>Fenthion</u>	ND	0.05	1
<u>Merphos</u>	ND	0.05	1
<u>Methyl Parathion</u>	ND	0.05	1
<u>Mevinphos</u>	ND	0.10	1
<u>Naled</u>	ND	0.10	1
<u>Phorate</u>	ND	0.05	1
<u>Ronnel</u>	ND	0.05	1
<u>Tetrachlorvinphos (Stirophos)</u>	ND	0.05	1
<u>Tokuthion (Prothiofos)</u>	ND	0.05	1
<u>Trichloronate</u>	ND	0.05	1


#### COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY:   
CAL-DHS ELAP CERTIFICATE No.: 1555

## LABORATORY REPORT

CUSTOMER: **Advanced GeoEnvironmental, Inc.**  
837 Shaw Road, Stockton, CA 95215  
Tel (209) 467-1006 Fax (209) 467-1118

PROJECT: **Wilborn Property**

MATRIX: SOIL  
DATE SAMPLED: 02/07/18  
REPORT TO: MS. ERIN ROTTACKER

DATE RECEIVED: 02/08/18  
DATE EXTRACTED: 02/09/18  
DATE ANALYZED: 02/13/18  
DATE REPORTED: 02/16/18

SAMPLE I.D.: **B3**  
LAB I.D.: 180208-3

### Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

#### COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY:   
CAL-DHS ELAP CERTIFICATE No.: 1555





# Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766      Tel (909)590-5905 Fax (909)590-5907

## EPA 8141A QA/QC Report

Matrix: **Solid/Soil/Sludge/Liquid**

Date Analyzed: **2/13-14/2018**

Unit: **mg/Kg (PPM)**

**Matrix Spike (MS)/Matrix Spike Duplicate (MSD)**

**Spiked Sample Lab I.D.: 180213-LCS1/2**

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Ethoprop	0.00	0.250	0.142	<b>57%</b>	0.141	<b>56%</b>	<b>1%</b>	<b>0-30%</b>	<b>40-140</b>
Phorate	0.00	0.250	0.139	<b>56%</b>	0.133	<b>53%</b>	<b>5%</b>	<b>0-30%</b>	<b>40-140</b>
Ronnel	0.00	0.250	0.147	<b>59%</b>	0.147	<b>59%</b>	<b>0%</b>	<b>0-30%</b>	<b>40-140</b>
Bolstar	0.00	0.250	0.138	<b>55%</b>	0.147	<b>59%</b>	<b>6%</b>	<b>0-30%</b>	<b>40-140</b>

**Lab Control Spike (LCS) Recovery:**

Analyte	spk conc	LCS	% REC	ACP %REC
Ethoprop	0.250	0.148	<b>59%</b>	<b>40-140</b>
Phorate	0.250	0.134	<b>54%</b>	<b>40-140</b>
Ronnel	0.250	0.174	<b>70%</b>	<b>40-140</b>
Bolstar	0.250	0.142	<b>57%</b>	<b>40-140</b>

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>		M-BLK	180208-3	180208-1~2	180207-45	180207-46	180207-47	180207-48	
Tributyl Phosphate	40-140	60%	66%	71%	86%	79%	87%	79%	
Triphenyl Phosphate	40-140	57%	69%	64%	88%	88%	84%	95%	

Surrogate Recovery	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>	180207-49	180207-50							
Tributyl Phosphate	80%	82%							
Triphenyl Phosphate	88%	87%							

Surrogate Recovery	%REC	%REC	%REC	%REC	%REC	%REC
<b>Sample I.D.</b>						
Tributyl Phosphate						
Triphenyl Phosphate						

S.R. = Sample Result

\* = Surrogate fail due to matrix interference (If Marked)

spk conc = Spike Concentration

**Note: LCS, MS, MSD are in control therefore results are in control.**

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

Analyzed and Reviewed By: 

Final Reviewer: 



## Enthalpy Analytical, LLC

931 W. Barkley Ave - Orange, CA 92868  
Tel: (714)771-6900 Fax: (714)538-1209  
www.enthalpy.com  
info-sc@enthalpy.com



Client: Enviro-Chem Inc.  
Address: 1214 E. Lexington Avenue  
Pomona, CA 91766

Lab Request: 399395  
Report Date: 02/16/2018  
Date Received: 02/09/2018  
Client ID: 7420

Attn: Curtis Desilets

Comments: Wilborn Property (180208-1 to -4)

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods. Methods accredited by NELAC are indicated on the report. This cover letter is an integral part of the final report.

