



**CITY OF MANTECA
DEVELOPMENT SERVICES DEPARTMENT**

**4-C Ranch Annexation Project
15183 Consistency Checklist
August 2024**

The environmental review and supporting documentation prepared for this Project in accordance with CEQA Guidelines are available for public review in person and online.

IN PERSON

City of Manteca – Development Services Department
1215 W. Center St., Suite 201, Manteca, CA 95337
Office Hours: 8:00 AM to 5:00 PM, Monday through Thursday

ONLINE: [Manteca 4-C Ranch Subdivision Project](#)

[https://www.manteca.gov/home/showpublisheddocument/7497/
638743512596700000](https://www.manteca.gov/home/showpublisheddocument/7497/638743512596700000)

For questions, email: planning@manteca.gov

15183 CONSISTENCY CHECKLIST

FOR THE

MANTECA 4-C RANCH SUBDIVISION PROJECT

AUGUST 2024

Prepared for:

City of Manteca
Development Services
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8500

Prepared by:

De Novo Planning Group
1020 Suncoast Lane, Suite 106
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

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Table of Contents

Environmental Checklist	3
Project Title	3
Lead Agency Name and Address	3
Contact Person and Phone Number	3
Introduction	3
Project Overview	3
Project Location and Existing Surrounding Uses	3
Existing Site Uses	4
Project Characteristics	4
Annexation	5
General Plan Designation	5
Zoning Designation	5
Requested Entitlements and Other Approvals	13
Previous Environmental Analyses of the proposed Project	13
CEQA Guidelines Section 15183 Exemptions	13
Project-Specific Environmental Review	16
Conclusion	16
Environmental Checklist	17
I. AESTHETICS	17
II. AGRICULTURE AND FOREST RESOURCES	22
III. AIR QUALITY	27
IV. BIOLOGICAL RESOURCES	39
V. CULTURAL RESOURCES	48
VI. ENERGY	52
VII. GEOLOGY AND SOILS	55
XIII. GREENHOUSE GAS EMISSIONS	61
IX. HAZARDS AND HAZARDOUS MATERIALS	73
X. HYDROLOGY AND WATER QUALITY	79
XI. LAND USE AND PLANNING	87
XII. MINERAL RESOURCES	90

XIII. NOISE.....	91
XIV. POPULATION AND HOUSING	97
XV. PUBLIC SERVICES	99
XVI. RECREATION.....	104
XVII. TRANSPORTATION	106
XVIII. TRIBAL CULTURAL RESOURCES	114
XIX. UTILITIES AND SERVICE SYSTEMS.....	119
XX. WILDFIRE	124
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.....	127
References	129
Appendix A: AQ-GHG Data	132
Appendix B: Cultural Report.....	134
Appendix C: Phase 1 Environmental Site Assessment.....	136
Appendix D: Noise Report.....	138
Appendix E: Traffic Report.....	140

ENVIRONMENTAL CHECKLIST

PROJECT TITLE

Manteca 4-C Ranch Subdivision Project

LEAD AGENCY NAME AND ADDRESS

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

CONTACT PERSON AND PHONE NUMBER

Ryan Gerding
Raymus Homes
1463 Moffat Boulevard, Suite 5
Manteca, CA 95336

INTRODUCTION

The following pages provide an analysis of the proposed Manteca 4-C Ranch Subdivision Project (proposed Project) with respect to the project's consistency with the City of Manteca General Plan, the analysis contained in the General Plan Environmental Impact Report (EIR), and any site-specific environmental impacts or cumulative impacts that may result from project implementation.

As explained in the following pages, the proposed Project is consistent with the City's General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less than significant level through the application of uniformly applied development policies and/or standards. The findings presented below demonstrate that no additional environmental analysis is required under the California Environmental Quality Act (CEQA) prior to approval of the proposed Project.

PROJECT OVERVIEW

PROJECT LOCATION AND EXISTING SURROUNDING USES

The Project site is 19.68+/- acres in San Joaquin County, within the Sphere of Influence of the City of Manteca, California. The Project site is located along E. Lousie Avenue to the northeast of the City of Manteca. The Project site consists of Assessor's Parcel Number: APN: 208-080-100. Adjacent uses are as follows:

- North – Agricultural
- South – Residential, Agricultural
- East – Agricultural
- West – Residential

EXISTING SITE USES

The Project site is currently being used for agricultural type uses. Structures on the Project site include a single-family residence, a mobile home, and several outbuildings in fair to poor condition.

PROJECT CHARACTERISTICS

The proposed Project consists of a subdivision of land for the development of 68 single-family lots, a park/basin, streets, and utilities. The entitlements requested include a Tentative Subdivision Map, Prezone to Residential, Low (RL), and annexation. The property has a gentle slope with elevations ranging from 41-44'. The proposed Project may be developed in phases. The Project Area will require annexation into the City of Manteca, but does not require adjustment to the SOI.

The proposed development is described below.

Low-density Residential: The low-density residential area would consist of 68 single family detached units on lots ranging in size from 6,500 to 14,005 square feet. Given that the Project site is 19.68+/- acres, the project density would be 3.4 units to the acre. This is consistent with the General Plan density limit of 2.1 to 8 units per acre.

Park/Basin: The park/basin land area would consist of a 2.09 acre lot and be primarily utilized for detention of storm water utilities.

Street Design: The streets within the proposed residential subdivision are designed consistent with the right-of-way and curb-to-curb widths of the current City of Manteca standards. The curb and sidewalk design are also designed to match the existing surrounding neighborhoods such that the proposed subdivision becomes an extension of the existing neighborhood. This includes roll curb with monolithic sidewalks.

Utilities: Utilities will be located within public utility easements and shall be maintained by governing agencies. Public utilities will be constructed with the proposed Project, including the extension of water, sewer, storm, and dry utilities. They are more thoroughly described as follows:

- Water: 12" and 8" water mains will service each lot of the subdivision, and tie into all existing stubs in the surrounding streets. Fire hydrants will be installed per City of Manteca standards.
- Sewer: 8" sewer mains will service each lot of the subdivision, and tie into all existing stubs in the surrounding streets.
- Storm: 15", 18", and 24" Storm mains will be installed within the subdivision to serve the project. Storm runoff will be treated by stormwater treatment devices, then conveyed into the existing 12" mains that run at Lousie Avenue, Cork Oak Lane, and Black Pine Way. A 2.08 on-site detention basin and pump station is proposed within the Project site with a proposed basin volume of 3.38 acre-ft.

- Existing septic system and water well to be abandoned or destroyed per San Joaquin County standards.
- Dry utilities will be installed within 10' Public Utility Easements (P.U.E.) along all street frontages, with the exception of Lousie Avenue.

ANNEXATION

The Project site is within the City of Manteca's Sphere of Influence but located outside the city limits and will require annexation approval by the City of Manteca and San Joaquin County Local Agency Formation Commission. The annexation request will not require adjustment to the Sphere of Influence.

GENERAL PLAN DESIGNATION

The Manteca General Plan designates the Project site Low Density Residential. The Manteca General Plan defines this use as follows:

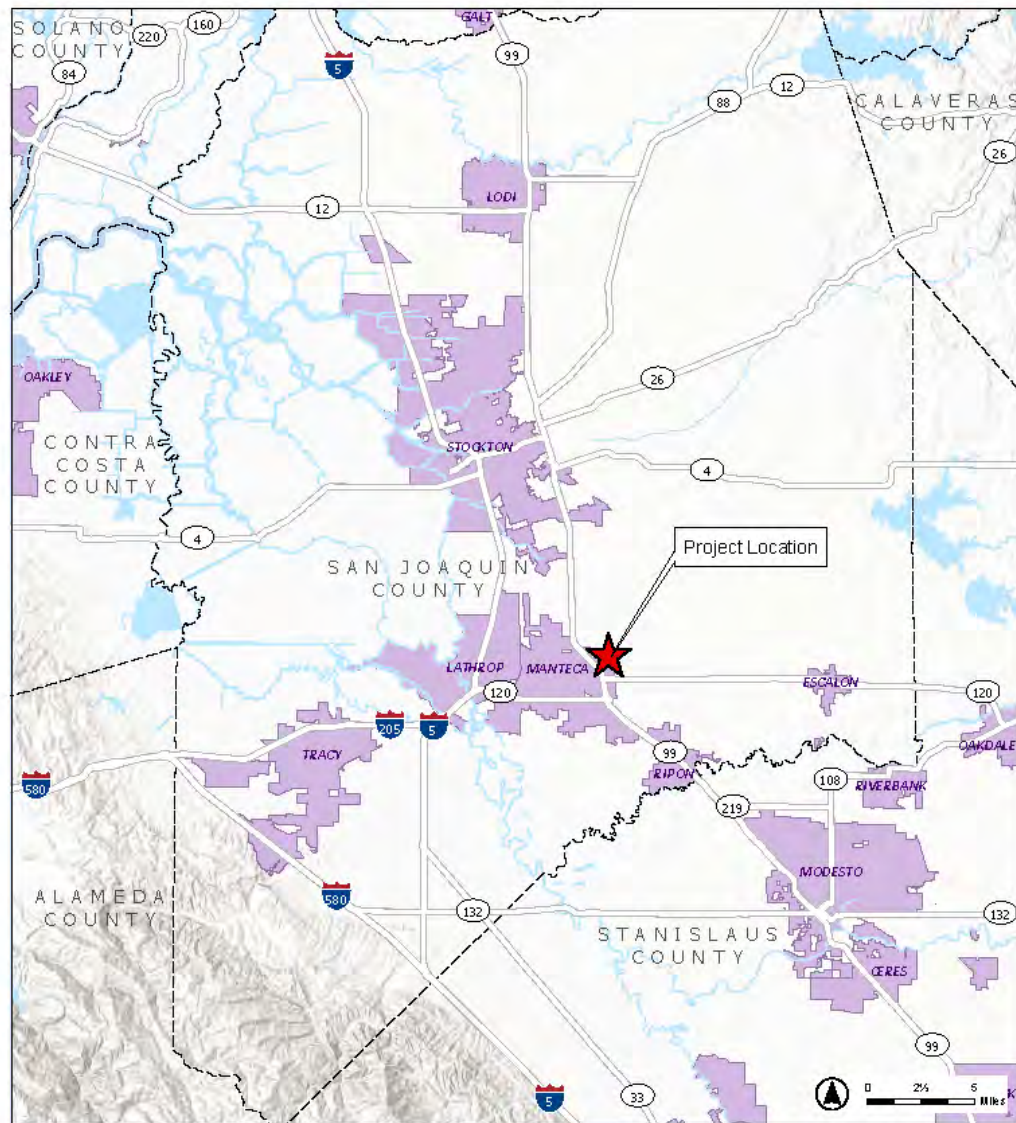
Low Density Residential. This designation provides for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences. The maximum density is 2.1 to 8 units per acre.

The proposed Project is consistent with the General Plan land use designation.

ZONING DESIGNATION

The Project site is currently outside the city limits; therefore, the City Zoning Ordinance does not designate a zoning district on the Property. As part of the annexation request, the proposed Project includes a request for a pre-zone to R-1 (Residential, Low Density) District. The Zoning Code Section 17.20.020 indicates that the R-1 District is the corresponding zoning district for the General Plan Designation of Low Density Residential. Thus, the proposed prezone is consistent with the General Plan designation on the Project site. The R-1 zoning District is described below:

R-1 (One-Family Dwelling Zoning District). This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.



Legend

-  Project Location
-  Incorporated Area
-  County Area

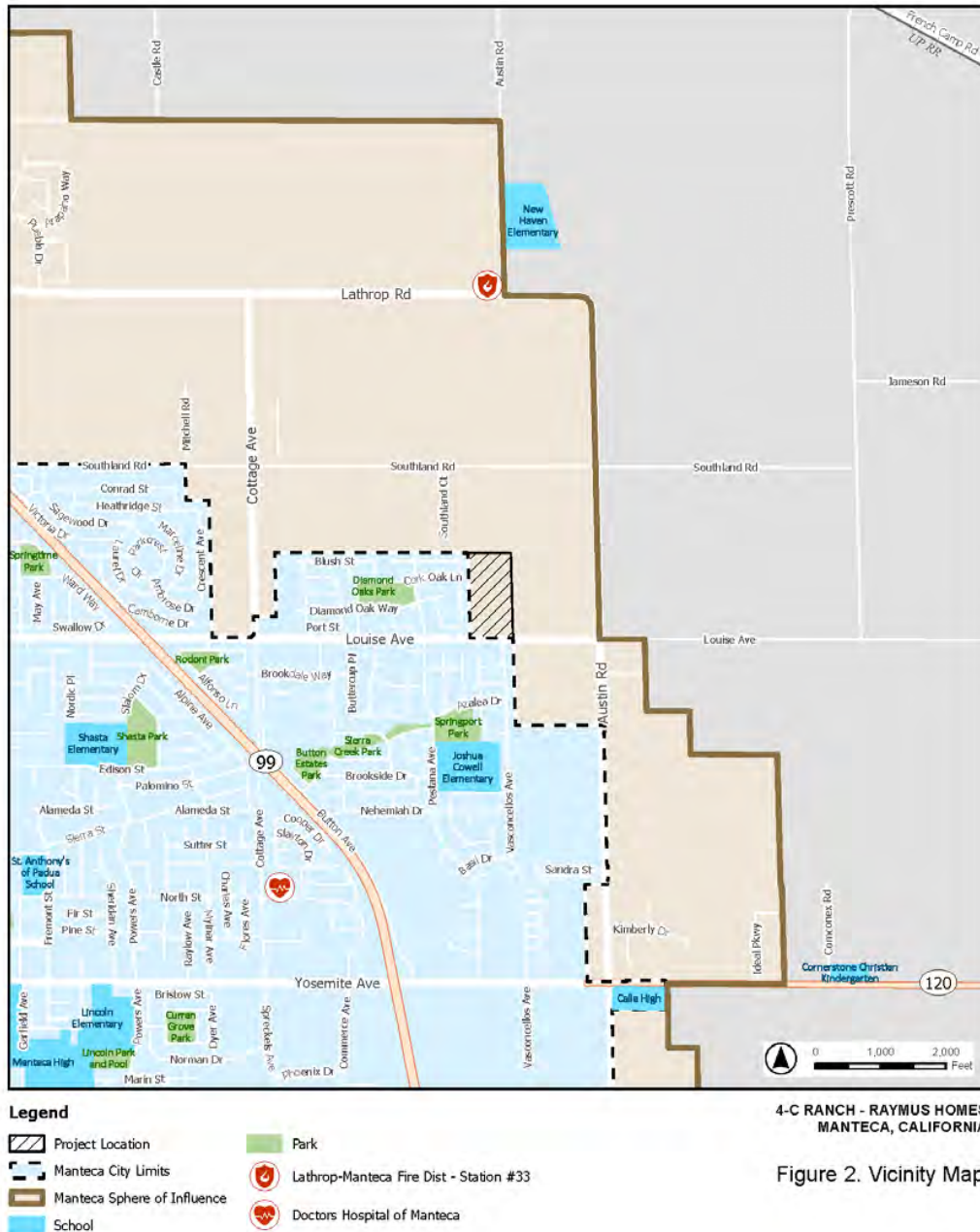
4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Figure 1. Regional Map

Sources: California State Department of Transportation
Map Date: July 15, 2024

De Novo Planning Group

2024-07-15 10:00 AM (PST) 10:00 AM (PST) 10:00 AM (PST) 10:00 AM (PST)



Sources: San Joaquin County GIS; Google Maps.
Map Date: July 19, 2024.

DE NOVO PLANNING GROUP
Alliant Life Planning, Design and Construction, Inc.



Legend

 Project Parcel (208-080-10)	Subdivided Residential Parcels (Book-Page)
 Other Parcels	 208-570-XX
	 208-660-XX
	 208-680-XX
	 208-470-XX
	 208-430-XX

Source: San Joaquin County GIS. Map Date: July 19, 2024.

4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Figure 3. Assessor Parcel Map

DE NOVO PLANNING GROUP
1000 Lakeside Plaza, Suite 100, Manteca, CA 95337
(510) 885-1111

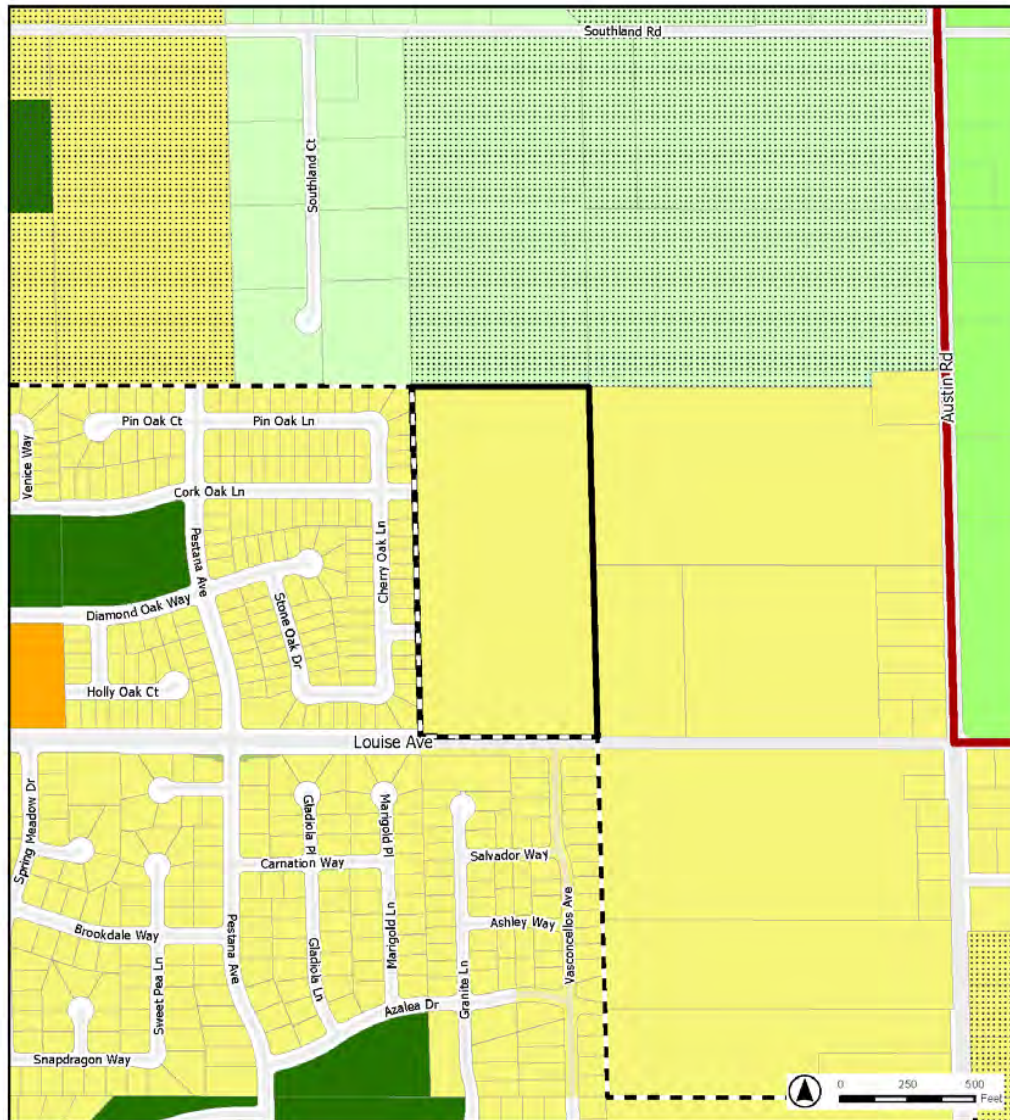
Figure 4. Aerial View of Project

Project Location

4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Sources: San Joaquin County GIS, Aerial Imagery 10/20/2023.
Map Date: July 19, 2024.