<u>Sample #</u>	<u>Client Sample ID</u>
399395-001	B1/B2 (180208-1/2 Composite)
399395-002	B3 (180208-3)

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

Report Review performed by: Ranjit Clarke, Project Manager

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 60 days from date received.

The reports of the Enthalpy Analytical, Inc. are confidential property of our clients and may not be reproduced or used for publication in part or in full without our written permission. This is for the mutual protection of the public, our clients, and ourselves.

Matrix: Solid	Client: Enviro-Chem Inc.	Collector: Client
Sampled: 02/07/2018 10:30	Site:	
Sample #: <u>399395-001</u>	Client Sample #: B1/B2 (180208-1/2 Composite)	Sample Type:

Analyte	Result	DF	RDL	Units	Prepared	Analyzed By	Notes
Method: EPA 351.3	Prep Method: Method						
	QCBatchID: QC1187769						
<b>Total Kjeldahl Nitrogen</b>	<b>312</b>	<b>1</b>	<b>5</b>	<b>mg/Kg</b>	<b>02/15/18</b>	<b>02/15/18</b>	<b>TP</b>
Method: SM 4500-P-B-5-E	Prep Method: Method						
	QCBatchID: QC1187755						
Total Phosphorous as P	ND	2.5	2.5	mg/Kg	02/14/18	02/15/18	TP
Total Phosphorous as PO4	ND	2.5	2.5	mg/Kg	02/14/18	02/15/18	TP

Matrix: Solid	Client: Enviro-Chem Inc.	Collector: Client
Sampled: 02/07/2018 10:40	Site:	
Sample #: <u>399395-002</u>	Client Sample #: B3 (180208-3)	Sample Type:

Analyte	Result	DF	RDL	Units	Prepared	Analyzed By	Notes
Method: EPA 351.3	Prep Method: Method						
	QCBatchID: QC1187769						
<b>Total Kjeldahl Nitrogen</b>	<b>315</b>	<b>1</b>	<b>5</b>	<b>mg/Kg</b>	<b>02/15/18</b>	<b>02/15/18</b>	<b>TP</b>
Method: SM 4500-P-B-5-E	Prep Method: Method						
	QCBatchID: QC1187755						
Total Phosphorous as P	ND	2.5	2.5	mg/Kg	02/14/18	02/15/18	TP
Total Phosphorous as PO4	ND	2.5	2.5	mg/Kg	02/14/18	02/15/18	TP

QCBatchID: <b>QC1187755</b>	Analyst: trinh	Method: SM 4500-P-B-5-E
Matrix: Solid	Analyzed: 02/15/2018	Instrument: CHEM (group)

**Blank Summary**

Analyte	Blank Result	Units	RDL	Notes
<b>QC1187755MB1</b>				
Total Phosphorous as P	ND	mg/Kg	1	
Total Phosphorous as PO4	ND	mg/Kg	1	

**Lab Control Spike/ Lab Control Spike Duplicate Summary**

Analyte	Spike Amount		Spike Result		Units	Recoveries			Limits		Notes
	LCS	LCSD	LCS	LCSD		LCS	LCSD	RPD	%Rec	RPD	
<b>QC1187755LCS1</b>											
Total Phosphorous as P	8		8.56		mg/Kg	107			80-120		
Total Phosphorous as PO4	24.52		26.2		mg/Kg	107			80-120		

**Matrix Spike/Matrix Spike Duplicate Summary**

Analyte	Sample Amount	Spike Amount		Spike Result		Units	Recoveries			Limits		Notes
		MS	MSD	MS	MSD		MS	MSD	RPD	%Rec	RPD	
<b>QC1187755MS1, QC1187755MSD1</b>												
<b>Source: 399395-001</b>												
Total Phosphorous as P	ND	40	40	41.1	41.4	mg/Kg	103	104	0.7	75-125	20	
Total Phosphorous as PO4	ND	123	123	126	127	mg/Kg	102	103	0.8	75-125	20	



**QCBatchID:** QC1187769      **Analyst:** trinh      **Method:** EPA 351.3  
**Matrix:** Solid      **Analyzed:** 02/15/2018      **Instrument:** CHEM (group)

**Blank Summary**

Analyte	Blank Result		Units	RDL	Notes
	Result	Value			
<b>QC1187769MB1</b>					
Total Kjeldahl Nitrogen	ND		mg/Kg	5	

**Lab Control Spike/ Lab Control Spike Duplicate Summary**

Analyte	Spike Amount		Spike Result		Units	Recoveries			Limits		Notes
	LCS	LCSD	LCS	LCSD		LCS	LCSD	RPD	%Rec	RPD	
<b>QC1187769LCS1</b>											
Total Kjeldahl Nitrogen	200		203		mg/Kg	102			80-120		