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Legend

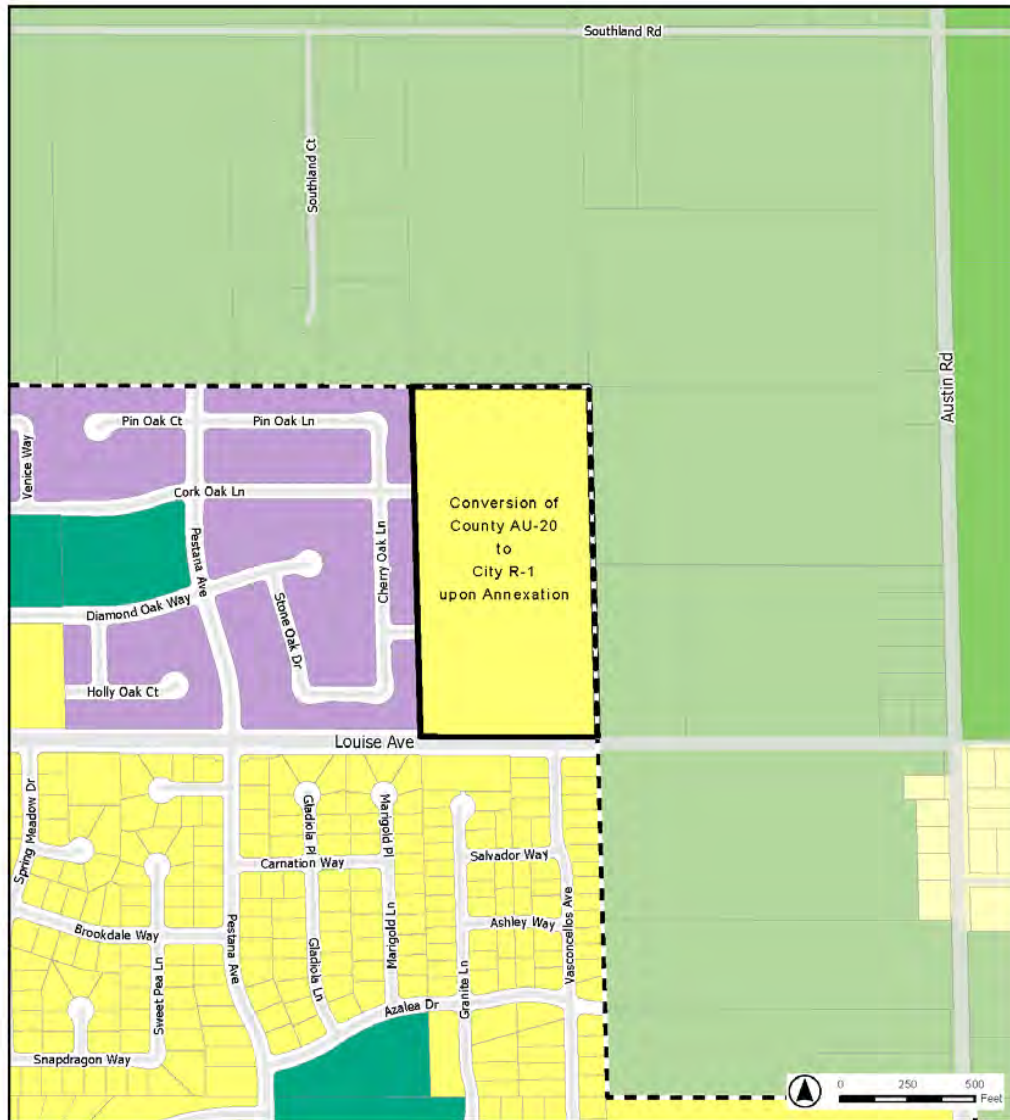
- Project Location
- Manteca City Limits
- Manteca Sphere of Influence
- AG - Agriculture
- VLDL - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- OS - Open Space
- P - Park
- Urban Reserve Overlay

4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Figure 5. General Plan Land Use

Sources: San Joaquin County GIS; Manteca 2034 General Plan.
Map Date: July 19, 2024.

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ALL LAND USE PLANNING, DESIGN AND ENVIRONMENTAL PLANNING



4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Figure 6. Proposed Pre-Zoning

- Legend**
- Project Location
 - Manteca City Limits (with Project Annexation)
 - City of Manteca Zoning**
 - R1 - One-Family Dwelling
 - PD - Planned Development
 - P - Park
 - San Joaquin County Zoning**
 - AG-40 - General Agriculture
 - AU-20 - Agriculture Urban Reserve
 - R-L - Low Density Residential

Sources: San Joaquin County GIS; Manteca Zoning, Map Date: July 19, 2024.

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CITY AND COUNTY PLANNING, DESIGN AND ENVIRONMENTAL PLANNING



4-C RANCH - RAYMUS HOMES
MANTECA, CALIFORNIA

Figure 7. Tentative Map

Sources: MCR Engineering, January 2024.
Map Date: July 15, 2024.

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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 (Guidelines Section 15050).

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

- Adoption of the CEQA Exemption (Guidelines Section 15183).
- Development Review.
- Approval of the Prezone to R-1
- Approval of the Tentative Map.
- Approval of a recommendation for LAFCo to approve the Annexation.

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

- San Joaquin County Local Agency Formation Commission (SJLAFCo) - Review of a City recommendation to annex the Project site into the City of Manteca.
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities.
- 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).

PREVIOUS ENVIRONMENTAL ANALYSES OF THE PROPOSED PROJECT

One previous environmental analysis has been prepared and certified which is applicable to the proposed Project.

The proposed Project is consistent with the Manteca General Plan (*and subsequent Manteca General Plan Amendment, 2024*), for which an EIR was certified on June 19, 2023 (SCH#2020019010). The proposed Project is consistent with the Manteca General Plan. The certified General Plan EIR assumed full development and buildout of the Project site with uses that are proposed under the current application. The cumulative impacts associated with buildout of the Manteca General Plan, including the Project site, were fully addressed in the General Plan EIR.

CEQA GUIDELINES SECTION 15183 EXEMPTIONS

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. As noted above, the proposed Project is consistent with the land use designation and densities established by the Manteca General Plan, for which an EIR was certified. The provisions contained in Section 15183 of the CEQA Guidelines are presented below.

15183. Projects Consistent with a Community Plan or Zoning

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,*
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,*
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or*
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

- (A) A community plan adopted as part of a general plan,*
- (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or*
- (C) A general plan of a local agency, and*

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

- (1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and*

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the City or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire City or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a City or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the City or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the City or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

- (1) Parking ordinances.*
- (2) Public access requirements.*
- (3) Grading ordinances.*
- (4) Hillside development ordinances.*
- (5) Flood plain ordinances.*
- (6) Habitat protection or conservation ordinances.*
- (7) View protection ordinances.*
- (8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.*

(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

(1) "Community plan" is defined as a part of the general plan of a City or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the

Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.

(2) For purposes of this section, "consistent" means that the density of the proposed Project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

PROJECT-SPECIFIC ENVIRONMENTAL REVIEW

The attached Environmental Checklist includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with construction and operation of the proposed Project. The Environmental Checklist identifies the applicable City of Manteca development standards and policies that would apply to the proposed Project during both the construction and operational phases, and explains how the application of these uniformly applied standards and policies would ensure that no peculiar or site-specific environmental impacts would occur.

CONCLUSION

As described above, the proposed Project is consistent with the Manteca General Plan (*and subsequent Manteca General Plan Amendment, 2024*), for which an EIR was certified on June 19, 2023 (SCH#2020019010). Cumulative impacts associated with development and buildout of the Project site, as proposed, were fully addressed in the Manteca General Plan EIR (SCH# 2020019010). Since the proposed Project is consistent with the land use designation and development intensity assumed under the General Plan and analyzed in the General Plan EIR, implementation of the proposed Project would not result in any new cumulative environmental impacts beyond those addressed in the General Plan EIR.

The analysis in the attached CEQA Environmental Checklist demonstrates that there are no site-specific or peculiar impacts associated with the project, and identifies uniformly applied standards and policies that would be applied to the project. The Project Requirements identified in the attached environmental analysis include requirements that must be implemented by the proposed Project to ensure that any site-specific impacts or construction-related impacts are reduced to a less than significant level. All Project Requirements identified in the attached Environmental Checklist shall be made a condition of project approval and shall be implemented within the timeframes identified.

ENVIRONMENTAL CHECKLIST

I. AESTHETICS

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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 the 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	

Project Impacts:

The development of a 68 single-family lot residential subdivision would change the existing visual nature / character of the Project site from an agricultural field to a residential neighborhood. The Project site is not designated as a scenic vista or scenic highway. The development of the Project site would create new sources of light and glare that is typical of a residential development. The proposed Project is allowed under the existing General Plan land use designation. There is nothing peculiar about the site that presents impacts greater than was anticipated under the General Plan. For instance, the Project site is not topographically elevated from the surrounding lands and is not highly visible from areas beyond the immediate vicinity of the Project site. There are no prominent features on the Project site, such as rock outcroppings, or other visually distinctive features that contribute to the scenic quality of the Project site. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

Prior Environmental Analysis:

Implementation of the proposed Project would introduce new residential uses to the Project site, and would be consistent with the surrounding uses anticipated for the Project site by the Manteca General Plan and analyzed in Chapter 3.1 of the Manteca General Plan EIR (City of Manteca General Plan Draft EIR, pages 3.1-8 through 3.1-18). As such, the proposed Project is consistent with the adopted vision and uses identified within the General Plan, and would not result in any new or increased impacts beyond those that were already addressed in the General Plan EIR. The

General Plan EIR determined that visual and aesthetic impacts were less than significant. These impacts were adequately addressed in Chapter 3.1 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to visual character of the City. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Community Design Element

- CD-2.1. Promote architectural design that exhibits timeless character and is constructed with high quality materials.
- CD-2.2. Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations for all sides of buildings.
- CD-2.3. Provide purposeful variations in color, texture, materials, articulation, and architectural treatments that coincide with the associated architectural style. Avoid long expanses of blank, monotonous walls or fences through the use of vertical and horizontal façade or fence articulation achieved through stamping, colors, materials, modulation, and landscaping.
- CD-2.4. For projects that include multiple buildings, encourage differing, but complementary architectural styles that incorporate representative characteristics of a given area.
- CD-2.5. Employ design strategies and building materials that evoke a sense of quality and permanence.
- CD-2.6. Orient building entrance toward the street and provide parking in the rear, when possible.
- CD-2.9. Ensure that new development and redevelopment reinforces desirable elements of its neighborhood, district, or center, including architectural style, scale, and setback patterns.
- CD-2.10. Encourage context-sensitive transitions in architectural scale and character between new and existing residential development.
- CD-2.11. Provide special building-form elements, such as towers and archways, and other building massing elements to help distinguish activity nodes and establish landmarks within the community.
- CD-2.12. For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.
- CD-2.15. Where practical, and in compliance with ADA standards, separate common areas that provide seating from the primary walkways by informal barriers, such as planters, bollards, fountains, low fences, and/or changes in elevation.
- CD-2.16. Design retention/detention basins to be visually attractive and well-integrated with any associated project and with adjacent land uses.
- CD-2.17. Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.
- CD-4.1. Strengthen the positive qualities of the City's neighborhoods, districts, and

- centers.
- CD-4.2. Support the development and preservation of unique neighborhoods, districts, and centers that exhibit a special sense of place and quality of design.
 - CD-4.3. Strengthen the identity of individual neighborhoods, districts, and centers through the use of entry monuments, flags, street signs, themed streets, natural features, landscaping, and lighting.
 - CD-4.6. Design neighborhoods, districts, and centers to provide access to adjacent open spaces.
 - CD-4.7. Design neighborhoods in new growth areas to incorporate the following characteristics:
 - o The edges of the neighborhood shall be identifiable by use of landscaped areas along major streets or natural features, such as permanent open space. Primary arterial streets may be used to define the boundaries of neighborhoods. The street system shall be designed to discourage high volume and high speed traffic through the neighborhood.
 - o Neighborhoods shall be not more than one mile in length or width.
 - o Each neighborhood shall include a distinct center, such as an elementary school, neighborhood park(s), and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
 - o Each neighborhood shall include an extensive pedestrian and bikeway system comprised of sidewalks and bike lanes along streets and dedicated trails.
 - CD-8.1. To the extent possible, require new development to retain or incorporate visual reminders of the agricultural heritage of the community.
 - CD-8.2. Utilize wood, wrought-iron, or other types of open fencing instead of block walls in rural areas as needed.
 - CD-8.3. Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided.
 - CD-8.4. For lighting in rural areas of the community, provide:
 - o Minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.
 - o Directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.
 - o Automatic shutoff or motion sensors for lighting features in newly developed areas.

Implementation: Community Design Element

- CD-2a. Adopt and maintain, in consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions, Citywide Design Guidelines for the architectural review of discretionary projects.
- CD-2b. Require development projects to incorporate Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts.
- CD-8a. Require projects developing on the fringe of the City or adjacent to agricultural or

rural residential uses to be compatible with the character of the area, including implementing the City's light and glare standards, use of appropriate materials and design, and siting of more intense uses away from rural and agricultural uses, where feasible.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for aesthetic/visual impacts incorporated as goals and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Response a): Less than Significant. As discussed in Chapter 3.1 of the General Plan EIR, the existing General Plan does not designate official scenic vistas. The proposed Project is not located along or near a scenic vista. The proposed Project has uses are consistent with the General Plan land use designations, and compatible with the surrounding land use designations. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. Therefore, this impact is considered **less than significant**.

Response b): Less than Significant. As discussed in Chapter 3.1 of the General Plan EIR, no adopted State scenic highways are in Manteca. 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 (I-580) from Interstate 5 to Interstate 205. This route traverses the edge of the Coast Range to the west and Central Valley to the east. The City of Manteca, including the Project site, is not visible from this roadway segment. The General Plan EIR determined that implementation of the General Plan would have a less than significant impact relative to this topic. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. Therefore, this impact is considered **less than significant**.

Response c): Less than Significant. CEQA Guidelines Section 15387 defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. The Project site is located along the boundary of the City of Manteca, which is defined as an urbanized area. The proposed residential uses are in an area that the General Plan envisions to be developed with residential uses. Additionally, the surrounding area currently contains numerous residential uses like those proposed, and the proposed uses are scaled to be visually compatible with the surrounding land uses. The proposed Project would be zoned for low density residential uses that is consistent with the General Plan land use designation.

The General Plan EIR determined that implementation of the General Plan would have a less than significant impact relative to this topic. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional

analysis is required. The implementation of City standards and requirements would reduce any impacts related to visual quality or character to a **less than significant** level.

Response d): Less than Significant. During the day, sunlight reflecting from structures and vehicles is a primary source of glare, while nighttime light and glare can be divided into both stationary and mobile sources. Some types of stationary sources of nighttime light include structure illumination, interior lighting, decorative landscape lighting, and street lights. The principal mobile source of nighttime light and glare is vehicle headlamp illumination.

The General Plan EIR (page 3.1-5) notes that there is ambient lighting that comes from existing development, including roadways. The developed and inhabited land uses in the City of Manteca are the main source of daytime and nighttime light and glare. They are typified by single and multi-family residences, commercial structures, industrial areas, and street lights. These areas and their associated human activities (inclusive of vehicular traffic) characterize the existing light and glare environment present during daytime and nighttime hours in the developed portions of the city. Because the Project site is adjacent to developed portions of the City of Manteca, ambient light in this area is more pronounced than in areas farther away from the developed areas.

The surrounding area has existing sources of light and glare created by streetlights, car headlights, and interior and exterior lighting from buildings, including adjacent residential like the project. The proposed Project would create these same sources of light and glare. Chapter 3.1 of the General Plan EIR notes that exterior lighting is allowed under the General Plan, but is required to comply with City standards for outdoor lighting (Municipal Code Chapter 17.50). These standards require exterior lighting to be energy efficient, stationary, shielded and directed away from adjoining properties and public rights-of-way.

The General Plan EIR determined that implementation of the General Plan would have a less than significant impact relative to this topic. The proposed Project would not result in new or substantially more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. The implementation of City standards and requirements would reduce any impacts related to light and glare to a **less than significant** level.

II. AGRICULTURE AND FOREST RESOURCES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The development of a 68 single-family lot residential subdivision would change the existing character of the Project site from a predominately agricultural field to a residential neighborhood. The Project site contains areas designated as Prime Farmland and is zoned for Agriculture Urban Reserve by San Joaquin County. Most of the project site is currently vacant and disturbed land, and is generally located in an area of the city that includes developed areas, residential and some undeveloped lands. The General Plan designates the Project site Low Density Residential and the proposed Project includes a request for a pre-zone to R-1 (Residential, Low Density) District that supports residential development at densities and configurations, compatible with the areas that surround the Project site. The General Plan designates the Project site for urban land uses. As such, implementation of the proposed Project would not create new impacts over and above those identified in the General Plan EIR, nor significantly change previously identified impacts.

The project site is not under a Williamson Act contract. The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

Prior Environmental Analysis:

Implementation of the proposed Project would introduce new residential uses to the Project site, and would be consistent with the surrounding uses anticipated for the Project site by the Manteca General Plan and analyzed in Chapter 3.2 of the General Plan EIR (City of Manteca General Plan

Draft EIR, pages 3.2-10 through 3.2-17). As such, the proposed Project is consistent with the adopted vision and uses identified within the General Plan, and would not result in any new or increased impacts beyond those that were evaluated in the General Plan EIR. Although the General Plan contains a strategy to protect agricultural lands beyond the city edges from conversion to non-agricultural use, the General Plan EIR identified the conversion of farmlands of concern under CEQA to non-agricultural uses as a significant impact. The General Plan EIR notes that because these parcels are located near existing urbanized areas, they may not be viable for agricultural operations due to conflicts with nearby urbanized areas. As discussed under Impact 3.2-1 of the General Plan EIR, no additional mitigation is available, resulting in a significant and unavoidable impact. The City of Manteca adopted a Statement of Overriding Considerations stating that the EIR for the General Plan concludes that General Plan impacts on agricultural land conversion are significant and that feasible mitigation measures are not available that would conclusively reduce these impacts to a less than significant level. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Resource Conservation Element

- RC-8.1. Support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.
- RC-8.2. Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries prior to conversion of agricultural lands, so that farmland is not subjected to premature development pressure.
- RC-8.3. Encourage permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Manteca.
- RC-8.4. Support and encourage the preservation of designated Agriculture lands, without placing an undue burden on agricultural landowners.
- RC-8.5. Minimize conflicts between agricultural and urban land uses.
- RC-8.6. Ensure that urban development near existing agricultural lands will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.
- RC-8.7. Prohibit the fragmentation of agricultural parcels into small rural residential parcels except in areas designated for urban development in the Land Use Diagram.
- RC-8.9. Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence boundary for the City.

- RC-8.10. Prohibit re-designation of Agricultural lands to other land use designations unless all of the following findings can be made:
 - There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use.
 - There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands.
 - The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding lands designated Agriculture.
- RC- P-8.11. Require the development projects to reduce impacts on agricultural lands through the use of buffers, such as greenbelts, drainage features, parks, or other improved and maintained features, in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural operations and from lands designated Agriculture.
- RC-8.12. Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures.
- RC-8.15. Do not extend water and sewer lines to noncontiguous urban development that would adversely affect agricultural operations.

Implementation: Resource Conservation Element

- RC-8a. Continue to implement Chapter 8.24 (Right to Farm) of the Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.
- RC-8b. Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.
- RC-8c. Amend Title 17 (Zoning) of the Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.

- RC-8e. Apply the following conditions of approval where urban development occurs next to farmland.
 - o Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to-farm ordinance.
 - o Require adequate and secure fencing at the interface of urban and agricultural use.
 - o Require phasing of new residential subdivisions; so as to include an interim buffer between residential and agricultural use.
 - o Require a buffer, which may include a roadway and landscaped buffer, open space, fencing, transition area, or low intensity uses, between urban uses and lands designated Agriculture on the Tentative Map.

These impacts were adequately addressed in Chapter 3.2 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed in the General Plan EIR. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to agricultural resources of the City.

Responses to Checklist Questions

Response a): Less than Significant. The General Plan designates agricultural land for development to non-agricultural uses, including the Project site. The General Plan EIR found that buildout of the General Plan would have a significant and unavoidable impact on the conversion of Important Farmland. However, the proposed Project is subject to the requirements of the Agricultural Conservation and Mitigation Program which will involve a contribution of conservation easement-protected land or payment of in-lieu fees to the Mitigation Program as compensation for the agricultural land conversion impacts of the Project. The proposed Project would not result in new or substantially more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. As such, implementation of the proposed Project would have **Less than Significant** impact related to this environmental topic.

Response b): Less than Significant. The project site is zoned for Agriculture Urban Reserve by San Joaquin County. As part of the annexation request, the proposed Project includes a request for a pre-zone to R-1 (Residential, Low Density) District. The General Plan EIR noted that because these parcels are located near existing urbanized areas, they may not be viable for agricultural operations due to conflicts with nearby urbanized areas. As discussed under Impact 3.2-2 of the General Plan EIR, no additional mitigation is available, and the General Plan EIR concluded that the impact relative to this topic resulted in a significant and unavoidable impact. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. As such, implementation of the proposed Project would have **Less than Significant** impact related to this environmental topic.

Responses c) and d): No Impact. 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. The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. There are no forest resources on the Project site or in the immediate vicinity of the Project site. Therefore, there is **no impact**.

Response e): Less than Significant. The General Plan EIR noted that the General Plan land use map was generally developed to arrange new designations to place compatible uses adjacent to existing uses. Nevertheless, the General Plan would allow development that could result in potentially incompatible urban uses next to farms or ranches, creating circumstances that impair the productivity and profitability of agricultural operation, and could eventually lead farmers to take their land out of production. As described in the discussion for Threshold AG-1 of the General Plan EIR, the General Plan includes policies and actions that aim to protect agricultural lands outside of the city from conversion to non-agricultural use, including from incompatible uses. Furthermore, as discussed in Chapter 8.24 of the General Plan EIR, the Manteca Municipal Code contains a “Right-to-Farm Ordinance,” under which the City notifies property buyers to accept inconveniences or discomforts resulting from nearby agricultural activities, thereby protecting agricultural operations from nuisance complaints. With implementation of the General Plan policies and actions, as well as the City’s Right-to-Farm Ordinance, the General Plan EIR concluded that the impact relative to this topic would be less than significant. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. As such, implementation of the proposed Project would have **Less than Significant** impact related to this environmental topic.

III. AIR QUALITY

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The Project site is located within the boundaries of 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.

The proposed Project is allowed under the existing General Plan land use designation and is consistent with the growth assumptions of applicable air quality plans. There is nothing peculiar about the site that presents impacts greater than was anticipated under the General Plan. As discussed below, compliance with the mitigation measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State, and local laws and regulations would reduce impacts related to air quality to a less than significant level.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts of air quality associated with the future urban development that was contemplated by the General Plan. The General Plan concluded that development anticipated by the General Plan could result in new sources of criteria air pollutant emissions and/or TACs near existing or planned sensitive receptors. However, with application of State and SJVAPCD rules and regulations, implementation of the General Plan policies and actions would reduce construction and operation-related criteria air pollutants to the extent. Additionally, review of development projects by SJVAPCD for permitted sources of air toxics (e.g., industrial facilities, dry cleaners, and gasoline dispensing facilities) in addition to General Plan policies and actions would ensure that health risks are minimized. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Land Use Element

- LU-3.9: Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, such as less intensive renewable energy production, light industrial, office, or commercial uses, separate the proposed residential uses from more intensive uses, including industrial, agricultural, or agricultural industrial uses and designated truck routes, to ensure the health and well-being of existing and future residents.
- LU-6.9: Require mixed-use development to provide strong connections with the surrounding development and neighborhoods through the provision of pedestrian and bicycle facilities and, where feasible, site consolidation.
- LU-9.1: Require future planning decisions, development, and infrastructure and public projects to consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding addressing impacts to disadvantaged populations and communities and ensuring disadvantaged communities have equitable access to services and amenities.
- LU-9.2: As part of land use decisions, ensure that environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location, are considered and addressed.

Implementation: Land Use Element

- LU-1b: Regularly review and revise, as necessary, the Zoning Code to accomplish the following purposes:
 - o Ensure consistency with the General Plan in terms of zoning districts and development standards;
 - o Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District;
 - o Ensure adequate buffers and transitions are required between intensive uses, such as industrial and agricultural industrial, and sensitive receptors, including residential uses and schools; and
 - o Provide for an Agricultural Industrial zone that accommodates the processing of crops and livestock.
 - o Ensure that land use requirements meet actual demand and needs over time as technology, social expectations, and business practices change.
- LU-6a: Consider implementing incentives to support developers who construct vertical mixed-use projects and/or who build housing above non-residential ground-floor uses

within Downtown.

- LU-9a: Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the extent feasible and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and recreation facilities, access to healthy foods, and improvement of air quality are included in the project. The review shall address both the construction and operation phases of the project.
- LU-9c: Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve residents and businesses.

Policies: Resource Conservation Element

- RC-4.1: Prepare for and respond to the expected impacts of climate change.
- RC-4.2: Assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions and be resilient to negative changes and impacts associated with climate change.
- RC-5.1: Ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicle trips.
- RC-5.2: Encourage private development to explore and apply non-traditional energy sources such as co-generation, wind, and solar to reduce dependence on traditional energy sources.
- RC-5.3: Require all new public and privately constructed buildings to meet and comply with construction and design standards that promote energy conservation, including the most current “green” development standards in the California Green Building Standards Code.
- RC-5.4: Support innovative and green building best practices including, but not limited to, LEED certification for all new development, and encourage public and private projects to exceed the most current “green” development standards in the California Green Building Standards Code.
- RC-5.5: Encourage the conservation of public utilities.
- RC-5.6: Encourage the conservation of petroleum products.
- RC-6.1: Coordinate with the San Joaquin Valley Air Pollution Control District (Air

District), San Joaquin Council of Governments, and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the Air District, SJCOG, and State Air Board in:

- o Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
- o Identifying baseline air pollutant and greenhouse gas emissions.
- o Encouraging economy clean fuel for city vehicle fleets, when feasible.
- o Developing consistent procedures for evaluating and mitigating project-specific and cumulative air quality impacts of projects.
- RC-6.2: Minimize exposure of the public to toxic or harmful air emissions and odors through requiring an adequate buffer or distance between residential and other sensitive land uses and land uses that typically generate air pollutants, toxic air contaminants, or obnoxious fumes or odors, including but not limited to industrial, manufacturing, and processing facilities, highways, and rail lines.
- RC-6.3: Ensure that new construction is managed to minimize fugitive dust and construction vehicle emissions.
- RC-6.4: Require appliances and equipment, including wood-burning devices, in development projects to meet current standards for controlling air pollution, including particulate matter and toxic air contaminants.
- RC-6.5: Require and/or cooperate with the Air District to ensure that burning of any combustible material within the City is consistent with Air District regulations to minimize particulate air pollution.

Implementation: Resource Conservation Element

- RC-4a: Continue to assess and monitor performance of greenhouse gas emissions reduction efforts, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the Climate Action Plan and GHG inventory regularly to demonstrate consistency with State-adopted GHG reduction targets, including those targets established beyond 2020, and updating the GHG Strategy in the General Plan, as appropriate.
- RC-4b: When updating master plans for infrastructure, including water supply, flood control, and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures to provide resilience.

- RC-4c: Incorporate the likelihood of climate change impacts into City emergency response planning and training.
- RC-5a: Implement development standards and best practices that promote energy conservation and the reduction in greenhouse gases, including:
 - Require new development to be energy-efficient through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access;
 - Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs;
 - Require all projects to meet minimum State and local energy conservation standards;
 - Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;
 - Encourage and accommodate projects that incorporate alternative energy;
 - Encourage projects to incorporate enhanced energy conservation measures and other voluntary methods of reducing energy usage and greenhouse gas emissions; and
 - Require large energy users to implement an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.
- RC-5b: Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.
- RC-5c: Develop a public education program to increase public participation in energy conservation.
- RC-5d: Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.
- RC-5e: Update the Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.
- RC-5f: Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.
- RC-5g: Explore alternative energy sources, including co-generation, active solar energy, and wind generation, and identify opportunities for alternative energy to be used in

public and private projects.

- RC-5h: Implement transportation measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products.
- RC-6a: Work with the Air District to implement the Air Quality Management Plan (AQMP).
 - Cooperate with the Air District to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.
 - Cooperate with the Air District and the State Air Board in their efforts to develop a local airshed model.
 - Cooperate with the Air District in its efforts to develop a cost/benefit analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.
- RC-6b: Review development, land use, transportation, and other projects that are subject to CEQA for potentially significant climate change and air quality impacts, including toxic and hazardous emissions and require that projects provide adequate, appropriate, and cost-effective mitigation measures reduce significant and potentially significant impacts. This includes, but is not limited to, the following:
 - Use of the Air District “Guide for Assessing and Mitigating Air Quality Impacts”, as may be amended or replaced from time to time, in identifying thresholds, evaluating potential project and cumulative impacts, and determining appropriate mitigation measures;
 - Contact the Air District for comment regarding potential impacts and mitigation measures as part of the evaluation of air quality effects of discretionary projects that are subject to CEQA;
 - Require projects to participate in regional air quality mitigation strategies, including Air District-required regulations, as well as recommended best management practices when applicable and appropriate ;
 - Promote the use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
 - The use of energy efficient lighting (including controls) and process systems beyond Title 24 requirements shall be encouraged where practicable (e.g., water heating, furnaces, boiler units, etc.);
 - The use of energy efficient automated controls for air conditioning beyond Title 24 requirements shall be encouraged where practicable; and
 - Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds;
 - The developer of a sensitive air pollution receptor shall submit documentation

- that the project design includes appropriate buffering (e.g., setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor;
- o Identify sources of toxic air emissions and, if appropriate, require preparation of a health risk assessment in accordance with Air District-recommended procedures; and
 - o Circulate the environmental documents for projects with significant air quality impacts to the Air District for review and comment.
- RC-6c: Review area and stationary source projects that could have a significant air quality impact, either individually or cumulatively, to identify the significance of potential impacts and ensure that adequate air quality mitigation is incorporated into the project, including:
 - o The use of best available and economically feasible control technology for stationary industrial sources;
 - o All applicable particulate matter control requirements of Air District Regulation VIII;
 - o The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
 - o Provision of adequate electric or natural gas outlets to encourage use of natural gas or electric barbecues and electric gardening equipment; and
 - o Use of alternative energy sources.
 - RC-6d: Maintain adequate data to analyze cumulative land use impacts on air quality and climate change. This includes tracking proposed, planned, and approved General Plan amendments, development, and land use decisions so that projects can be evaluated for cumulative air quality impacts, including impacts associated with transportation and land use decisions.
 - RC-6e: Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).
 - RC-6f: Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.

Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for air quality impacts incorporated as goals and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Responses a), b): Less than Significant. The proposed Project would be both a direct and indirect source of air pollution. Direct sources of pollution include area, energy, and water and waste sources, due to development of the on-site buildings and associated infrastructure. Indirect sources of pollution would be due to the generation of trips of from vehicles traveling to and from the Project site.

CalEEMod™ (v.2022.1) was used to model operational emissions of the proposed Project. Table Air-1 shows proposed Project emissions as provided by CalEEMod. Further detail is provided in Appendix A. The SJVAPCD provides a list of applicable air quality emissions thresholds.

Table AIR-1: Operational Project Generated Emissions (tons per year)

POLLUTANT	CO	NO _x	ROG	SO _x	PM ₁₀	PM _{2.5}
Threshold	100	10	10	27	15	15
Emissions	6.53	0.87	1.21	0.02	1.46	0.45
Exceeds Threshold?	N	N	N	N	N	N

SOURCES: CAL EEMOD (v.2022.1)

The SJVAPCD has established their thresholds of significance by which the Project emissions are compared against to determine the level of significance. The SJVAPCD has established operations related emissions thresholds of significance as follows: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of sulfur oxides (SO_x), 15 tons per year particulate matter of 10 microns or less in size (PM₁₀), and 15 tons per year particulate matter of 2.5 microns or less in size (PM_{2.5}). If the proposed Project's emissions will exceed the SJVAPCD's threshold of significance for operational-generated emissions, the proposed Project will have a significant impact on air quality and all feasible mitigation are required to be implemented to reduce emissions to the extent feasible. As shown in Table AIR-1 above, operational emissions would not exceed any of the SJVAPCD operational thresholds of significance.

Separately, emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project. Air quality impacts can nevertheless be acute during construction periods, resulting in significant localized impacts to air quality. Construction-related activities would result in Project-generated emissions from demolition, site preparation, grading, paving, building construction, and architectural coatings. CalEEMod™ (v.2022.1) was used to estimate construction emissions for the proposed Project. Table AIR-2, below, provides the construction criteria pollutant emissions associated with implementation of the proposed Project. Further detail is provided in Appendix A.

Table AIR-2: Maximum Construction Project Generated Emissions (tons per year)

POLLUTANT	CO	NOx	ROG	SOx	PM ₁₀	PM _{2.5}
THRESHOLD	100	10	10	27	15	15
EMISSIONS	1.65	1.20	0.55	<0.01	0.08	0.05
EXCEEDS THRESHOLD?	N	N	N	N	N	N

SOURCES: CALHEMOD (v.2022.1)

If the proposed Project's emissions will exceed the SJVAPCD's threshold of significance for construction-generated emissions, the proposed Project will have a significant impact on air quality and all feasible mitigation are required to be implemented to reduce emissions. As shown in Table AIR-2, Project maximum construction emissions would not exceed the SJVAPCD thresholds of significance. Nevertheless, regardless of emission quantities, the SJVAPCD requires construction related control measures in accordance with their rules and regulations. Implementation of these control measures (provided in further detail below) would further reduce proposed Project construction related emissions to the extent possible.

The first step is to prepare a Dust Control Plan that meets all the applicable requirements of APCD Rule 8021. All construction activities are required to implement dust control measures, as required by APCD Rules 8011-8081, to limit Visible Dust Emissions to 20% opacity or less. Dust control measures include application of water or chemical dust suppressants to unpaved roads and graded areas, covering or stabilization of transported bulk materials, prevention of carryout or trackout of soil materials to public roads, limiting the area subject to soil disturbance, construction of wind barriers, access restrictions to inactive sites as required by the applicable rules. The following dust control practices are identified in Tables 6-2 and 6-3 of the GAMAQI (2002):

- a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.
- b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall control fugitive dust emissions by application of water or by presoaking.
- d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.
- e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.
- f. Following the addition of materials to, or the removal of materials from, the surface of

- outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.*
- g. Limit traffic speeds on unpaved roads to 15 mph.*
 - h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.*

The proposed Project would comply with pre-existing requisite federal, State, SJVAPCD, and other local regulations and requirements, as well as implement the control measures provided by the SJVAPCD for construction-related PM₁₀ emissions.

CONCLUSION

The proposed Project would comply with pre-existing requisite federal, State, SJVAPCD, and other local regulations and requirements, as well as implement the control measures provided by the SJVAPCD for construction-related PM₁₀ emissions. Compliance with the existing rules and regulations would ensure that the Project's criteria pollutant emissions would be considered to have a less than significant impact on a project-level. The General Plan EIR evaluated this topic. The proposed Project would not result in new or more severe impacts than what was previously disclosed in the General Plan EIR. No additional analysis is required. The implementation of City standards and requirements would reduce any impacts related to air quality to a **less than significant** level.

Response c): Less than Significant. A toxic air contaminant (TAC) is defined as an air pollutant that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air. However, their high toxicity or health risk may pose a threat to public health even at very low concentrations. In general, for those TACs that may cause cancer, there is no concentration that does not present some risk. This contrasts with the criteria pollutants for which acceptable levels of exposure can be determined and for which the state and federal governments have set ambient air quality standards.

Controlling air toxic emissions became a national priority with the passage of the Clean Air Act Amendments (CAAA) of 1990, whereby Congress mandated that the U.S. EPA regulate 188 air toxics, also known as hazardous air pollutants. The U.S. EPA has assessed this expansive list in their latest rule on the Control of Hazardous Air Pollutants from Mobile Sources (Federal Register, Vol. 72, No. 37, page 8430, February 26, 2007) and identified a group of 93 compounds emitted from mobile sources. In addition, the U.S. EPA identified seven compounds with significant contributions from mobile sources that are among the national and regional-scale cancer risk drivers from their 1999 National Air Toxics Assessment. These are acrolein, benzene, 1,3-butadiene, diesel particulate matter plus diesel exhaust organic gases (diesel PM), formaldehyde, naphthalene, and polycyclic organic matter.

The 2007 U.S. EPA rule requires controls that will dramatically decrease Mobile Source Air Toxics (MSAT) emissions through cleaner fuels and cleaner engines. According to an FHWA analysis using EPA's MOBILE6.2 model, even if vehicle activity (VMT) increases by 145 percent, a

combined reduction of 72 percent in the total annual emission rate for the priority MSAT is projected from 1999 to 2050. California maintains stricter standards for clean fuels and emissions compared to the national standards, therefore it is expected that MSAT trends in California will decrease consistent with or more than the U.S. EPA's national projections.

The California Air Resources Board (CARB) published the *Air Quality and Land Use Handbook: A Community Health Perspective* (CARB, 2005) to provide information to local planners and decision-makers about land use compatibility issues associated with emissions from industrial, commercial and mobile sources of air pollution. The CARB Handbook indicates that mobile sources continue to be the largest overall contributors to the State's air pollution problems, representing the greatest air pollution health risk to most Californians. The most serious pollutants on a statewide basis include diesel exhaust particulate matter (diesel PM), benzene, and 1,3-butadiene, all of which are emitted by motor vehicles. These mobile source air toxics are largely associated with freeways and high traffic roads. Non-mobile source air toxics are largely associated with industrial and commercial uses. Table Air-3 provides the California Air Resources Board minimum separation recommendations on siting sensitive land uses.

Table Air-3: CARB Minimum Separation Recommendations on Siting Sensitive Land Uses

SOURCE CATEGORY	ADVISORY RECOMMENDATIONS
Freeways and High-Traffic Roads	• Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	• Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). • Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	• Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. • Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	• Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the CARB on the status of pending analyses of health risks.
Refineries	• Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	• Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloro-ethylene	• Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. • Do not site new sensitive land uses in the same building with perc dry cleaning operations.
Gasoline Dispensing Facilities	• Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

SOURCES: AIR QUALITY AND LAND USE HANDBOOK: A COMMUNITY HEALTH PERSPECTIVE" (CARB 2005)

The proposed Project does not generate any land uses that generate notable sources of TACs. Since the proposed Project would not generate a significant risk of public exposure to TACs or a substantially greater impact than that evaluated in the General Plan EIR, the proposed Project would have a **less than significant** impact relative to exposure of sensitive receptors to toxic air contaminants.

Response d): Less than Significant. Operation of the proposed Project would not generate notable odors. The land uses included in the proposed Project are compatible with the surrounding existing and proposed land uses. 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 propose to locate sensitive receptors near these types of stationary sources, and thus, the project would not be exposed to odors in the vicinity. Should any of the future residential or park uses generate odors during construction, the odors would be contained within the building envelope and proper ventilation would be provided. This is a **less than significant** impact.

IV. BIOLOGICAL RESOURCES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would modify habitats through the removal of plant cover on the Project site. There is limited potential for impacts to special status animal or plant species to occur due to the lack of habitat and the existing developed lands surrounding the Project site. The Project site does not contain any oak trees, creeks, riparian areas, wetlands, or other sensitive habitat.

Prior Environmental Analysis

The General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the City of Manteca because of the future urban development that was contemplated by the General Plan. These impacts included development impacts to special-status species, species of concern, non-listed species, biological communities, and migratory wildlife corridors (City of Manteca General Plan Draft EIR, pages 3.4-32 through 3.4-48). Mitigation measures to

address these impacts are incorporated into the General Plan EIR and include General Plan policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Resource Conservation Element

- RC-1.1: Where feasible, protect and enhance surface water resources in creeks, streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.
- RC-1.4: Encourage the rehabilitation of culverted or open existing channelized waterways to a more natural condition, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
- RC-1.5: Where feasible, require development projects adjacent to creeks and streams to include opportunities for beneficial uses, such as flood control, ecological restoration, public access trails, and walkways.
- RC-1.6: Encourage the conservation of riparian habitat along local creeks and waterways in order to maintain water quality and provide suitable habitat for native fish and plant species.
- RC-1.8: Minimize pollution of water resources, including the San Joaquin River, other waterways, and the groundwater basin, from urban runoff, soil erosion, and sedimentation.
- RC-7.1: Consider General Plan land use designations that include agriculture, permanent open space, parks and similar uses, as well as waterways (i.e., San Joaquin River, Lower Lone Tree Creek, Middle Lone Tree Creek, Oakwood Lake, Walker Slough, and Walthall Slough), as contributing to the City's open space.
- RC-7.2: Conserve open space for conservation, recreation, and agricultural uses. Conversion of open space, as described under Policy RC-7.1, to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged. Undeveloped land that is designated for urban uses may be developed if needed to support economic development, improve the City's housing stock and range of housing types, and if the proposed development is consistent with the General Plan Land Use Map.
- RCP-8.1: Support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.
- RC-8.2: Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries prior to conversion of agricultural lands, so that farmland is not subjected to premature development pressure.
- RC-8.3: Encourage permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Manteca.
- RC-9.1: Protect sensitive habitats that include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of

the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.

- RC-9.2: Preserve and enhance those biological communities that contribute to Manteca and the region's biodiversity, including but not limited to, wetlands, riparian areas, aquatic habitat, and agricultural lands
- RC-9.3: Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.
- RC-9.4: Conserve existing native vegetation, where possible, and integrate regionally native plant species into development and infrastructure projects where appropriate.
- RC-9.5: Condition new development in the vicinity of the San Joaquin River and Walthall Slough to protect riparian habitat, wetlands, and other native vegetation and wildlife communities and habitats.
- RC-9.7: Protect special status species and other species that are sensitive to human activities.
- RC-9.9: Encourage the planting of native vegetation on new drainage channels.
- RC-9.8: Encourage contiguous habitat areas.
- RC-9.10: Continue to support and implement the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (County Habitat Plan).
- RC-11.1: Support the long-term viability and success of the natural Delta ecosystems and the continuation of Delta heritage.
- RC-11.2: Support efforts to ensure the protection, viability, and restoration of the Delta ecosystem in perpetuity, including implementing local conservation efforts that improve adequate water supply and quality.
- RC-11.4: Promote protection of areas for habitat restoration, including remnants of riparian and aquatic habitat, particularly in the Delta.
- RC-11.5: Encourage compatibility between agricultural practices and wildlife habitat.
- RC-11.6: Preserve and protect the water availability and quality of the Delta for designated beneficial uses and habitat protection.
- RC-11.7: Encourage and promote the expansion of floodplains and riparian habitats in levee projects.
- RC-12.1: Ensure the long-term viability, success of the natural Delta ecosystems, and continuation of Delta heritage.
- RC-12.2: Support efforts for the protection and restoration of the Delta ecosystem in perpetuity, including implementing local conservation efforts that improve adequate water supply and quality.
- RC-12.4: Support regional efforts to address issues related to urban development, habitat conservation and agricultural protection through participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).
- RC-12.5: Promote protection of remnants of riparian and aquatic habitat.