**Matrix Spike/Matrix Spike Duplicate Summary**

Analyte	Sample Amount	Spike Amount		Spike Result		Units	Recoveries			Limits		Notes
		MS	MSD	MS	MSD		MS	MSD	RPD	%Rec	RPD	
<b>QC1187769MS1, QC1187769MSD1</b>												
Total Kjeldahl Nitrogen	312	1000	1000	1250	1270	mg/Kg	94	96	1.6	75-125	25	Source: 399395-001



# Data Qualifiers and Definitions

## Qualifiers

A	See Report Comments.
B	Analyte was present in an associated method blank.
B1	Analyte was present in a sample and associated method blank greater than MDL but less than RDL.
BQ1	No valid test replicates. Sample Toxicity is possible. Best result was reported.
BQ2	No valid test replicates.
BQ3	No valid test replicates. Final DO is less than 1.0 mg/L. Result may be greater.
C	Possible laboratory contamination.
D	RPD was not within control limits. The sample data was reported without further clarification.
D1	Lesser amount of sample was used due to insufficient amount of sample supplied.
D2	Reporting limit is elevated due to sample matrix. Target analyte was not detected above the elevated reporting limit.
D3	Insufficient sample was supplied for TCLP. Client was notified. TCLP was performed per the Client's instructions.
DW	Sample result is calculated on a dry weigh basis.
E	Concentration is estimated because it exceeds the quantification limits of the method.
I	The sample was read outside of the method required incubation period.
J	Reported value is estimated
L	The laboratory control sample (LCS) or laboratory control sample duplicate (LCSD) was out of control limits. Associated sample data was reported with qualifier.
M	The matrix spike (MS) or matrix spike duplicate (MSD) was not within control limits due to matrix interference. The associated LCS and/or LCSD was within control limits and the sample data was reported without further clarification.
M1	The matrix spike (MS) or matrix spike duplicate (MSD) is not within control limits due to matrix interference.
M2	The matrix spike (MS) or matrix spike duplicate (MSD) was not within control limits. The associated LCS and/or LCSD was not within control limits. Sample result is estimated.
N1	Sample chromatography does not match the specified TPH standard pattern.
NC	The analyte concentration in the sample exceeded the spike level by a factor of four or greater, spike recovery and limits do not apply.
P	Sample was received without proper preservation according to EPA guidelines.
P1	Temperature of sample storage refrigerator was out of acceptance limits.
P2	The sample was preserved within 24 hours of collection in accordance with EPA 218.6.
P3	Per Client request, sample was composited for volatile analysis. Sample compositing for volatile analysis is not recommended due to potential loss of target analytes. Results may be biased low.
Q1	Analyte Calibration Verification exceeds criteria. The result is estimated.
Q2	Analyte calibration was not verified and the result was estimated.
Q3	Analyte initial calibration was not available or exceeds criteria. The result was estimated.
S	The surrogate recovery was out of control limits due to matrix interference. The associated method blank surrogate recovery was within control limits and the sample data was reported without further clarification.
S1	The associated surrogate recovery was out of control limits; result is estimated.
S2	The surrogate was diluted out due to the presence of high concentrations of target and/or non-target compounds. Surrogate recoveries in the associated batch QC met recovery criteria.
S3	Internal Standard did not meet recovery limits. Analyte concentration is estimated.
T	Sample was extracted/analyzed past the holding time.
T1	Reanalysis was reported past hold time due to failing replicates in the original analysis (BOD only).
T2	Sample was analyzed ASAP but received and analyzed past the 15 minute holding time.
T3	Sample received and analyzed out of hold time per client's request.
T4	Sample was analyzed out of hold time per client's request.
T5	Reanalysis was reported past hold time. The original analysis was within hold time, but not reportable.
T6	Hold time is indeterminable due to unspecified sampling time.
T7	Sample was analyzed past hold time due to insufficient time remaining at time of receipt.