- RC-12.7: Preserve and protect the water availability and quality of the Delta for both designated beneficial uses, and habitat protections.
- RC-12.8: Protect opportunities for habitat restoration.
- RC-12.9: Encourage and promote the expansion of floodplains and riparian habitats in levee projects.

The General Plan policies described above, combined with the Manteca Municipal Code requirements, would protect biological resources in the Project area. As such, the proposed Project is consistent with the General Plan's adopted vision and land uses designated on the Project site, and would not result in any new or substantially increased impacts beyond those that were already addressed in the General Plan EIR. The General Plan EIR determined that impacts to these environmental topics were less than significant. These impacts were adequately addressed in Chapter 3.4 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan EIR did not identify any mitigation measures, but the General Plan included policies that would serve to minimize potential impacts to biological resources.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for biological resources impacts incorporated as goals and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Response a): Less than Significant. The Project site is primarily leveled agricultural fields farmed in row crops that are biologically unremarkable. Due to a lack of suitable habitat, it is unlikely that special-status plants occur on the Project site. No special-status wildlife species are expected to occur on the Project site on more than a very occasional or transitory basis. The site is not in designated critical habitat of any federally listed species. Habitats on the Project site are highly disturbed from intensive farming for decades and periodic disking and tilling of portions of the site for several years. Ruderal grassland vegetation on the Project site is primarily constrained to the outer edges of the vegetable fields on the Project site, surrounding the site.

Special-status plants generally occur in relatively undisturbed areas in vegetation communities such as vernal pools, marshes and swamps, seasonal wetlands, riparian scrub, and areas with unusual soils. All special-status plants in area occur in habitat types that do not occur on the Project site. The site contains ruderal grassland species that is routinely disked and the site has been historically farmed for decades and is not suitable for special-status plants. No special-status plants or potentially suitable habitat for special-status plants are observed on the Project site. Due to lack of suitable habitat, it is unlikely that special status plants occur in the Project site. Human settlement has involved a high frequency of ground disturbance associated with the historical farming activities in the region, including the Project site. Therefore, the Project site

does not contain suitable habitat for special-status plant species. Implementation of the proposed Project would have a **less than significant** impact on these species.

Special-status wildlife species recorded in project area include burrowing owl, Swainson's hawk, tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), least Bell's vireo (*Vireo bellii pusillus*), California tiger salamander (*Ambystoma californiense*), giant garter snake (*Thamnophis gigas*), western spadefoot (*Spea hammondi*), delta smelt (*Hypomesus transpacificus*), longfin smelt (*Spirinchus thaleichthys*), Central Valley steelhead (*Oncorhynchus mykiss*), brush rabbit (*Sylvilagus bachmani riparius*), California red-legged frog (*Rana aurora draytonii*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardii*). While the project site may have provided habitat for several of the special-status wildlife species at some time in the past, intensive farming and development have substantially modified natural habitats in the greater project vicinity, including those in the Project site. Swainson's hawk, burrowing owl, and white-tailed kite are the only species identified that has much potential to occur on the Project site on more than a transitory or very occasional basis.

Special-status birds that occur within the region include: tricolored blackbird, Swainson's hawk, northern harrier, and bald eagle, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; loggerhead shrike, and burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; and raptors that are present in varying habitats throughout the region.

The proposed Project would be required to comply with the City's General Plan and adopted Federal, State, and local regulations for the protection of special-status plants and animals, including habitat. The City of Manteca General Plan includes numerous policies and actions intended to protect special-status plants and animals, including habitat, from adverse effects associated with future development and improvement projects. Additionally, the project would be subject to the mitigation requirements set forth by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP/SJMSCP). Implementation of the General Plan policies and actions, as well as Federal and State regulations, would ensure that the project results in a **less than significant** impact to these species.

Swainson's Hawk. The Swainson's hawk is threatened in California and is protected by the California Department of Fish and Wildlife (CDFW) and the Migratory Bird Treaty Act (MBTA). Additionally, Swainson's hawk foraging habitat is protected by the CDFG. Swainson's hawks forage in open grasslands and agricultural fields and commonly nest in solitary trees and riparian areas near foraging habitat. The agricultural land on the Project site provides foraging habitat for Swainson's hawk. There are also several potential nest trees along the edge, outside of the Project site, and annual cropland and grasslands in the region provide suitable foraging habitat for this species. Incidental take minimization measures are required for this species since there is suitable nesting and foraging habitat on or near the Project site. The proposed Project will participate in the HCP/ SJMSCP (SJCOG, 2000). The HCP involves payment of fees and compliance with standard Incidental Take Minimization Measures (ITMMs) that will be issued for the project.

Pursuant to the HCP, if construction is scheduled to commence during the nesting season (i.e., between February 15 through August 31), and Swainson's hawks are nesting in or near the Project site, a construction setback of twice the diameter of the drip-line of the nest tree (as measured from under the nest) would be required until nesting is complete. The implementation of Project Requirement BIO-1 would ensure that Swainson's hawks are not impacted during construction activities. The implementation of Project Requirement BIO-1 would ensure that the project implements the requirements specified in the General Plan to protect biological resources.

Burrowing Owls. The Migratory Bird Treaty Act and Fish and Game Code of California protects burrowing owls year-round, as well as their nests during the nesting season (February 1 through August 31). Burrowing owls are a year-long resident in a variety of grasslands as well as scrub lands that have a low density of trees and shrubs with low growing vegetation; burrowing owls that nest in the Central Valley may winter elsewhere. The primary habitat requirement of the burrowing owl is small mammal burrows for nesting. The owl usually nests in abandoned ground squirrel burrows, although they have been known to dig their own burrows in softer soils. In urban areas, burrowing owls often utilize artificial burrows including pipes, culverts, and piles of concrete pieces. This semi-colonial owl breeds from March through August, and is most active while hunting during dawn and dusk. The intensity of development and agriculture within and surrounding the Project site reduces the likelihood of burrowing owls using the Project site for nesting. If burrow habitat becomes available in the future, this species may utilize habitats in the Project site for nesting. Pursuant to the HCP/SJMSCP, if construction is scheduled to commence outside the nesting season (i.e., if construction starts between September 1 and January 31) and burrowing owls are present on-site, they can be passively relocated. If construction commences during the nesting season and burrowing owls are present on-site, a 250-foot construction setback from the natal burrow would be required until nesting is complete. The implementation of Project Requirement BIO-2 would ensure that burrowing owls are not impacted during construction activities. The implementation of Project Requirement BIO-2 would ensure that the project implements the requirements specified in the General Plan to protect biological resources.

White-Tailed Kite. White-tailed kite is a State of California Species of Concern, but is not a listed species at the state or federal level. The Migratory Bird Treaty Act and Fish and Game Code protect white-tailed kite year-round, as well as their nests during nesting season; nesting for this species peaks from May to August. White-tailed kites can be found in a variety of habitats across California including grasslands, open woodlands, riparian areas, marshes, and cultivated fields. Populations of white-tailed kites are concentrated in the Central Valley, but their range spans west of the Sierra Nevada's to the California coastline. White-tailed kite may nest in trees in or near the Project site and may forage in the onsite fields and grasslands near the Project site. Nesting usually commences in the early spring, concurrent with other resident Central Valley raptors, and most young fledge by early-July. Pursuant to the HCP/ SJMSCP, if construction is scheduled to commence during the nesting season (i.e., between February 15 through September 15), and white-tailed kites are nesting in or near the Project site, a construction setback of a 100-

foot construction setback from the nest would be required until nesting is complete. The implementation of Project Requirement BIO-3 would ensure that white-tailed kites are not impacted during construction activities. The implementation of Project Requirement BIO-3 would ensure that the project implements the requirements specified in the General Plan to protect biological resources.

Project Requirement(s)

Project Requirement BIO-1: *Prior to the commencement of grading activities or other ground disturbing activities on the Project site, the project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for Swainson's hawks. If no hawks or hawk nests are detected, then construction activities may commence. If Swainson's hawks or occupied nests are discovered, then the following shall be implemented:*

- *During the nesting season (February 15 through August 31) and Swainson's hawks are nesting in or near the Project site, a construction setback of 250 feet of the nest tree (as measured from under the nest) would be required until nesting is complete.*

Implementation of this requirement shall occur prior to grading or site clearing activities. SJCOG shall be responsible for monitoring and a qualified biologist shall conduct surveys as required.

Project Requirement BIO-2: *Prior to the commencement of grading activities or other ground disturbing activities on the Project site, the project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for burrowing owls. If no owls or owl nests are detected, then construction activities may commence. If burrowing owls or occupied nests are discovered, then the following shall be implemented:*

- *During the nesting season (February 1 and August 31) and burrowing owls are present on-site, a 250-foot construction setback from the natal burrow would be required until nesting is complete.*
- *Outside the nesting season (September 1 and January 31) burrowing owls occupying the Project site should be evicted from the Project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (Oct., 1995)*

Implementation of this requirement shall occur prior to grading or site clearing activities. SJCOG shall be responsible for monitoring and a qualified biologist shall conduct surveys and relocate owls as required.

Project Requirement BIO-3: *Prior to the commencement of grading activities or other ground disturbing activities on the Project site, the project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for white-tailed kites. If no kites or kite nests are detected, then construction activities may commence. If white-tailed kite or occupied nests are discovered, then the following shall be implemented:*

- *During the nesting season (February 15 through September 15) occupied nests shall not be disturbed and shall be provided with a 100-foot construction setback 100-foot construction setback from the nest would be required until nesting is complete.*

Implementation of this requirement shall occur prior to grading or site clearing activities. SJCOG shall be responsible for monitoring and a qualified biologist shall conduct surveys as required.

Response b): No Impact. There is no riparian habitat or other sensitive natural communities located on the Project site. As such, the proposed Project would have **no impact** on these resources, and no mitigation is required.

Response c): Less than Significant. 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. Absent any wetlands or jurisdictional waters, implementation of the proposed project would have **less than significant** impact relative to this topic.

Response d): Less than Significant. There are no documented wildlife corridors or wildlife nursery sites on or adjacent to the Project site. The Project site is located within a mostly developed area that includes roads, existing residential developments. The residential development of the proposed Project is not anticipated to 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 wildlife nursery sites. Implementation of the proposed Project would have a **less than significant** impact.

Responses e), f): Less than Significant. The Project site is located within the jurisdiction of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan ("Plan" or "SJMSCP") and is located within the Central Zone of the SJMSCP. The San Joaquin Council of Governments (SJCOG) prepared the Plan pursuant to a Memorandum of Understanding adopted by SJCOG, San Joaquin County, the United States Fish and Wildlife Service (USFWS), the CDFW, Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1994. On February 27, 2001, the Plan was unanimously adopted in its entirety by SJCOG.

According to Chapter 1 of the SJMSCP, its key purpose is to "provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to project proponents and society at large."

In addition to providing compensation for conversion of open space to non-open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such

as recreation, agriculture, scenic values, and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

Participation in the SJMSCP is voluntary for both local jurisdictions and project applicants. Only agencies adopting the SJMSCP would be covered by the SJMSCP. Individual project applicants have two options if their project is in a jurisdiction participating in the SJMSCP: mitigating under the SJMSCP or negotiating directly with the state and/or federal permitting agencies. If a project applicant opts for SJMSCP coverage in a jurisdiction that is participating under the SJMSCP, the following options are available, unless their activities are otherwise exempted: pay the appropriate fee; dedicate, as conservation easements or fee title, habitat lands; purchase approved mitigation bank credits; or, propose an alternative mitigation plan.

Responsibilities of permittees covered by the SJMSCP include collection of fees, maintenance of implementing ordinances/resolutions, conditioning permits (if applicable), and coordinating with the Joint Powers Authority (JPA) for Annual Report accounting. Funds collected for the SJMSCP are to be used for the following: acquiring Preserve lands, enhancing Preserve lands, monitoring, and management of Preserve lands in perpetuity, and the administration of the SJMSCP. Because the primary goal of SJMSCP is to preserve productive agricultural use that is compatible with SJMSCP's biological goals, most of the SJMSCP's Preserve lands would be acquired through the purchase of easements in which landowners retain ownership of the land and continue to farm the land. These functions are managed by SJCOG.

The proposed Project is classified as Agricultural Habitat Open Spaces under the SJMSCP. The proposed Project was analyzed for consistency with the SJMSCP by De Novo Planning Group, and it was determined that the proposed Project would not conflict with the SJMSCP. The City of Manteca and the project applicant shall consult with SJCOG to utilize coverage of the project pursuant to the SJMSCP prior to development of the Project site, as provided under Project Requirement BIO-4. The implementation of Project Requirement 4 would ensure that the project implements the requirements specified in the General Plan to protect biological resources.

Project Requirement(s)

Project Requirement BIO-4: Prior to development of the Project site, including the commencement of grading activities, the City of Manteca and the project applicant shall consult with SJCOG to utilize coverage of the project pursuant to the SJMSCP.

V. CULTURAL RESOURCES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Project Impacts:

The Project site does not contain any resources that are listed with the California Register of Historical Resources or that have been determined by the lead agency to have significance to a California Native American Tribe. The Central California Information Center (CCIC) record search did not identify any known prehistoric or historic-era archaeological resources within 0.25 miles of the project area. No impacts to tribal cultural resources are anticipated. A Cultural Resources Constraints Analysis has been prepared for the proposed Project (Appendix B).

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural, and paleontological resources within the Planning area because of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Manteca General Plan Draft EIR, pages 3.5-14 through 3.5-21). However, the General Plan contains goals, policies, and actions for the preservation and treatment of archaeological, historical, cultural, and paleontological resources. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Resource Conservation Element

- RC-11.1. Protect important historic resources and use these resources to promote a sense of place and history in Manteca.
- RC-11.2. Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.
- RC-11.3. Do not approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and

attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by CEQA and the National Historic Preservation Act.

- RC-11.4. Require that the proponent of any development proposal in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with the California Archaeological Inventory, Stanislaus State University to determine the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded.
- RC-11.9. Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- RC-11.10. Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- RC-11.11. Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18, consult as necessary with Native American tribes that may be interested in proposed new development and land use policy changes.

Implementation: Resource Conservation Element

- RC-11a. Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.
- RC-11b. Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.
- RC-11c. Require all City permits for reconstruction or modification of existing buildings to include the submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new buildings or other above ground improvements.
- RC-11d. Incorporate significant archaeological sites, where feasible, into open space areas.
- RC-11e. Continue to inventory historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.
- RC-11f. Continue to support the local historical society in their efforts to:
 - Archive historic information, including photographs, publications, oral histories

- and other materials, and
 - o make the information available to the public for viewing and research.
- RC-11g. Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.
- RC-11j. Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:
 - o If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and
 - o If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

The General Plan policies described above, combined with the Manteca Municipal Code requirements, would protect historical archaeological deposits in the EIR planning area by providing for the early detection of potential conflicts between development and resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation. Implementation of the proposed action identified above, as well as compliance with federal, State, and local laws and regulations, would reduce potential impacts to historical archaeological deposits to a less-than-significant level.

Responses to Checklist Questions

Response a), b), c): Less than Significant. Because the Project site has been previously disturbed by the agricultural operations, it is not anticipated that site grading and preparation activities would result in impacts to cultural, historical, archaeological, or paleontological resources. According to the Cultural Resources Constraints Analysis (Appendix B), the CCIC record search demonstrated that no previously documented prehistoric or historic-era sites, features, artifacts, or other properties are located within the project area. The Central California Information Center (CCIC) record search did not identify any known prehistoric or historic-era archaeological resources within 0.25 miles of the project area. 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. The Manteca General Plan includes policies and actions that would

reduce impacts to cultural, historic, and archaeological resources, as well as policies and actions for the conservation of cultural, historic, and archaeological resources. The proposed Project would be subject to all relevant General Plan policies and actions that provide protections for cultural, historical, and tribal resources. The General Plan policies and actions provide a framework for ensuring that effects on significant unknown historic, archaeological, and tribal cultural resources are reduced to the extent feasible. The project would be subject to all General Plan Requirements, and is consistent with the development types anticipated under the General Plan and General Plan EIR. Furthermore, in accordance with the City of Manteca General Plan, a cultural resources constraints analysis was prepared for the project, which included a recommendation to be incorporated into the construction of the proposed Project. This recommendation has been incorporated into the following project requirement. Implementation of the following project requirement would ensure the potential impacts are **less than significant**.

Project Requirement(s)

Project Requirement CUL-1: *If presently undocumented buried archaeological deposits are encountered during construction activities, work must cease within a 50-foot radius of the discovery. A qualified archaeologist must be retained to document the discovery, assess its significance, and recommend treatment. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the San Joaquin County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be of Native American origin, the Coroner will notify the Native American Heritage Commission, which will in turn appoint a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with the project proponent/applicant and a qualified archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.*

VI. ENERGY

<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

As discussed below, energy would be used during both the construction phase and during the operational phase of the proposed project. Energy usage during the construction phase would originate from mobile and stationary construction equipment. Construction-related energy usage can vary substantially depending on the level of activity, length of the construction period, specific construction operations, and types of equipment. Operational energy usage would be generated by electricity use for the onsite facilities and landscaping at the project site. Energy usage during both the construction and operational phases of the proposed project would be typical for a project of this kind, and would not represent a wasteful, inefficient, or unnecessary consumption of energy resources. Additionally, the proposed project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

Prior Environmental Analysis:

The General Plan (EIR) did not include a dedicated analysis of energy impacts as consideration of the potentially significant energy implications of a project were not required at the time it was written. However, the General Plan EIR included a host of other adopted regulations that require energy efficiency standards, including:

- Assembly Bill (AB) 1493: Pavley Fuel Efficiency Standards
- Title 20 California Code of Regulations (CCR): Appliance Energy Efficiency Standards
- Title 24, Part 6, CCR: Building Energy Efficiency Standards
- Title 24, Part 11, CCR: Green Building Standards Code

Consistency with these standards, as well as other applicable city regulations, would ensure energy efficiency to greatest extent feasible.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

The consumption of energy because of development activities is discussed in the Manteca General Plan. Policies and mitigation measures have been included in the General Plan that encourage coordination with utility service providers and the conservation of energy and resources.

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for greenhouse gas emissions impacts incorporated as goals and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Responses a-b): Less than Significant. Appendix G 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 G 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 amount of energy used at the Project site would directly correlate to the energy consumption (including fuel) used by vehicle trips generated during project construction, fuel used by off-road construction vehicles during construction, fuel used by vehicles during project operation, and electricity usage during project operation.

The proposed Project would comply with all existing energy standards, including those established by the City of Manteca and San Joaquin County. For example, buildings developed as part of the proposed Project would be required to comply with the latest version of the California Building Energy Efficiency Standards (Title 24), which require a high degree of energy efficiency for new buildings. Additionally, the project would be required to comply with 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), which improve vehicle fuel economies, thereby conserving gasoline and diesel fuel for any trips that would be generated by the project. These energy savings would continue to accrue over time.

The amount of energy used by the proposed Project during operation would include the amount of energy used by the project building and outdoor lighting, the fuel used by vehicle trips generated during operation, and fuel used by project maintenance activities during project operation. For construction, the proposed Project would not require energy consumption that would be out of the ordinary for a project of its size and type.

Overall, the proposed Project would not violate any state or federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy efficiencies,

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. Therefore, the proposed Project would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor cause a significant impact on any of the threshold as described by Appendix G of the CEQA Guidelines. This is a **less than significant** impact.

VII. GEOLOGY AND SOILS

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
a) Expose people or structures to 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 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	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision in a seismically active region. The Project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone and no known surface expressions of active faults are believed to exist within the Project site. The closest known faults classified as active by the U.S. Geological Survey include an unnamed fault east of the City of Tracy, located approximately 5 miles to the west of Manteca, and the San Joaquin fault, located approximately 15 miles to the southwest of

the city. The Midway fault is located approximately 20 miles to the west, and the Greenville Fault, located approximately 25 miles west of the Project site.

Construction of the proposed Project will involve clearing and grading of the Project site, which could render the Project site susceptible to a temporary increase in erosion from the grading and construction activities.

Prior Environmental Analysis:

The General Plan EIR analyzed the potential impacts due to local soils and geologic conditions that would occur because of the future urban development that was contemplated by the General Plan. These impacts included seismic hazards such as groundshaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Manteca General Plan Update Draft EIR, pages 3.6-16 through 3.6-28). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the Manteca Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state, and federal standards related to geologic conditions. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Safety Element

- S-2.1. Enforce adopted regulations to identify and address potential hazards relating to seismic, geologic, and soils conditions.
- S-2.2. Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, and expansive soils.
- S-2.3. Require new development to mitigate the potential impacts of geologic and seismic hazards, including uncompacted fill, liquefaction, and subsidence, through the development review process.
- S-2.6. Continue to require professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.
- S-2.8. Ensure that all public facilities, including buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically-induced ground failure, consistent with the California Building Standards Codes and other applicable standards.

Implementation: Safety Element

- S-2a. Continue to require preparation of geotechnical reports for proposed development projects, public projects, and all critical structures. The reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, uncompacted fill, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.

- S-2b. Review development proposals to ensure compliance with the current State building standards.
- S-2c. Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind.

In addition, 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.

The General Plan EIR determined that impacts due to geologic and seismic conditions were less than significant. These impacts were adequately addressed in Chapter 3.6 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed in the General Plan EIR.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for geology and soils impacts incorporated as goals and policies in the Manteca General Plan will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City ordinances, rules, and regulations.

Responses to Checklist Questions

Responses a.i), a.ii): Less than Significant. The Project site is in an area of moderate to high seismicity. However, no known active faults cross the Project site, and the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, relatively large earthquakes have historically occurred in the Bay Area and along the margins of the Central Valley. Many earthquakes of low magnitude occur every year in California.

Portions of the Great Valley fault are considered seismically active thrust faults; however, since the Great Valley fault segments are not known to extend to the ground surface, the State of California has not defined Earthquake Fault Hazard Zones around the postulated traces. The Great Valley fault is considered capable of causing significant ground shaking at the Project site, but the recurrence interval is believed longer than for more distant, strike-slip faults. Further seismic activity can be expected to continue along the western margin of the Central Valley, and

as with all projects in the area, the proposed Project will be designed to accommodate strong earthquake ground shaking, in compliance with the applicable California building code standards.

Since there are no known active faults crossing the Project site and the Project site is not located within an Earthquake Fault Special Study Zone, the potential for ground rupture at the Project site is considered low.

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region and along the margins of the central valley could cause considerable ground shaking at the Project site, like that which has occurred in the past. To minimize potential damage to the proposed structures caused by groundshaking, all construction would comply with the latest California Building Code standards, as required by the City of Manteca Municipal Code.

Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage.

Building new structures for human use would increase the number of people exposed to local and regional seismic hazards. Seismic hazards are a significant risk for most property in California.

The City reviews all proposed development projects for consistency with the General Plan policies and California Building Code provisions identified above. This review occurs throughout the project application review and processing stage, and throughout plan check and building inspection phases prior to the issuance of a certificate of occupancy. 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): Less than Significant. 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. Most liquefaction hazards are associated with sandy soils, some 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. Since groundwater is not present up to the maximum depth explored of 31.5 feet, the Geotechnical Report concluded that the potential for liquefaction is low at the Project site.

The City of Manteca General Plan requires geotechnical investigations to be completed prior to approval of any buildings to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geological hazards. Any future development would be required to prepare soils investigations to address seismic safety issues and provide adequate mitigation for potential hazards identified, and would be required to comply with all CBC seismic requirements.

The City requires that, prior to development of the Project site, a subsurface geotechnical investigation must be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. As a condition of approval, a geotechnical investigation would be prepared for the proposed Project which includes recommendations to be incorporated in the design of the Project and implemented during construction. Adherence to the engineering requirements contained in the subsurface geotechnical report would ensure that the project implements the requirements specified in the General Plan. As such, this is a **less than significant** impact.

Responses a.iv): Less than Significant. The Project site is relatively flat and there are no major slopes in the vicinity of the Project site. As such, the Project site is exposed to little or no risk associated with landslides. This is a **less than significant** impact.

Response b): Less than Significant. During the construction preparation process, exposed surfaces could be susceptible to erosion from wind and water. Effects from erosion include impacts on water quality and air quality. Exposed soils that are not properly contained or capped increase the potential for increased airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly re-vegetating exposed areas. The proposed Project would not result in new or substantially more severe impacts than identified in the General Plan EIR. Therefore, this is **less than significant** impact.

Responses c), d): Less than Significant. The potential for the project to be exposed to unstable soil conditions resulting from on-or off-site landslide, and liquefaction are discussed above under Responses a.iii, and a.iv., and were found to be **less than significant** impacts.

Lateral Spreading: The geologic conditions conducive to lateral spreading include gentle surface slope (0.3-5% slope), and liquefiable soils. The proposed Project would not result in new or

substantially more severe impacts than identified in the General Plan EIR. Therefore, this is **less than significant** impact.

Expansive Soils: Expansive soils shrink/swell when subjected to moisture fluctuations, which could cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Building damage due to moisture changes in expansive soils could be reduced by appropriate grading practices and using posttensioned slab foundations or similarly stiffened foundation systems which are designed to resist the deflections associated with soil expansion. As noted in Section 3.6, Geology and Soils, of the General Plan EIR, all construction in the city 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 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**.

Response e): No Impact. The Project site would be served by public wastewater facilities and does not require an alternative wastewater system such as septic tanks. Implementation of the proposed Project would have **no impact** on this environmental issue.

Response f): Less than Significant. The Project site is in an area known to have paleontological resources. The Manteca General Plan includes policies and actions that would reduce impacts to paleontological resources, as well as policies and actions for the conservation of paleontological resources. The proposed Project would be subject to all relevant General Plan policies and actions that provide protections for paleontological resources.

The General Plan policies and actions provide a framework for ensuring that effects on significant unknown paleontological resources are reduced to the extent feasible. The Project would be subject all General Plan Requirements, and is consistent with the development types anticipated under the General Plan and General Plan EIR. As such, this is a **less than significant** impact.

XIII. GREENHOUSE GAS EMISSIONS

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

As discussed below, development of the proposed Project will result in an increase in greenhouse gas emissions from construction and operational activities. The proposed Project is allowed under the existing General Plan land use designation and is consistent with the growth assumptions of applicable plans. There is nothing peculiar about the site that presents impacts greater than was anticipated under the General Plan. As discussed below, compliance with the mitigation measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State, and local laws and regulations would reduce impacts related to greenhouse gas emissions to a less than significant level.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts of greenhouse gas emissions associated with the future urban development that was contemplated by the General Plan. These impacts included direct and indirect greenhouse gas emissions and compliance with applicable adopted greenhouse gas plans, policies, or regulations resulting from implementation of the General Plan. The General Plan EIR concluded that due to the magnitude of growth associated with the buildout of the General Plan, development anticipated by the General Plan could remain substantial and would not contribute to net achievement of the State's long-term climate stabilization goals. However, implementation of the proposed General Plan policies and actions, combined with application of the Federal and State regulations, the CARB's Scoping Plan, and SJCOG's RTP/SCS, would reduce GHG emissions to the extent feasible. In addition, findings of fact and a statement of overriding consideration were adopted by the Manteca City Council regarding these impacts. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Land Use Element

- LU-3.9: Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, such as less intensive renewable energy production, light industrial, office, or commercial uses, separate the proposed residential uses from more intensive uses, including industrial, agricultural, or agricultural industrial uses and designated truck routes, to ensure the health and well-being of existing and future residents.

- LU-6.9: Require mixed-use development to provide strong connections with the surrounding development and neighborhoods through the provision of pedestrian and bicycle facilities and, where feasible, site consolidation.
- LU-9.1: Require future planning decisions, development, and infrastructure and public projects to consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding addressing impacts to disadvantaged populations and communities and ensuring disadvantaged communities have equitable access to services and amenities.
- LU-9.2: As part of land use decisions, ensure that environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location, are considered and addressed.

Implementation: Land Use Element

- LU-1b: Regularly review and revise, as necessary, the Zoning Code to accomplish the following purposes:
 - o Ensure consistency with the General Plan in terms of zoning districts and development standards;
 - o Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District;
 - o Ensure adequate buffers and transitions are required between intensive uses, such as industrial and agricultural industrial, and sensitive receptors, including residential uses and schools; and
 - o Provide for an Agricultural Industrial zone that accommodates the processing of crops and livestock.
 - o Ensure that land use requirements meet actual demand and needs over time as technology, social expectations, and business practices change.
- LU-6a: Consider implementing incentives to support developers who construct vertical mixed-use projects and/or who build housing above non-residential ground-floor uses within Downtown.
- LU-9a: Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the extent feasible and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and

recreation facilities, access to healthy foods, and improvement of air quality are included in the project. The review shall address both the construction and operation phases of the project.

- LU-9c: Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve residents and businesses.

Policies: Resource Conservation Element

- RC-4.1: Prepare for and respond to the expected impacts of climate change.
- RC-4.2: Assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions and be resilient to negative changes and impacts associated with climate change.
- RC-5.1: Ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicle trips.
- RC-5.2: Encourage private development to explore and apply non-traditional energy sources such as co-generation, wind, and solar to reduce dependence on traditional energy sources.
- RC-5.3: Require all new public and privately constructed buildings to meet and comply with construction and design standards that promote energy conservation, including the most current “green” development standards in the California Green Building Standards Code.
- RC-5.4: Support innovative and green building best practices including, but not limited to, LEED certification for all new development, and encourage public and private projects to exceed the most current “green” development standards in the California Green Building Standards Code.
- RC-5.5: Encourage the conservation of public utilities.
- RC-5.6: Encourage the conservation of petroleum products.
- RC-6.1: Coordinate with the San Joaquin Valley Air Pollution Control District (Air District), San Joaquin Council of Governments, and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the Air District, SJCOG, and State Air Board in:

- o Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
- o Identifying baseline air pollutant and greenhouse gas emissions.
- o Encouraging economy clean fuel for city vehicle fleets, when feasible.
- o Developing consistent procedures for evaluating and mitigating project-specific and cumulative air quality impacts of projects.
- RC-6.2: Minimize exposure of the public to toxic or harmful air emissions and odors through requiring an adequate buffer or distance between residential and other sensitive land uses and land uses that typically generate air pollutants, toxic air contaminants, or obnoxious fumes or odors, including but not limited to industrial, manufacturing, and processing facilities, highways, and rail lines.
- RC-6.3: Ensure that new construction is managed to minimize fugitive dust and construction vehicle emissions.
- RC-6.4: Require appliances and equipment, including wood-burning devices, in development projects to meet current standards for controlling air pollution, including particulate matter and toxic air contaminants.
- RC-6.5: Require and/or cooperate with the Air District to ensure that burning of any combustible material within the City is consistent with Air District regulations to minimize particulate air pollution.

Implementation: Resource Conservation Element

- RC-4a: Continue to assess and monitor performance of greenhouse gas emissions reduction efforts, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the Climate Action Plan and GHG inventory regularly to demonstrate consistency with State-adopted GHG reduction targets, including those targets established beyond 2020, and updating the GHG Strategy in the General Plan, as appropriate.
- RC-4b: When updating master plans for infrastructure, including water supply, flood control, and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures to provide resilience.
- RC-4c: Incorporate the likelihood of climate change impacts into City emergency response planning and training.
- RC-5a: Implement development standards and best practices that promote energy conservation and the reduction in greenhouse gases, including:

- o Require new development to be energy-efficient through passive design concepts (e.g., techniques for heating and cooling, building siting orientation, street and lot layout, landscape placement, and protection of solar access;
 - o Require construction standards which promote energy conservation including window placement, building eaves, and roof overhangs;
 - o Require all projects to meet minimum State and local energy conservation standards;
 - o Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;
 - o Encourage and accommodate projects that incorporate alternative energy;
 - o Encourage projects to incorporate enhanced energy conservation measures and other voluntary methods of reducing energy usage and greenhouse gas emissions; and
 - o Require large energy users to implement an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.
- RC-5b: Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.
 - RC-5c: Develop a public education program to increase public participation in energy conservation.
 - RC-5d: Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.
 - RC-5e: Update the Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.
 - RC-5f: Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.
 - RC-5g: Explore alternative energy sources, including co-generation, active solar energy, and wind generation, and identify opportunities for alternative energy to be used in public and private projects.
 - RC-5h: Implement transportation measures, as outlined in the Circulation Element, which reduce the need for automobile use and petroleum products.
 - RC-6a: Work with the Air District to implement the Air Quality Management Plan

(AQMP).

- o Cooperate with the Air District to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts.
 - o Cooperate with the Air District and the State Air Board in their efforts to develop a local airshed model.
 - o Cooperate with the Air District in its efforts to develop a cost/benefit analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.
- RC-6b: Review development, land use, transportation, and other projects that are subject to CEQA for potentially significant climate change and air quality impacts, including toxic and hazardous emissions and require that projects provide adequate, appropriate, and cost-effective mitigation measures reduce significant and potentially significant impacts. This includes, but is not limited to, the following:
 - o Use of the Air District “Guide for Assessing and Mitigating Air Quality Impacts”, as may be amended or replaced from time to time, in identifying thresholds, evaluating potential project and cumulative impacts, and determining appropriate mitigation measures;
 - o Contact the Air District for comment regarding potential impacts and mitigation measures as part of the evaluation of air quality effects of discretionary projects that are subject to CEQA;
 - o Require projects to participate in regional air quality mitigation strategies, including Air District-required regulations, as well as recommended best management practices when applicable and appropriate ;
 - o Promote the use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
 - o The use of energy efficient lighting (including controls) and process systems beyond Title 24 requirements shall be encouraged where practicable (e.g., water heating, furnaces, boiler units, etc.);
 - o The use of energy efficient automated controls for air conditioning beyond Title 24 requirements shall be encouraged where practicable; and
 - o Promote solar access through building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winds;
 - o The developer of a sensitive air pollution receptor shall submit documentation that the project design includes appropriate buffering (e.g., setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor;
 - o Identify sources of toxic air emissions and, if appropriate, require preparation of a health risk assessment in accordance with Air District-recommended procedures;

and

- o Circulate the environmental documents for projects with significant air quality impacts to the Air District for review and comment.
- RC-6c: Review area and stationary source projects that could have a significant air quality impact, either individually or cumulatively, to identify the significance of potential impacts and ensure that adequate air quality mitigation is incorporated into the project, including:
 - o The use of best available and economically feasible control technology for stationary industrial sources;
 - o All applicable particulate matter control requirements of Air District Regulation VIII;
 - o The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
 - o Provision of adequate electric or natural gas outlets to encourage use of natural gas or electric barbecues and electric gardening equipment; and
 - o Use of alternative energy sources.
- RC-6d: Maintain adequate data to analyze cumulative land use impacts on air quality and climate change. This includes tracking proposed, planned, and approved General Plan amendments, development, and land use decisions so that projects can be evaluated for cumulative air quality impacts, including impacts associated with transportation and land use decisions.
- RC-6e: Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).
- RC-6f: Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.

Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

Generation of greenhouse gas emissions because of development activities are discussed in the Manteca General Plan. Policies and mitigation measures have been included in the General Plan that promote mixed use and infill development.

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for greenhouse gas emissions impacts incorporated as goals and policies in the General Plan, will

be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Background Discussion

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 (H₂O), carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and ozone (O₃). 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 CO₂, CH₄, and N₂O, 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 (CO₂), methane (CH₄), ozone (O₃), water vapor, nitrous oxide (N₂O), 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. Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2021, accounting for 39% of total GHG emissions in the state. This category was followed by the industrial sector (22%), the electricity generation sector (including both in-state and out of-state sources) (16%) and the agriculture and forestry sector (8%) (California Energy Commission, 2024).

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 approximately 381 million gross metric tons of carbon dioxide equivalents (MMTCO₂e) in 2021 (California Energy Commission, 2024). Given that the U.S. EPA estimates that worldwide emissions from human activities totaled nearly 46 billion gross metric tons of carbon dioxide equivalents (BMTCO₂e) 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 CO₂ were being emitted.

Responses to Checklist Questions

Response a): Less than Significant. 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. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. Implementation of the proposed Project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO₂ and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage.

The proposed Project's short-term construction-related and long-term operational GHG emissions were estimated using the California Emission Estimator Model (CalEEMod)TM. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MT CO₂e), based on the global warming potential of the individual pollutants.

SHORT-TERM CONSTRUCTION GHG EMISSIONS

Estimated maximum mitigated GHG emissions associated with construction of the proposed Project are summarized in Table GHG-1. These emissions include all worker vehicle, vendor vehicle, hauler vehicle, and off-road construction vehicle GHG emissions. For the purposes of this analysis, based on input from the project proponents, the proposed Project is assumed to commence construction in early 2025 and finish in late 2026. It should be noted that this schedule is an approximation and may change over time. A regularized construction schedule was utilized for modelling purposes for the sake of simplicity.

Table GHG-1: Maximum Construction GHG Emissions (Average MT CO₂e/year)

YEAR	BIO- CO ₂	NON-BIO- CO ₂	TOTAL CO ₂	CH ₄	N ₂ O	CO ₂ E
2025	0	358	358	<0.1	<0.1	360
2026	0	295	295	<0.1	<0.1	298

SOURCE: CAL EEMOD (V.2022.1)

As presented in the table above, short-term construction emissions of GHGs are estimated at a maximum of approximately 360 MT CO₂e per year.

OPERATIONAL GHG EMISSIONS

The operational GHG emissions estimate for the proposed Project includes on-site area, energy, mobile, waste, and water emissions generated by the project during its operation. Estimated GHG emissions associated with the proposed Project are summarized in Table GHG-2, below. It should be noted that CalEEMod does not account for the Governor Newsom's Zero-Emission by 2035 Executive Order (N-79-20), which requires that all new cars and passenger trucks sold in California be zero-emission vehicles by 2035. Additionally, the CalEEMod modeling conducted does not account for the incorporation of additional Renewables Portfolio Standard attainment beyond CalEEMod defaults, incorporation of AB 341, and incorporation of Title 24 requirements for the EV charging stations. This is anticipated to substantially reduce the operational emissions associated with passenger vehicles (i.e. mobile emissions), energy emissions, and waste emissions, over time, including prior the 2035 final implementation year. Therefore, the operational emissions results are likely an overestimate for mobile, energy, and waste emissions. As shown in the following table, as conservatively modeled, the annual GHG emissions associated with the proposed Project would be approximately 1,651 MT CO₂e.

Table GHG-2: Operational GHG Emissions at Buildout (Metric Tons/Year)

Sector	Bio- CO ₂	Non-Bio- CO ₂	TOTAL CO ₂	CH ₄	N ₂ O	R	CO ₂ E
Mobile	0	1,400.1	1,400.1	0.1	0.1	2.2	1,423.0
Area	13.7	27.5	41.2	0.1	0.0	0	42.9
Energy	0	158.6	158.6	0.0	0.0	0	159.4
Water	0.9	3.0	3.9	0.1	0.0	0	6.8
Waste	5.4	0	5.4	0.5	0	0	18.9
Refrig.	0	0	0	0	0	0.2	0.2
Total	20.0	1,589.2	1,609.3	0.8	0.1	2.4	1,651.1

SOURCE: CAL EEMOD (V.2022.1)

Pacific Gas & Electric (PG&E), the electrical service provider for the Project site, will need to continue to annually increase renewable electricity through 2045 in order to meet the carbon-free electricity target set by SB 100. The project would need to comply with AB 341, which set a target of reducing landfill waste by 75 percent by 2020, and the Title 24 standards, which require incorporation of rooftop PV systems and solar panels, as well as electric vehicle charging capabilities. The potential reductions in GHG emission associated with this requirement were not incorporated in the reductions, as the amount would be confirmed at a later stage; therefore, the operational emissions shown in Table GHG-2 are conservative.

PROJECT CONSISTENCY WITH APPLICABLE PLANS

Several plans and policies have been adopted to reduce GHG emissions in the San Joaquin Valley region. The Project's consistency with the State's 2022 Scoping Plan, as well as San Joaquin

Council of Government's (SJCOG's) 2022 Regional Transportation Plan and the Sustainable Communities Strategy (RTP/SCS).

The CARB's 2022 Scoping Plan

The 2022 Scoping Plan strategies that are applicable to the project include reducing fossil fuel use, energy demand, and vehicle miles traveled (VMT); maximizing recycling and diversion from landfills; and increasing water conservation. The project would be consistent with these goals through Project design, which includes complying with the latest requirements of the CALGreen Code and Building Energy Efficiency Standards, providing EV parking spaces and charging equipment, and complying with the AB 341 waste diversion goal of 75 percent. In addition, the project would receive electricity from PG&E, which is required to reduce GHG emissions by increasing procurement from eligible renewable energy by set target years. Moreover, the project would provide extensive pedestrian connectivity to encourage alternative modes of transportation, and be consistent with the requirements of the latest (2022) version of the Title 24 Energy Code, or better. Therefore, the project would be consistent with the 2022 Scoping Plan.

SJCOG 2022 RTP/SCS

The SJCOG's 2022 RTP/SCS includes eight policies with corresponding implementation strategies for conserving energy, maximizing mobility and accessibility, increasing safety and security, preserving the transportation system, supporting economic development, promoting interagency cooperation and public participation, maximizing cost effectiveness, and improving quality of life for residents. These strategies include similar measures to the 2022 Scoping Plan, such as supporting energy and water efficiency. The Project's consistency with the applicable 2022 RTP/SCS strategies is discussed in Table GHG-3, below. As shown therein, the project would be consistent with the GHG emissions reduction strategies contained in the SJCOG's 2022 RTP/SCS.