## Definitions

DF	Dilution Factor
MDL	Method Detection Limit. Result is reported ND when it is less than or equal to MDL.
ND	Analyte was not detected or was less than the detection limit.
NR	Not Reported. See Report Comments.
RDL	Reporting Detection Limit
TIC	Tentatively Identified Compounds

**Enviro-Chem, Inc. Laboratories**  
 1214 E. Lexington Avenue,  
 Pomona, CA 91766  
 Tel: (909) 590-5905 Fax: (909) 590-5907  
**CA-DHS ELAP CERTIFICATE #1555**

Turnaround Time  
 Same Day  
 24 Hours  
 48 Hours  
 72 Hours  
 1 Week (Standard)  
 Other:

SAMPLE ID	LAB ID	SAMPLING TIME		MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required	COMMENTS
		DATE	TIME						
B1/B2		2/7/18	10:57	Solid	1		NONE X		
(180208-1/2)			10:56						
(Composite)									
B5 (180208-3)		2/7/18	10:40	Solid	1		NONE X		
									Advanced GeoTmV

Total Phosphate TRV

Company Name: **Enviro-Chem, Inc** Project Contact: **Curtis Desilets** Sampler's Signature: \_\_\_\_\_

Address: **1214 E. Lexington Avenue** Tel: **909-590-5905** Project Name/ID: **Wilborn Property (180208-1 to 4)**

City/State/Zip: **Pomona, CA 91766** Fax: **envirocheminc@gmail.com**

Relinquished by: \_\_\_\_\_ Received by: \_\_\_\_\_ Date & Time: 2/9/18 7:20  
 Relinquished by: \_\_\_\_\_ Received by: \_\_\_\_\_ Date & Time: \_\_\_\_\_  
 Relinquished by: \_\_\_\_\_ Received by: \_\_\_\_\_ Date & Time: \_\_\_\_\_

Instructions for Sample Storage After Analysis:  
 Dispose of  Return to Client  Store (30 Days)  
 Other:



# Advanced GeoEnvironmental, Inc.

www.advgeoenv.com

- 837 Shaw Road, Stockton, California 95215 • Phone (209) 467-1006 • Fax (209) 467-1118
- 381 Thor Place, Brea, California 92821 • Phone (714) 529-0200 • Fax (714) 529-0203
- 2318 Fourth Street, Santa Rosa, California 95404 • Phone (707) 570-1418 • Fax (707) 570-1461
- 395 Del Monte Center, #111, Monterey, California 93940 • Phone (800) 511-9300 • Fax (831) 394-5979



# CHAIN OF CUSTODY RECORD

Date: 2/7/18 Page 1 of 1

Project Name: Wilburn Property Project Manager: GRN Bottacker

Client: edc Sampler (initials & signature): [Signature]

Invoice to:  AGE  Client Lab Project No.:

Sample ID/Location/Description	Date	Time	Matrix	Number	Notes
B1 / 80208-1	2/7/18	1015	S	1	Composite B1+B2 2:1
B2		1030			Composite B1+B2 2:1
B3		1040			waste water pond
B4		1100			outbuildings
					1x1x1

Relinquished by: [Signature] Laboratory: ECI Date: 2/7/18 Time: 1100

Courier: Or Trac Received by: wjg Date: 2/8/18 Time: 9:30

Relinquished by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Relinquished by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Requested Turn Around Time (circle): 24 hours 48 hours 72 hours 5 days (standard) Other: \_\_\_\_\_

Special Instructions to lab: B1+B2 -> Composite Samples 2:1

GeoTracker EDF to:  geoTracker@advgeoenv.com  Global ID: \_\_\_\_\_

Matrix Codes: A = Air W = Water S = Solid

I hereby authorize the performance of the above indicated work. [Signature]

Analysis Required	TPH	Nitrogen + Phos	Phosphorous	Organochlorine (OC)	Pesticides	Organophosphate	Pesticides (OP)
CAM 17 metals	X	X	X	X	X	X	X
	X	X	X	X	X	X	X

# **APPENDIX F**

*Qualifications of the Environmental Professionals*

# DIANE BECKER

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**POSITION** SENIOR GEOLOGIST

**EDUCATION** B.A. Geological Sciences - Whittier College, California, 1995

## **PROFESSIONAL REGISTRATION**

California Professional Geologist No. 7469

## **DUTIES**

Ms. Becker is responsible for the preparation of various correction action plans and the implementation of various investigative and remediation projects. She has extensive experience in designing remediation systems, including soil vapor extraction and ground water extraction. Ms. Becker also has extensive experience researching and preparing Phase I Environmental Assessments throughout the western United States.

## **EMPLOYMENT HISTORY**

2003 - present: Project Geologist  
*Advanced GeoEnvironmental, Inc.*

1998 - 2003: Staff Geologist  
*Advanced GeoEnvironmental, Inc.*

1997 - 1998: Staff Geologist  
Clayton Group Services, Santa Ana, California

1995 - 1997: Intern Hydrogeologist  
Orange County Water District, Fountain Valley, California