Table GHG-3: Project Consistency with the SJCOG's 2022 RTP/SCS

POLICY	PROJECT CONSISTENCY
Enhance the Environment for Existing and Future Generations and Conserve Energy	<u>No Conflict</u> . The project would utilize electricity provided by Pacific Gas & Electric (PG&E) which is required to meet the year 2030, 2045, and 2050 performance standards. In addition, future development associated with project implementation would be required to meet the applicable requirements of the 2022 (or more current) Title 24 Building Energy Efficiency Standards.
Maximize Mobility and Accessibility	<u>No Conflict</u> . The project would support the use of zero-emission and low-emission vehicles, by implementing EV-ready charging spaces, consistent with the requirements of the 2022 Title 24 Building Energy Efficiency Standards.
Increase Safety and Security	<u>No Conflict</u> . The project would be developed using the latest State and local requirements relating to safety and security. Development of the Project site would include other uses to support and compliment the proposed residential development include public utility infrastructure, public and private roadways, curb/gutters/sidewalks, other pedestrian facilities, private parking, street lighting, and street signage, which would enhance the safety and security of the site and its surroundings, by connecting to existing development.
Preserve the Efficiency of the Existing	<u>Not applicable</u> . This is not a transportation improvement project and

Transportation System	is therefore not applicable.
Support Economic Vitality	<u>No Conflict</u> . The project would add residential land uses to the local community, adding tax revenues, thereby supporting economic vitality.
Promote Interagency Coordination and Public Participation for Transportation Decision-Making and Planning Efforts	<u>Not applicable</u> . This is not a transportation improvement project and is therefore not applicable.
Maximize the Cost Effectiveness	<u>No Conflict</u> . The project would add residential land uses to the local community, in a location that is logical and appropriate from a cost effectiveness perspective.
Improve the Quality of Life for Residents	<u>No Conflict</u> . The project would add recreational and other in-demand residential land uses the community.

SOURCE: SJCOG 2022 RTP/SCS

Consistency with the SJVAPCD Requirements: The proposed Project would be required to comply with all applicable SJVAPCD (i.e. Air District) Rules and regulations. For example, Regulations and rules that may apply to the proposed Project could include Regulation VIII provides fugitive PM₁₀ dust prohibitions; Rule 8021 provides rules for PM₁₀ dust prohibition associated with construction, demolition activities, excavation, extraction, and other earthmoving activities; Rule 4601 provides rules to limit VOC emissions for architectural coatings. In sum, the proposed Project would comply with all applicable SJVAPCD Rules and regulations.

CONCLUSION

In summary, the project, including the off-site improvements, would be consistent with the plans, policies, regulations, and GHG emissions reduction actions/strategies outlined in the 2022 Scoping Plan Update and the SJCOG's 2022 RTP/SCS. Furthermore, because the project is consistent and does not conflict with these plans, policies, and regulations, the project's incremental increase in GHG emissions as described above would not result in a new significant impact or in a substantially greater impact than the General Plan EIR projected for buildout of the project site on the environment. Therefore, project-related impacts related to GHG emissions would be **less than significant**.

IX. HAZARDS AND HAZARDOUS MATERIALS

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would not result in activities that transport, store, or use hazards and hazardous materials. As discussed below, compliance with the mitigation measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State, and local laws and regulations would reduce impacts related to hazards and hazardous materials to a less than significant level. A Modified Phase I Environmental Site Assessment has been prepared for the proposed Project (Appendix C).

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated human health and hazards impacts that would occur because of the future urban development that was contemplated by the General Plan. These

impacts included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Manteca General Plan Draft EIR, 3.8-23 through 3.8-35). The analysis found that while development and buildout of the Manteca General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Manteca Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials. These impacts were adequately addressed in Chapter 3.8 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to hazards or hazardous materials. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Safety Element

- S-1.1. Maintain and periodically update the City's Emergency Plan.
- S-1.2. Ensure the availability and functionality of critical facilities during flooding events.
- S-1.3. Locate new critical City facilities, and promote the location of non-City critical facilities, including hospitals, emergency shelters, emergency response centers, and emergency communications facilities, outside of flood hazard zones and geologic hazard areas where feasible. Critical facilities that are, or must be, located within flood hazard zones or areas with geologic hazards should incorporate feasible site design or building construction features to mitigate potential risks, including those associated with geologic, seismic, and flood events, to ensure accessibility, operation, and structural integrity, during an emergency and to minimize damage to the facility.
- S-1.4. Encourage community awareness of seismic, flooding, and other disaster safety issues, including building safety, emergency response plans, and understanding steps to take for safety during and after a disaster, including identified evacuation routes.
- S-1.5. Continue to cooperate with San Joaquin County and other public agencies in implementing the Countywide Emergency Preparedness Plan and Local Hazard Mitigation Plan.
- S-4.1. Maintain an awareness of hazardous materials throughout the Manteca region.
- S-4.2. Strictly regulate the production, use, storage, transport, and disposal of hazardous materials to protect the health and safety of Manteca residents.
- S-4.3. As part of the development review process, consider the potential for the production, use, storage, transport, and/or disposal of hazardous materials and provide

for appropriate controls on such hazardous materials consistent with federal, state, and local standards.

- S-4.4. Use the environmental review process to comment on Hazardous Waste Transportation, Storage and Disposal Facilities proposed in the Manteca Planning Area and throughout the County to request a risk assessment and ensure that potentially significant, widespread, and long-term impacts on public health and safety of these facilities are identified and mitigated, as such impacts do not respect jurisdictional boundaries.

Implementation: Safety Element

- S-1a. Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.
- S-1b. Regularly review County and State emergency response procedures that must be coordinated with City procedures.
- S-1c. Cooperate with San Joaquin County OES, Manteca Fire Department, Lathrop Manteca Fire District, Manteca Police Services, the reclamation districts, and other agencies with responsibility for emergency management in emergency response planning, training and provision of logistical support.
- S-4a. As part of the development review process, require projects that result in significant risks associated with hazardous materials to include measures to address the risks and reduce the risks to an acceptable level.
- S-4b. Review development proposals to address proximity of users and transporters of significant amounts of hazardous materials relative to sensitive uses, such as schools and residential neighborhoods.
- S-4c. Continue to require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to the Manteca Fire Department.
- S-4d. Annually coordinate with the Manteca Fire Department and 911 dispatch center to ensure that the City maintains a current database of hazardous materials.
- S-4e. Coordinate with the Manteca Fire Department, other local agencies, and Union Pacific Railroad to strictly regulate and enforce the use, storage, transport, and/or disposal of hazardous materials under California Administrative Code Title 19 requirements.
- S-4f. Continue to work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.
- S-4g. Cooperate fully with Union Pacific Railroad and other agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.
- S-4h. Continue the City hazardous waste pick-up program for household hazardous materials.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for human health and hazards impacts incorporated as goals and policies in the General Plan and the City's Improvement Standards, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Manteca Municipal Code and other City rules and regulations.

Responses to Checklist Questions

Responses a), b): Less than Significant. The proposed Project would place new residential uses in an area of the City that currently contains predominantly residential 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, except for common residential grade hazardous materials such as household cleaners, paint, etc. The operational phase of the proposed Project does not pose a significant hazard to the public or the environment. 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. There are no other listed cleanup sites located within 1,000 feet of the project site.

Any operations that involve the use of hazardous materials would be required to have the hazardous material transported, stored, used, and disposed of in compliance with local, state, and federal regulations. The San Joaquin County Department of Environmental Health is the Certified Unified Program Agencies (CUPA) for San Joaquin County and is responsible for the implementation of statewide programs within the city including Hazardous Materials Business Plan (HMBP) requirements, among numerous other programs. Additionally, businesses are regulated by Cal/Occupational Safety and Health Administration (OSHA) and are therefore required to ensure employee safety. Specific requirements include identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. To further ensure the safety of employees, and reduce the potential for accidental release of hazardous materials into the environment, the applicant must submit a HMBP to San Joaquin County Department of Environmental Health for review and approval prior to bringing hazardous materials onsite.

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. In addition, Project Requirement HYD-1 (Hydrology and Water Quality) requires the project applicant to implement a SWPPP during construction activities, which would prevent any contaminated runoff from leaving the Project site. Therefore, compliance with applicable federal, state, local statutes, and regulations, and the SWPPP provided in Project

Requirement HYD-1, the proposed Project would have a **less than significant** impact relative to this issue.

Response c): Less than Significant. The Project site is not located within 1/4-mile of an existing school. The nearest school to the Project site is the Joshua Cowell School, located approximately 0.31 miles southeast of the Project site. Therefore, this is a **less than significant** impact.

Response d): Less than Significant. The proposed Project would not be located on a Cortese List site, and no impact would occur. The project would not result in new or more severe impacts than what was disclosed in the General Plan EIR. Therefore, this is a **less than significant** impact.

Response e): Less than Significant. 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 Stockton Metropolitan Airport is the closest airport to the Project site, located approximately 7 miles to the northwest. The probability of an aircraft accident is highest along the extended runway centerline, and within one mile of the runway end. According to SJCOG Guidelines there are seven zones in which land use restrictions apply due to proximity to the airport:

1. Zone 1 Runway Protection Zone (RPZ)
2. Zone 2 Inner Approach/Departure Zone (IADZ)
3. Zone 3 Inner Turning Zone (ITZ)
4. Zone 4 Outer Approach/Departure Zone (OADZ)
5. Zone 5 Sideline Safety Zone (SSZ)
6. Zone 7 Traffic Pattern Zone (TPZ)
7. Zone 8 Airport Influence Area (AIA)

Land use constraints in these zones become progressively less restrictive from the RPZ to the TPZ. The proposed Project is not located within any of the safety zones. The proposed Project is not located within one mile of the airport, nor along the extended runway centerline, or within an AIA. Additionally, there are no private airstrips within the vicinity of the Project site. The proposed Project consists of low-rise structures, and does not propose any structures of substantial height that would protrude into active airspace. Therefore, safety hazards related to the project's proximity to the Stockton Metropolitan Airport are **less than significant**.

Response f): No Impact. The proposed Project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project involves the development of residential land uses within an urbanized environment and would not interfere with any emergency response or evacuation plans. Implementation of the proposed Project would result in **no impact** on this environmental topic.

Response g): Less than Significant. 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.

Since the Project site is not located within a designated wildfire hazard area, this is a **less than significant** impact.

X. HYDROLOGY AND WATER QUALITY

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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:			X	
(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 to 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	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would require grading activities that would remove some limited vegetation cover and expose soil to wind and water erosion and potentially impact water quality. Waterways in the area have the potential to flood and expose people or structures to flooding. Additional impervious surfaces would be created with the development of the proposed Project.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur because of the future urban development that was contemplated by the General Plan. These

impacts included water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Manteca General Plan Draft EIR, pages 3.9-21 through 4.9-36). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the Grading and Erosion Control Ordinance and Stormwater Management and Discharge Control Ordinance of the Manteca Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Safety Element

- S-3.3 Require evaluation of potential flood hazards prior to approval of development projects to determine whether the proposed development is reasonably safe from flooding and consistent with California Department of Water Resources Urban Level of Flood Protection Criteria (ULOP). The City shall not approve the execution of a development agreement, a tentative map, or a parcel map for which a tentative map is not required, or a discretionary permit or other discretionary entitlement that would result in the construction of a new building, or construction that would result in an increase in allowed occupancy for an existing building, or issuance of a ministerial permit that would result in the construction of a new residence for property that is located within a 200-year flood hazard zone, unless the adequacy of flood protection as described in Government Code §65865.5(a), 65962(a), or 66474.5(a), has been demonstrated.
- S-3.4 New development may be permitted in areas not identified as "urban" or "urbanizing" provided that:
 - Such areas are protected from 100-year flooding by FEMA-accredited levees or equivalent flood protection as shown on an adopted FEMA Flood Insurance Rate Map, a FEMA-approved Letter of Map Revision or a Conditional Letter of Map Revision, subject to conditions specified in the letter; or
 - Where not protected by FEMA-accredited 100-year levees, such areas are subject to all applicable requirements of Municipal Code Chapter 8.30 (Floodplain Management), the California Building Standards Code as adopted by the City, and the latest promulgated FEMA standards for development in the 100-year floodplain, provided that new development approval will not cause the project site or area to be defined as "urban" or "urbanizing."

Policies: Resource Conservation Element

- RC-1.1 Where feasible, protect and enhance surface water resources in creeks, streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.
- RC-1.2 Require water conservation in both City operations and private development to minimize the need for the development of new water sources.

- RC-1.3 Require use of recycled water and treated wastewater to the extent allowable and feasible, including use for irrigation, agriculture, industrial, and groundwater recharge purposes, when such opportunities become available.
- RC-1.4 Encourage the rehabilitation of culverted or open existing channelized waterways to a more natural condition, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
- RC-1.7 Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces.
- RC-1.8 Minimize pollution of water resources, including the San Joaquin River, other waterways, and the groundwater basin, from urban runoff, soil erosion, and sedimentation.
- RC-1.9 Require discretionary projects and flood control and storm water conveyance projects to consider effects on storm water quality and to integrate best management practices, including the integration of natural features such as bioswales, vegetation, and retention ponds to remove surface water pollutants to the greatest extent feasible, while ensuring that these features adequately convey and control storm water to protect human health, safety, and welfare.
- RC-1.10 Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.
- RC-22 Prohibit new septic tanks where sewer service has been extended to incorporated areas.
- RC-2.1 Protect the quantity and quality of Manteca's groundwater.
- RC-2.2 Manage groundwater as part of a broader integrated approach that includes surface water, conservation, water quality, reuse, environmental stewardship, and other water management strategies.
- RC-2.3 Operate the City's well system in such a manner as to not exceed the sustainable yield of the local groundwater aquifer.
- RC-2.4 Recognize the importance of open space lands, including agricultural lands, parks, greenways, lakes.
- RC-2.5 Conserve groundwater recharge features, encourage new groundwater recharge opportunities, and protect aquifers from degradation of water quality and reduction of recharge.
- RC-2.6 Promote the use of permeable surface materials and provide for ample areas of open space, including agricultural land, parks and greenways, and naturalized land, in order to decrease surface runoff and promote groundwater recharge.

- RC-2.9 Consider the effects of development on groundwater quality, and implement measures to reduce water contamination.

Implementation: Resource Conservation Element

- RC-2a Participate in regional groundwater management efforts with the Eastern San Joaquin County Groundwater Basin Authority and other local agencies to implement the Integrated Regional Water Management Plan and to review and update the plan as necessary to meet the federal and state requirements.
- RC-2b Coordinate with water purveyors and water users to manage supplies to avoid long-term overdraft, water quality degradation, land subsidence, and other potential problems.
- RC-2c Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.
- RC-2d Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.
- RC-2e Monitor groundwater resources and consider locating required detention basins where recharge potential is determined to be high.
- RC-2f Initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Make these resources available to the public through the City's website.
- RC-2h Require development projects and infrastructure projects to implement low impact development practices, when appropriate, such as techniques that increase surface infiltration in landscaped, turf, and undeveloped areas.

These goals, policies and standards include, but are not limited to, erosion control measures, the City's Grading and Erosion Control Ordinance, the City's Stormwater Management and Discharge Control Ordinance, the State Water Resources Control Board General Construction Activity Storm Water Permit requirements, and goals and policies in the General Plan Safety Elements requiring the protection of new and existing development from flood and drainage hazards, the prevention of storm drainage run-off in excess of pre- development levels, and the development and application of erosion control plans and best management practices.

These impacts were adequately addressed in Chapter 3.9 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential water quality impacts from the operation of new development.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR as well as relevant standards from the City's Improvement Standards for hydrology and water quality impacts will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Manteca Municipal Code and other City rules and regulations.

Responses to Checklist Questions

Response a): Less than Significant. To ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, the City requires the application of BMPs to effectively reduce pollutants from stormwater leaving the Project site during both the construction and operational phases of the project. Additionally, projects are required to prepare a Stormwater Pollution Prevention Plan (SWPPP). The final storm drainage infrastructure plan for the project would also be submitted to the City for review and approval.

The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to project approval. The payment of applicable development impact fees by the proposed Project would ensure that the project pays its fair-share of capital improvement fees towards future system expansions. Additionally, through compliance with the NPDES permit requirements, and compliance with the SWPPP, the proposed Project would not result in a violation of any water quality standards or waste discharge requirements. Compliance with the NPDES, the SWPPP required by Project Requirement HYD-1, and the final storm drainage infrastructure plan required by Project Requirement HYD-2 would ensure that the project implements the requirements specified in the General Plan.

Project Requirement(s)

Project Requirement HYD-1: *The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes specific types and sources of stormwater pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate any potentially significant impacts on receiving water quality from stormwater runoff. The SWPPP shall require treatment BMPs that incorporate, at a minimum, the required hydraulic sizing design criteria for volume and flow to treat projected stormwater runoff. The SWPPP shall comply with the most current standards established by the Central Valley RWQCB. Best Management Practices shall be selected from the City's Post-Construction Stormwater Standards Manual according to site requirements and shall be subject to approval by the City Engineer and Central Valley RWQCB.*

Project Requirement HYD-2: *Prior to approval of the Final Map, the project applicant shall submit a detailed storm drainage infrastructure plan to the City of Manteca Development Services Department for review and approval. The project's storm drainage infrastructure plans shall, to the satisfaction of the City Engineer, demonstrate adequate infrastructure capacity to collect and direct*

all stormwater generated on the Project site within onsite retention/detention facilities to the City's existing stormwater conveyance system, and demonstrate that the project would not result in on- or off-site flooding impacts. The project shall also pay all applicable development impact fees, which would include funding for offsite Citywide storm drainage infrastructure improvements identified in the City of Manteca Storm Drain Master Plan.

Response b): Less than Significant. The proposed Project would not result in the construction of new groundwater wells, nor would it increase existing levels of groundwater pumping. As previously discussed, the proposed Project is consistent with the General Plan land use designation and therefore was considered in the City's planning projections. Therefore, development of the proposed Project would not be considered to interfere substantially with groundwater recharge. The project would be required to prepare a SWPPP that would include BMPs for capturing stormwater. Therefore, the project would not result in new or more severe impacts than what was disclosed in the General Plan EIR.

Groundwater recharge occurs primarily through percolation of surface waters through the soil and into the groundwater basin. The addition of significant areas of impervious surfaces (such as roads, parking lots, buildings, etc.) can interfere with this natural groundwater recharge process. Upon full project buildout, portions of the Project site would be covered in impervious surfaces, which would limit the potential for groundwater percolation to occur on the Project site. However, because the City has adequate existing water service capacity to serve the project, and the limited scope of impervious surface coverage (when compared to the larger groundwater basin), the proposed Project would result in **less than significant** impacts related to depletion of groundwater supplies and interference with groundwater recharge.

Response c): 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 flow off the Project site as storm water runoff.

The infiltration and runoff process are altered when a site is developed with urban uses. Houses, buildings, 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 may result in flooding if adequate storm drainage facilities are not provided.

Development of the Project site would place impervious surfaces on portions of the Project site. Development of the Project site would potentially increase local runoff production, and would introduce constituents into storm water that are typically associated with urban runoff. These constituents include heavy metals (such as lead, zinc, and copper) and petroleum hydrocarbons. BMPs will be applied to the proposed site development to limit the concentrations of these constituents in any site runoff that is discharged into downstream facilities to acceptable levels. Storm mains will be installed within the subdivision to serve the project. 5", 18", and 24" Storm mains will be installed within the subdivision to serve the project. Storm runoff will be treated by stormwater treatment devices, then conveyed into the existing 12" mains that run at Lousie Avenue, Cork Oak Lane, and Black Pine Way. A 2.08 acre on-site detention basin and pump station is proposed within the Project site with a proposed basin volume of 3.38 acre-ft.

To ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, Project Requirement HYD-1 requires the preparation of a SWPPP. As described previously, the SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the Project site during both the construction and operational phases of the project.

The project is also required to pay all applicable development impact fees. To ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, or otherwise degrade water quality, Project Requirement HYD-1 requires the preparation of a SWPPP, and structural BMPs. As described above, the SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the Project site, which would ensure that stormwater runoff does not adversely increase pollutant levels, and would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction and operational phases of the project. The implementation of this requirement would reduce this impact to a less than significant level.

Ultimately, to ensure that stormwater runoff generated at the Project site because of new impervious surfaces does not exceed the capacity of the existing or planned stormwater drainage system, Project Requirement HYD-2 above requires the project applicant to submit a detailed storm drainage infrastructure plan to the City of Manteca Community Development Department for review and approval. The project's storm drainage infrastructure plans shall, to the satisfaction of the City Engineer, demonstrate adequate infrastructure capacity to collect and direct all stormwater generated on the Project site within onsite retention/detention facilities to the City's existing stormwater conveyance system, and demonstrate that the project would not result in on- or off-site flooding impacts. The implementation of this requirement would reduce this impact to a less than significant level.

Through the payment of all applicable fees, and the implementation of Project Requirements HYD-1 and HYD-2, would ensure that this impact is **less than significant**.

Response d): Less than Significant. The General Plan EIR identifies special flood hazard areas mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). As shown, the project site is not located within a regulatory floodway or flood zone delineated by FEMA. The Project site is in the FEMA flood zone X which is an area of minimal flood hazard. Similarly, the project site is not located within a dam inundation area. Therefore, the project would not result in new or substantially more severe impacts than what was disclosed in the General Plan EIR. Therefore, this is a **less than significant** impact.

Response e): Less than Significant. The proposed Project would be subject to a Municipal National Pollutant Discharge Elimination System Permit and would ensure that adequate drainage would be provided through connection to the City's existing water and sanitary sewer lines and development of bioretention areas for stormwater runoff. As previously mentioned, the proposed Project would be required to prepare and implement a SWPPP in accordance with applicable federal and state requirements. The SWPPP would identify BMPs that are intended to prevent erosion runoff during construction. Furthermore, the General Plan contains several policies intended to protect groundwater supplies. The General Plan designates the Project site for residential use, and the Project site would be developed consistent with that land use designation. Therefore, the proposed Project is considered planned growth and would not conflict with the Water Quality Control Plan, Urban Water Management Plan, or Comprehensive Groundwater Management Plan. Impacts would be less than significant. As such, the project would not result in new or more severe impacts than what was disclosed in the General Plan EIR and the criteria for requiring further CEQA review is not met. Therefore, this impact is **less than significant**.

XI. LAND USE AND PLANNING

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The development of a 68 single-family lot residential subdivision, would not physically divide the community, and there are no conflicts with land use plans, policies, or regulations.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on land use because of the future urban development that was contemplated by the General Plan. These impacts included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Manteca General Plan Draft EIR, pages 3.10-18 through 3.10-28). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Land Use Element

- LU-3.1 Provide for the development of a variety of housing types and at a range of prices to meet the needs of all segments of the city's population, including individuals and families who qualify for affordable housing assistance in accordance with the housing element.
- LU-3.2. Require the design of new residential development to be consistent with any applicable design guidelines, to ensure harmony with Manteca's unique character and compatibility with existing surrounding land uses.
- LU-3.3. Encourage residential development to occur in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- LU-3.4. Prioritize the location of higher density housing in close proximity to employment areas, services, schools, retail, transit stops, near community destinations, and near major streets with high access to transit and non-vehicle transportation modes.
- LU-3.6. Encourage new neighborhoods to include a mix and distribution of land uses, including schools, parks, shopping, restaurants, and services, that reduce auto trips

and support walking, biking, and transit use.

- LU-3.10. Encourage the development of additional executive housing units and neighborhoods.
- LU-3.12. Encourage and support development patterns at the highest limits permitted within each General Plan land use designation consistent with the policies of all other General Plan elements.

General Plan Update Implementation Programs

The following implementation measures of the General Plan Update related to land use and population are applicable to the proposed Project:

- LU-3a. Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.
- LU-3b. Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Manteca has an ample number of housing units to meet all of its housing needs.
- LU-3d. Require proposed residential subdivisions of 10 or more units with an average lot size less than one acre that are within 500 feet of an existing industrial, commercial, agricultural industrial, or agricultural processing use or a designated truck route to submit a Site Analysis Plan to ensure compliance with standards of Chapter 17.58 of the Zoning Code, as amended.
 - o The Site Analysis Plan will quantify existing conditions of the site relative to compliance with Chapter 17.58 of the Zoning Code as amended, and how new development will meet these standards. The Site Analysis Plan shall incorporate a written narrative explaining how the project design has responded to the existing conditions and how new development will ensure that new residents will have an environment that is in compliance with the standards of Chapter 17.58, as amended. Such a statement, to form part of the material required for an application, is intended to assist the City's design and evaluation processes, and result in residential projects that meet quantifiable performance standards.
- LU-3e. Develop and periodically update design and performance standards that update and complement Chapter 17.58 of the Zoning Code to provide recommended design solutions available to proposed development projects to reduce impacts associated with aesthetics, noise, safety, odor, glare, and lighting, including land use conflicts between residential uses and nearby industrial and agricultural uses, in compliance with Chapter 17.58 of the Zoning Ordinance, as amended.
- LU-3f. Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.
- LU-3g. Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the

community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, co-housing, and/or inclusionary housing.

- LU-3h. Continue to fund existing and provide assistance to additional neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.
- LU-3k. Upgrade and provide infrastructure in existing neighborhoods as funding is available.
- LU-3o. Evaluate, in cooperation with the Building Industry Association, fiscal alternatives that will encourage development at the highest levels permitted by general plan land use designations such as Public Facilities Implementation Plan fees collected at the per acre basis compared to the per dwelling unit basis.

These goals and policies include but are not limited to goals and policies in the General Plan Land Use Element requiring buffering of land uses, reviewing development proposals for compatibility issues, establishing, and maintaining development standards and encouraging communication between adjacent jurisdictions.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to land use incorporated as goals and policies in the Manteca General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Response a): No Impact. The Project site is surrounded by residential and agricultural uses. The project would be consistent and compatible with the surrounding land uses and would not divide an established community. There is **no impact**.

Response b): Less than Significant. The proposed Project would be consistent with the land use designation for the Project site evaluated in the General Plan EIR. The project has been designed consistent with the City's General Plan land use designation, goals and policies, and relevant ordinances, and is therefore considered planned growth that would not conflict with the General Plan. Therefore, the proposed Project would result in no impact and would not result in new or substantially more severe impacts than identified in the General Plan EIR. This is a **less than significant** impact.

XII. MINERAL RESOURCES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Responses to Checklist Questions

Responses a), b): No Impact. The Manteca General Plan EIR does not identify significant mineral resources within the area. Furthermore, there are no mineral resources of local or statewide importance within the Project site. Therefore, there is no possibility of loss of mineral resources of local or statewide importance. Therefore, the proposed Project would not result in the loss of availability of known mineral resources or mineral resource recovery sites. The proposed Project would result in no impact and would not result in new or substantially more severe impacts than identified in the General Plan EIR. There is **no impact**.

XIII. NOISE

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
a) Generation of a 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	

Project Impacts:

As discussed below, development of the proposed Project will result in an increase in noise from construction and operational activities. Compliance with the mitigation measures incorporated into the General Plan goals and policies, and the City of Manteca Noise Ordinance, in addition to specific mitigation measures provided herein, would reduce noise related impacts to a less-than-significant level. A Noise Study has been prepared for the proposed Project (Appendix D).

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts of noise associated with the future urban development that was contemplated by the General Plan. These impacts included construction noise, traffic noise, operational noise, groundborne vibration, and overall increased in noise resulting from implementation of the General Plan (City of Manteca General Plan Draft EIR, pages 3.12-20 through 3.12-43).

Mitigation measures to address these impacts are incorporated into the General Plan in the Noise Element, which includes policies that require acoustical analyses to determine noise compatibility between land uses, application of stationary and mobile noise source sound limits/design standards, restriction of development of noise-sensitive land uses unless effective noise mitigations are incorporated into projects, and mitigation of noise levels to ensure that the noise level design standards of the Noise Element are not exceeded. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Safety

- S-5.1. Incorporate noise considerations into land use, transportation, and infrastructure planning decisions, and guide the location and design of noise-producing uses to

minimize the effects of noise on adjacent noise-sensitive land uses, including residential uses and schools.

- S-5.2. Ensure that Downtown noise levels remain acceptable and compatible with a pedestrian-oriented environment and higher density residential land uses.
- S-5.3. Areas within Manteca exposed to existing or projected exterior noise levels from mobile noise sources exceeding the performance standards in Table S-1 shall be designated as noise-impacted areas.
- S-5.4. Require residential and other noise-sensitive development projects to satisfy the noise level criteria in Tables S-1 and S-2.
- S-5.5. Require new stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table S-2, or a substantial increase in noise levels established through a detailed ambient noise survey.
- S-5.6. Regulate construction-related noise to reduce impacts on adjacent uses to the criteria identified in Table S-2 or, if the criteria in Table S-2 cannot be met, to the maximum level feasible using best management practices and complying with the MMC Chapter 9.52.
- S-5.7. Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area or where the development of a stationary noise source is proposed in the vicinity of noise-sensitive uses, 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:
 - o Be the responsibility of the applicant.
 - o Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
 - o Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
 - o Estimate existing and projected (20 years) noise levels in terms of the standards of Table S-1 or Table S-2, and compare those levels to the adopted policies of the Noise Element.
 - o Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
 - o Estimate noise exposure after the prescribed mitigation measures have been implemented.
 - o If necessary, describe a post-project assessment program to monitor the effectiveness of the proposed mitigation measures.
- S-5.8. Apply noise level criteria applied to land uses other than residential or other noise-sensitive uses consistent with noise performance levels of Table S-1 and Table S-2.
- S-5.9. 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.

- S-5.10. Ensure that new equipment and vehicles purchased by the City comply with noise level performance standards consistent with the best available noise reduction technology.
- S-5.11. Require the Manteca Police Department to actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.
- S-5.12. For new residential development backing on to a freeway or railroad right-of-way, the developer shall be required to provide appropriate mitigation measures to satisfy the performance standards in Table S-1.
- S-5.13. It is recognized that the City and surrounding areas are considered to be urban in nature and rely upon both the industrial and agricultural economy of the area. Therefore, it is recognized that noise sources of existing uses may exceed generally accepted standards.
- S-5.14. Carefully review and give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.
- S-5.15. Recognizing that existing noise-sensitive uses may be exposed to increase noise levels due to circulation improvement projects associated with development under the General Plan and that it may not be feasible to reduce increased traffic noise levels to the criteria identified in Table S-1, the following criteria may be used to determine the significance of noise impacts associated with circulation improvement projects:
 - o Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
 - o Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
 - o Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

The General Plan EIR concluded that, despite these goals and policies, significant noise impacts will occur because of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR noted that the existing and proposed policies, actions, and regulations would serve to reduce noise from vehicles at the source and to otherwise shield sensitive uses from excessive noise. However, while these policies, actions, and regulations would help to mitigate the severity of the effects of traffic noise, they would not prevent all the anticipated traffic noise increases along the impacted roadway segments identified in Table 3.12-1 of the EIR, and the impact would be significant. Thus, because no feasible mitigation measures are available to mitigate noise impacts to a less than significant level, traffic noise would remain a significant and unavoidable impact. Findings of fact and a statement of overriding consideration were adopted by the Manteca City Council regarding these impacts.

*Responses to Checklist Questions***Response a): Less than Significant.***Traffic Noise Increases at Off-Site Receptors*

The City of Manteca General Plan specifies criteria to determine the significance of traffic noise impacts. Where existing traffic noise levels are greater than 65 dB Ldn, a +1.5 dB Ldn increase in roadway noise levels will be considered significant. According to the noise study prepared for the proposed Project, the maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 0.1 dBA. Therefore, impacts resulting from increased traffic noise would be considered **less than significant**, and no mitigation is required.

Operational Noise at Existing Sensitive Receptors

The proposed Project would include typical residential noise which would be compatible with the existing adjacent residential uses. Therefore, this is a **less than significant** impact, and no mitigation is required.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in the noise study prepared for the proposed Project, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA Lmax at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours. The City of Manteca General Plan exempts construction noise from the noise ordinance between the hours 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.

The City defines a significant increase due to construction noise as an increase of 12 dBA over existing ambient noise levels. According to the noise study prepared for the proposed Project, construction equipment is predicted to generate noise levels of up to 90 dBA Lmax at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the project site. The nearest residential uses are located approximately 300 feet as measured from the center of the project site. At this distance, maximum construction noise levels would be up to 74 dBA. The average daytime maximum noise level in the vicinity of the sensitive receptors was measured to be 63 dBA, resulting in an increase of 11 dBA. Therefore, project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered potentially significant. Implementation of Project Requirement NOI-1 would ensure that construction noise impacts remain **less than significant**.

Exterior Transportation Noise

Compliance with City's standards on new noise-sensitive receptors is not a CEQA consideration. However, this information is provided here so that a determination can be made regarding the ability of the proposed project to meet the requirements of the City of Manteca for exterior and interior noise levels at new sensitive uses proposed under the project.

Several of the proposed outdoor activity areas are predicted to be exposed to exterior transportation noise levels up to approximately 68 dBA Ldn. This would exceed the 60 dBA limit for outdoor areas established by the City of Manteca. Therefore, additional noise control measures would be required.

The noise study determined the effect of including a sound wall in the project design. A 6-foot-tall barrier was modeled along the southern project boundary. The barrier is predicted to lower noise levels at all outdoor activity areas on the project site to 64 dBA Ldn or lower. The City of Manteca General Plan allows for a 5 dB Ldn increase to the City's exterior transportation noise standard to 65 dBA Ldn if practical application of noise reduction technology have been implemented.

Interior Transportation Noise

Modern building construction methods typically yield an exterior-to-interior noise level reduction of 25 dBA¹. Therefore, where exterior noise levels are 70 dBA Ldn, or less, no additional interior noise control measures are typically required. For this project, exterior noise levels are predicted to be up to 65 dBA Ldn at the second story of the buildings closest to Louise Avenue. This would result in interior noise levels of up to 40 dBA Ldn at the second story receivers based on typical building construction. This meets the City of Manteca which requires that interior noise levels do not exceed 45 dB Ldn. Therefore, no additional noise control measures are required to reduce interior noise to acceptable levels.

Conclusion

Implementation of Project Requirement NOI-1 would ensure that construction-generated noise levels do not exceed City standards.

Project Requirement(s)

Project Requirement NOI-1: *Prior to approval of project improvement plans, the plans for the proposed project shall show that the southern area of the project site shall be shielded from Louise Avenue through the use of minimum six-foot-tall sound walls per the approval of the City Engineer.*

Sound wall may include a combination of earthen berm and masonry wall to achieve the required wall height. Wall heights shall be measured relative to either pad or roadway centerline elevations, whichever is higher. The approximate locations of these barriers are shown on Figure 4 of the Environmental Noise Assessment, prepared by Saxelby Acoustics LLC (July 26, 2024). Other types of barrier may be employed but shall be reviewed by an acoustical engineer prior to being constructed.

Response b): Less than Significant. 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.

According to the noise study prepared for the proposed Project, construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At distances greater than 26 feet 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. This is a less-than-significant impact and no mitigation is required. .

Response c): Less than Significant. The Stockton Metropolitan Airport is the closest airport to the Project site, located approximately 4.9 miles to the north. The Project site is located outside of both the 65 dB Community Noise Equivalent Level (CNEL) and the 60 dB CNEL noise contours for the Stockton Metropolitan Airport, and the Project site is outside of the Airport Influence Area (AIA). As such, the Project site would not be exposed to excessive noise from the Stockton Metropolitan Airport. This is a **less than significant** impact.

XIV. POPULATION AND HOUSING

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The proposed Project will result in the construction of a 68 single-family lot residential subdivision, which would increase population growth within the project area. Using the most recent Department of Finance (2024) estimates for the average number of persons residing in a dwelling unit in the City of Manteca of 2.99, the addition of 68 housing units could increase the population of the city by an estimated 203 persons.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated population and housing impacts that would occur because of the future urban development that was contemplated by the General Plan. These impacts included population growth and availability of housing opportunities (City of Manteca General Plan Draft EIR, pages 3.10-18 through 3.10-28). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. Moreover, the proposed Project will not construct off-site infrastructure that would induce substantial development, unplanned or otherwise. As such, population and housing impacts were determined to be less than significant. These impacts were adequately addressed in Chapter 3.10 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed.

Responses to Checklist Questions

Response a): Less than Significant. The proposed Project is consistent with the land use designation in the General Plan, and can be considered planned growth assumed under the General Plan. Therefore, the project would not result in new or substantially more severe impacts than identified in the General Plan EIR. This is a **less than significant** impact.

Response b): Less than Significant. The Project site is undeveloped and does not include any housing or residents. Therefore, no impact would occur, and the project would not result in new

or substantially more severe impacts than identified in the General Plan EIR. This is a **less than significant** impact.

XV. PUBLIC SERVICES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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:			X	
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would be anticipated to increase the need for the provision of new and/or expanded public services or facilities.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities because of the future urban development that was contemplated by the General Plan. These impacts included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Manteca General Plan Draft EIR, pages 3.12-18 through 3.12-21). The analysis found that while development and buildout of the General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Community Facilities Element

- CF-1.1. Encourage the implementation of new techniques and technologies to provide the best available level of community services in a cost-effective manner.
- CF-1.2. Ensure that new growth and development participates in the provision and expansion of essential community services and facilities, including parks, fire and

police facilities, schools, utilities, roads, and other needed infrastructure, does not exceed the City's ability to provide services, and does not place an economic burden on existing residents.

- CF-1.3. Require new development to demonstrate that the City's existing or planned community services and facilities can accommodate the increased demand for said services and facilities prior to or at completion of the project.
- CF-1.4. Require new development to offset or mitigate impacts to community services and facilities, including fair share contribution of all costs of required public infrastructure and services, to ensure that service levels for existing users are not degraded or impaired.
- CF-1.5. Require public improvements and facilities to enhance, rather than degrade, the natural environment.
- CF-1.6. Encourage comprehensive development of public facilities and services rather than incremental, single projects.
- CF-1.7. Plan and develop public services and facilities to support economic development and residential growth.
- CF-1.8. Make use of the public right-of-way as a tool for facilitating quality design and development.
- CF-2.1. Prioritize public safety through ensuring adequate staffing, implementing best available technologies, capital investments in public safety, and organizing and utilizing community volunteers.
- CF-2.2. Ensure that the Police Department has adequate funding, staff, and equipment to accommodate existing and future growth in Manteca.
- CF-2.3. Strive to provide a police force level of a minimum of 1.00 officers per 1,000 population.
- CF-2.4. Endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.
- CF-2.5. Periodically review and, if necessary, amend the criteria for determining the circumstances under which police service will be enhanced.
- CF-2.6. Promote and support community-based crime prevention programs, as an important augmentation to the provision of professional police services.
- CF-2.7. Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas, and other public spaces should be designed with maximum feasible visual and aural exposure to community residents.
- CF-2.8. Promote coordination between land use planning and urban design through consultation and coordination with the Police Department during the review of new development applications.
- CF-3.1. Through adequate staffing and station locations, maintain a maximum five-minute travel response time 90% of the time for fire and emergency calls and an overall fire insurance (ISO) rating of 3 or better for all developed areas within the City.

- CF-3.2. Provide fire services to serve the existing and projected population.
- CF-3.3. Periodically review, and if necessary amend, the criteria for determining the circumstances under which fire service will be enhanced.
- CF-3.4. Design and maintain roadways in such a way so as to maintain acceptable emergency vehicle response times.
- CF-3.5. Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code in order to minimize the risk of fire.
- CF-3.6. Ensure that new development is served with adequate water volumes and water pressure for fire protection.
- CF-4.1. Ensure the provision of sufficient parks, trails, and recreation facilities that are well distributed and interconnected throughout the community.
- CF-4.2. Expand, renovate, and maintain high quality parks, trails, and recreation facilities, programs, and services to accommodate existing and future needs that address traditional and non-traditional recreation, active and passive recreation, wellness, historical, cultural arts, environmental education, conservation, accessibility, inclusion, diversity, safety, and new technology.
- CF-4.3. Uphold design, construction, implementation, and maintenance standards to ensure high quality parks, trails, and recreation facilities, programs, and services, now and into the future.
- CF-5.1. Continue to work cooperatively with the local school districts to encourage the maintenance of high quality schools and to order to ensure that superior educational facilities and opportunities for all students are provided in a timely manner in accordance with the pace of residential development.

These goals, policies and standards include, but are not limited to the California Fire Code, the California Health and Safety Code, the Manteca Municipal Code, and goals and policies in the General Plan Safety Element requiring periodic review of the City's Development Impact Fee requirements, proportional share participation in the financial costs of public services and facilities, maintaining adequate staffing levels, providing adequate access for emergency vehicles and evacuation routes, and requiring certain types of development that may generate higher demand or special needs to mitigate the demands/needs.

These impacts were adequately addressed in Chapter 3.12 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to public services of the City.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to public services incorporated as goals and policies in the Manteca General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for the proposed Project to ensure consistency with the General Plan and compliance with City rules and regulations.

*Responses to Checklist Questions***Response a):**

i) Fire Protection and Emergency Medical Services: Less than Significant. The proposed Project is located within the jurisdiction of the Manteca Fire Department (MFD). All new future construction would meet all applicable building and safety codes and would be required to be reviewed for safety access. The project would not require the development of any new MFD facilities. Emergency vehicle access is anticipated to be sufficient since the onsite road would connect to the entrance of the project site and emergency vehicles would have adequate ability to turn around on the Project site. Furthermore, 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 as COAs prior to project approval, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would fund capital and labor costs associated with fire protection services.

To provide adequate fire protection and suppression services to the Project site, the MFD must have access to adequate onsite hydrants with adequate fire-flow pressure available to meet the needs of fire suppression units. The final site plans and development specifications developed for the proposed Project will indicate the location and design specifications of the fire hydrants that will be required within the Project site.

The proposed Project would comply with all applicable General Plan policies related to reducing fire risks. Project plans would also be reviewed by the MFD to ensure that the Project site is acceptable for fire safety purposes. The proposed Project is consistent with the Residential land use designation for the Project site, and therefore to the extent that the project would increase demand for fire protection services was previously considered by the General Plan EIR. The project would not result in new or substantially more severe impacts than identified in the General Plan EIR, no mitigation measures are required, and the criteria for requiring further CEQA review are not met. Therefore, this is considered a **less than significant** impact.

ii) Police Protection: Less than Significant. Impact fees from new developments are collected based upon projected impacts from each development by the City as COAs prior to project approval. 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, and other revenues generated by the project, would fund capital and labor costs associated with police services.

Upon annexation into the City of Manteca, the Project site would be served by the Manteca Police Department. As previously discussed, the proposed Project is consistent with the Residential land use designation for the Project site, and therefore the extent that the project would increase demand for police protection services was previously considered by the General Plan EIR. The project would not result in new or substantially more severe impacts than identified in the General Plan EIR, no mitigation measures are required, and the criteria for requiring further CEQA review are not met.

It is not anticipated that implementation of the proposed Project would result in significant new demand for police services. Project implementation would not require the construction of new police facilities to serve the Project site, nor would it result in impacts to the existing response times and existing police protection service levels. Therefore, this is considered a **less than significant** impact.

iii) Schools: Less than Significant. All new residential development in the City is required to pay a developer impact fee to fund school improvement projects to mitigate impacts to school facilities, as applicable. The development impact fee is the source of school capital improvement funding provided by new development. 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 improvements associated with school services. According to Government Code Section 65996, the development fees authorized by SB 50 (1998) are deemed to be “full and complete school facilities mitigation” for any demands or impacts on school facilities caused by new development. The proposed Project includes the development of 68 additional housing units. The number of students generated by the proposed residential Project would be consistent with the levels assumed in General Plan EIR as the project is consistent with General Plan’s land use assumptions for the Project site.

Payment of development fees is considered to fully mitigate the impacts of new development on school facilities under Section 65996 of the California Government Code. Therefore, the proposed Project would not result in new or substantially more severe impacts than identified in the General Plan EIR. No mitigation measures are required and the criteria for requiring further CEQA review are not met. Therefore, this is considered a **less than significant** impact.

iv) Parks: Potential project impacts to parks and recreational facilities are addressed in Section XVI below.

v) Other Public Facilities: Less than Significant. The project is within the scope of projected growth under the General Plan and the anticipated uses on the Project site are assumed in the General Plan EIR. The project would result in the construction of an additional 68 residential units that would increase demand for other public facilities.

As described in the General Plan EIR Impact 3.12-1 the General Plan implementation potential to result in adverse physical impacts associated with the deterioration of other public facilities, such as the Manteca Branch Library, a branch of the Stockton-San Joaquin County Public Library (SSJCPL) library facilities, was found to be less than significant. Development anticipated under the proposed Project would be consistent with development levels analyzed in the Manteca General Plan EIR. In-lieu fees would be required upon issuance of a building permit. In-lieu fees would ultimately fund the construction of other public facilities to offset the increased demand for these facilities. Therefore, the project would not result in new or substantially more severe impacts than identified in the General Plan EIR. No mitigation measures are required and the criteria for requiring further CEQA review are not met. Therefore, this is considered a **less than significant** impact.

XVI. RECREATION

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would be anticipated to increase the use of, and demand for, recreational facilities. As mentioned prior, using the most recent Department of Finance (2024) estimates for the average number of persons residing in a dwelling unit in the City of Manteca of 2.99, the addition of 68 housing units could increase the population of the city by an estimated 203 persons. As discussed below, the General Plan has established a parkland standard of 5 acres of developed neighborhood and community parkland per 1,000 residents. Therefore, the proposed Project has a park requirement of 1.01 acres. The proposed Project includes the development of a 2.09-acre basin/park, which includes 1.06 acres of dual use park/basin, and 1.03 acres of single use park. . Therefore, the proposed project meets the required General Plan standard for required parkland.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities because of the future urban development that was contemplated by the General Plan. These impacts included increased demand for parks and recreation (City of Manteca General Plan Draft EIR, pages 3.13-13 through 3.13-22). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation facilities. The General Plan has established a parkland standard of 5 acres of developed neighborhood and community parkland per 1,000 residents. The General Plan has adopted goals and policies to ensure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Community Facilities and Services Element, which mitigates these impacts to a less than significant level.

In addition, compliance with state and local standards related to the provision of public services and facilities and the application of General Plan goals and policies would assist in minimizing or avoiding impacts to public services and facilities, as noted above. The General Plan did not

identify any mitigation measures, but did include policies that would serve to minimize potential impacts to park and recreational facilities of the City.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to recreation incorporated as goals and policies in the Manteca General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Responses a), b): Less than Significant. As discussed in the General Plan EIR, new residents from development allowed by the General Plan would increase the demand for recreational opportunities and facilities. In addition, the proposed Project includes construction of additional parks or recreational facilities. The General Plan contains policies and actions that would support parkland goals, and, as described in the City of Manteca Municipal Code, the Fee Schedule VI Development Fee establishes parkland dedication and/or fee requirements for new development. The collection of fees and determined fair share fee amounts are adopted by the City as COAs for all new development projects prior to project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued park facilities for all City residents.

Furthermore, the project is within the scope of projected growth under the General Plan and the anticipated uses on the Project site areas assumed in the General Plan EIR. The project would not result in new or substantially more severe impacts than identified in the General Plan EIR. The criteria for requiring further CEQA review are not met. As such, this is a **less than significant** impact.

XVII. TRANSPORTATION

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	

Project Impacts:

The development of the proposed Project would result in construction activities and the occupation of the residential buildings that would result in transportation impacts because an undeveloped site will become developed. The project proposes construction of the following new streets within the site:

- Six New Residential Streets:
 - o Streets: Cork Oak Lane extension, Black Pine Way extension, Street 1, Street 2, Street 3, and Street 4.
 - o Right-of-Way (ROW): 50 feet.
 - o Features: Five-foot wide sidewalks on both sides and a 36-foot curb-to-curb width that includes a travel lane and a parking lane in both directions.
- One New Collector Street
 - o Street: Vasconcellos Avenue extension.
 - o ROW: 60 feet.
 - o Features: Five-foot wide sidewalks on both sides and a 44-foot curb-to-curb width that includes a travel lane and a parking lane in both directions.

Project Trip Generation

This section presents the forecasted project trip generation, including trip distribution and assignment. It also includes the recommended study intersections to be evaluated as part of the upcoming LTA based on the City's TIA Guidelines.

Trip Generation

The project's trip generation was estimated using trip rates published in the Trip Generation Manual 11th Edition (Institute of Transportation Engineers, 2021). Table Traffic-1 displays the estimated number of daily, AM peak hour, and PM peak hour vehicle trips for the proposed

project. As shown in Table Traffic-1, the project is projected to generate 708 daily, 52 AM peak hour, and 69 PM peak hour trips.

Table Traffic-1: Project Trip Generation

LAND USE	QUANTITY	DAILY TRIPS	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Single-family detached housing (ITE 210)	68 Dwelling Units	708	13	39	52	44	25	69

NOTES:

TRIP GENERATION IS BASED ON ITE 210 TRIP RATES PUBLISHED IN TRIP GENERATION MANUAL 11TH EDITION (INSTITUTE OF TRANSPORTATION ENGINEERS, 2021).

FITTED CURVE EQUATION:

DAILY: $LN(T) = 0.92 LN(X) + 2.68$

AM PEAK HOUR: $LN(T) = 0.91 LN(X) + 0.12$

PM PEAK HOUR: $LN(T) = 0.94 LN(X) + 0.27$

% IN / % OUT:

AM PEAK HOUR: 26% / 74%

PM PEAK HOUR: 63% / 37%

SOURCE: FEHR & PEERS, 2024.

Trip Distribution

Project trips were distributed using the City of Manteca General Plan travel demand model, which accounts for location of complementary land uses and likely paths that will be used to travel to and from the site. Project trip distribution is presented below:

- 68% of trips travel to/from Louise Avenue west of Pestana Avenue
- 10% of trips travel to/from Pestana Avenue south of Louise Avenue
- 19% of trips travel to/from Autin Road south of Louise Avenue
- 2% of trips travel to/from Autin Road north of Louise Avenue
- 1% of trips travel to/from Louise Avenue east of Austin Road

Trip Assignment

Trips generated by the project were assigned to the roadway network according to the trip distribution summarized above. Table Traffic-2 presents the estimated trip assignment for key intersections near the project site.

Table Traffic-2: Project Trips at Nearby Intersections

AM	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
Louise Ave/Pestana Ave			1		1	7	3	6		3	19	
Louise Ave/Vasconcellos Ave / Project Driveway				9		22	7					3
Louise Ave/Austin Rd	2					1	1	1	7			

PM	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
Louise Ave/Pestana Ave		1	3		1	4	8	22		2	12	
Louise Ave/ Vasconcellos Ave / Project Driveway				6		14	25					10
Louise Ave/Austin Rd	8					1	1		5		1	

NOTES:

L = LEFT-TURN MOVEMENT, T = THROUGH MOVEMENT, R = RIGHT-TURN MOVEMENT

PROJECT TRIPS ARE ROUNDED TO THE NEAREST WHOLE NUMBER.

SOURCE: FEHR & PEERS, 2024.

The proposed project is projected to generate 708 daily, 52 AM peak hour, and 69 PM peak hour trips during typical weekday conditions. The City of Manteca requires preparation of a non-CEQA LTA. Fehr & Peers has been retained by the applicant to prepare an LTA for review and approval by the City.

The project is consistent with the City of Manteca General Plan, zoning standards, and other local plans and policies related to the land use designations, including density limits, and the circulation system. The Project is not anticipated to increase transportation related hazards and will provide adequate emergency vehicle access. Given its consistency with the General Plan and its proximity within a half-mile of two transit stops, the project is presumed to not require additional CEQA VMT analysis.

Responses to Checklist Questions

Response a): Less than Significant. Fehr and Peers reviewed the City of Manteca 2040 General Plan (2023), City of Manteca Public Facilities Improvement Plan (PFIP, 2013), City of Manteca Active Transportation Plan (2020), and existing transit service to determine if the proposed project results in any inconsistencies with adopted transportation related policies or design standards.

Manteca General Plan

Land Use & Zoning: The adopted City of Manteca General Plan designates the project site as low density residential allowing 2.1 to 8.0 dwelling units per acre. The project is consistent with the adopted General Plan land use designation and density as the project proposes an average density of 3.4 single family dwelling units per acre.

Transportation: Relevant policies include:

- **Policy C-2.6:** Align residential and collector street intersections with collector and arterial streets with other residential and collector streets, where feasible, to maintain a high degree of connectivity between neighborhoods, minimize circuitous travel, and to allow bicyclists and pedestrians to travel more conveniently and more safely from one neighborhood to another without using major streets.

- **Policy C-2.1:** Promote development of a future roadway system as shown in the Major Streets Master Plan, Figure C-1, with streets designed in accordance with the City's standard plans to provide multiple, direct and convenient routes for all modes and to provide high volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility.
- **Policy C-2.12:** Require new development to establish joint-use driveways and/or cross access easements to provide access when feasible and/or if: 1) located on street segments identified in C-1.2, 2) located on streets with intersections approaching not meeting LOS D, or 3) the shared access will reduce vehicle miles traveled as determined by the City's Development Services Department. The requirement is intended to preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads, providing more efficient connections to destinations, and reducing air emissions.

The proposed roadway layout maintains a high degree of connectivity between the neighborhoods by connecting with the neighborhood at Cork Oak Lane and Black Pine Way. This will reduce circuitry and allow for more direct access to the existing neighborhood to the west. The proposed project driveway at the Louise Avenue / Vasconcellos Avenue intersection provides joint access between the neighborhood to the south and the proposed project.

The City's design standards shown on Drawing No. ST-2 in the Standard Street Cross Sections (City of Manteca, 2004) require a minimum 50-foot ROW, 36-foot curb-to-curb width, and five-foot wide sidewalks on both sides of the street for new residential streets. The proposed cross-section for new residential streets (Cork Oak Lane extension, Black Pine Way extension, Street 1, Street 2, Street 3, and Street 4) meets the minimum City of Manteca design standards for residential streets.

Drawing No. ST-2 in the Standard Street Cross Sections (City of Manteca, 2004) also shows design standards for new small collector streets, which require a minimum 60-foot ROW, 44-foot curb to-curb width, and five-foot wide sidewalks on both sides of the street. The proposed cross section for the Vasconcellos Avenue extension meets the minimum City of Manteca design standards for small collector streets.

Transit Network: Existing transit routes and stops in the vicinity of the project site are summarized in Table Traffic-3. Two existing bus stops for Route 3 are provided within a half-mile walk of the project site. Transit service is provided by Manteca Transit, Route 3 serves north Manteca with connections to the Manteca Transit Center and Downtown Manteca.

The project can lead to increased transit ridership along existing routes given that the project site is within a half-mile of the nearest transit stop. The project is not expected to conflict with existing or planned transit services.

Table Traffic-3: San Joaquin RTD Routes in the Project Vicinity

ROUTE	ROUTE LIMITS	NEAREST STOP (DISTANCE FROM PROJECT SITE)	WEEKDAYS		WEEKENDS	
			HOURS	HEADWAY ¹	HOURS	HEADWAY ¹
3	Diamond Oak Park to Manteca Transit Center to East Union High School	Louise Avenue / Empire Lane (0.50 miles)	6:00 AM – 6:48 PM	60 minutes	9:00 AM – 3:48 PM	60 minutes

NOTES:

THE FREQUENCY, OR INTERVAL OF TIME BETWEEN BUSES TRAVELING IN ANY GIVEN DIRECTION ALONG A DESIGNATED ROUTE.

ROUTES 378, 380, AND 390 MAY BE TEMPORARILY SUSPENDED.

SOURCE: SAN JOAQUIN RTD WEBSITE, MAY 2024.

The proposed project aligns with adopted transportation-related programs, plans, ordinances, and policies. The project's street improvements are consistent with adopted plans and design standards. Therefore, the project is not expected to impact the proposed and surrounding circulation system, including planned transit, roadway, bicycle, and pedestrian facilities.

Bicycle Network

Manteca Active Transportation Plan

The City of Manteca Active Transportation Plan identifies the following planned improvements near the project site:

- Planned Class II bike lanes along both directions of Louise Avenue between Pestana Avenue to Austin Road

The project proposes frontage improvements along Louise Avenue. These improvements are assumed to include median adjustments to provide adequate left-turn access to the site, as well as enhancements to travel lanes, a Class II bike lane, and a new sidewalk with landscape buffers on each side. These improvements will extend from the Louise Avenue centerline to the ROW limit along the southern boundary of the project site, with a minimum cross-section distance of 54 feet from the centerline to the ROW line.

As part of the project, a westbound Class II bike lane will be implemented along the Louise Avenue frontage. This will not preclude the future implementation of an eastbound Class II bike lane, which is expected to be constructed by others. In general, improvements south of the Louise Avenue centerline are expected to be implemented by others as the project is only proposing frontage improvements for the segment north of the centerline. The proposed improvements along westbound Louise Avenue align with the City of Manteca Active Transportation Plan and are not expected to conflict with planned bicycle network improvements or the City of Manteca design standards.

Pedestrian Facilities

Primary access between the project site and surrounding neighborhood will be provided via new connections to the existing Cork Oak Lane and Black Pine Way. All existing streets connecting to

the west side of the project site provide four-foot-wide sidewalks with a five-foot wide landscaped buffer between the sidewalk and the gutter. The project proposes five-foot-wide sidewalks on both sides of all new residential and collector streets with rolled curbs. The four foot-wide sidewalks meet the minimum City of Manteca design standards for local residential streets.

The project proposes eight-foot-wide sidewalks with six-foot-wide landscape buffers on both sides of the sidewalk along the Louise Avenue site frontage. This design meets the minimum cross-sectional requirements specified on the Plate E-2.03 drawings of the the PFIP design standards for Louise Avenue. The project proposes continuous and connected sidewalks throughout the site and will connect to the existing sidewalk network along Louise Avenue, Cork Oak Lane and Black Pine Way.

Policy Consistency Determination

The proposed project aligns with adopted transportation-related programs, plans, ordinances, and policies. The project's street improvements are consistent with adopted plans and design standards. Therefore, the project is not expected to impact the proposed and surrounding circulation system, including planned transit, roadway, bicycle, and pedestrian facilities.

The payment of applicable traffic impact fees by the proposed Project would ensure that the project pays its fair-share of capital improvement fees towards the future transportation system improvements and expansions. Payment of these fair-share traffic impact fees would assist the City with implementation of various improvements, to maintain acceptable levels of service throughout the City.

The proposed Project would not induce any additional required improvements. The collection of fees and determined fair share fee amounts are adopted by the City as COAs for all new development projects prior to project approval. The payment of the required traffic impact fees to the City of Manteca would reduce project-related traffic impacts to a **less than significant** level.

Moreover, the project is within the scope of projected growth under the General Plan and the anticipated uses on the Project site as assumed in the General Plan EIR. The project is considered planned growth under the General Plan and was considered in the analysis of the General Plan EIR, which acknowledged LOS impacts from buildout of the City. Therefore, the proposed Project would not result in new or substantially more severe LOS impacts than identified in the General Plan EIR. Therefore, this is a **less than significant** impact.

Response b): Less than Significant. As of July 1, 2020, CEQA Guidelines Section 15064.3(b) states that the recommended metric for the evaluation of transportation impacts is VMT. It outlines the criteria for analyzing a project's transportation impacts. For land use projects, this section states that "vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact."

According to City of Manteca SB 743 Implementation Policy (City of Manteca, 2022), a project would result in a significant transportation VMT impact if it would:

- Not qualify for screening per the screening criteria outlined in the City's VMT screening guidelines, which states that a project may be screened from additional VMT analysis if it complies with one or more of the following conditions: (1) is a small project generating fewer than 1,000 trips a day and consistent with City's General Plan; or (2) 100% affordable housing; or (3) is local-serving retail less than 125,000 square feet in building floor area; or (4) located in a High-Quality Transit Area; or (5) located in a low VMT area.
- Exceed the applicable VMT threshold, which for a residential project is set to 15% below Citywide baseline for VMT per single-family dwelling unit.

The proposed project does qualify for screening criteria (1) listed above given that the project would generate fewer than 1,000 daily trips and is consistent with the City's General Plan land use designation and density limits established by the City of Manteca for the project site.

VMT Screening Determination

The project meets the small project screening criteria specified in the City of Manteca SB 743 Implementation Policy (City of Manteca, 2022) since the project is consistent with the General Plan land use plan and zoning standards. As a result, the project is presumed to not require a detailed VMT analysis for CEQA purposes.

Furthermore, CEQA Guidelines Section 15183(a) states that: "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant

effects which are peculiar to the project or its site." The General Plan Environmental Impact Report (EIR) , which was certified in 2023, identified a significant and unavoidable VMT impact on the transportation system. The project proposes detached single-family homes with an average density of 3.8 dwelling units per acre, which is consistent with the low-density residential land use designation of the General Plan. The project would not result in new or substantially more severe impacts and the criteria for requiring further CEQA review are not met. This impact would be **less than significant**.

Response c): Less than Significant. Proposed street sections (provided in Appendix B of the Traffic Analysis) for new streets to be constructed by the project meet the minimum City of Manteca design standards (City of Manteca Standard Street Cross Sections, ST-2) for residential streets. The project also meets the City's PFIP improvement design standards for proposed Louise Avenue improvements along the site frontage. Furthermore, proposed street improvements would provide continuous and connected sidewalks. Although the project does not propose on-site dedicated bike lanes, the proposed on-site streets are expected to be low volume and low speed, which would facilitate a low stress bicycling environment

The proposed improvements and corresponding design features are compatible with the proposed and neighborhood uses; therefore, no impact would occur.

Implementation of the proposed Project would not result in a geometric design feature that is inconsistent with applicable design standards for the City of Manteca. The project would not result in a significant change to the vehicle mix or speed of traffic that is not compatible with the design of existing or planned facility design. The project does not propose any new roadways or transportation facilities that would be inconsistent with applicable design standards for the City of Manteca. Therefore, the proposed Project would not result in a change to the vehicle mix or speed of traffic that is not compatible with the design of existing or planned roadways and transportation facilities. This impact would be **less than significant**.

Response d): Less than Significant. The project includes three access points (on Louise Avenue, Cork Oak Lane, and Black Pine Way) connecting the project site with the surrounding neighborhood. All proposed on-site streets would provide a minimum clear width of 20 feet, meeting the City of Manteca Fire Code minimum 20 foot clear-width requirement for streets that provide access to buildings under 30 feet in height.

The internal circulation is designed to meet City code for emergency vehicle access and would maintain high levels of emergency vehicle accessibility and mobility, which ensures vehicles have the necessary access when responding to an emergency. Therefore, this is considered a **less than significant** impact.

XVIII. TRIBAL CULTURAL RESOURCES

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
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:			X	
a) 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	
b) 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	

Project Impacts:

The Project site does not contain any resources that are listed with the California Register of Historical Resources or that have been determined by the lead agency to have significance to a California Native American Tribe. No impacts to tribal cultural resources are anticipated.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural, and paleontological resources within the Planning area because of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Manteca General Plan Draft EIR, pages 3.5-13 through 3.5-20). However, the General Plan contains goals, policies, and actions for the preservation and treatment of archaeological, historical, cultural, and paleontological resources. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Resource Conservation Element

- RC-11.1. Protect important historic resources and use these resources to promote a sense of place and history in Manteca.
- RC-11.2. Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational

facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.

- RC-11.3. Do not approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by CEQA and the National Historic Preservation Act.
- RC-11.4. Require that the proponent of any development proposal in an area with potential archaeological resources, and specifically near the San Joaquin River and Walthall Slough, and on the east side of State Highway 99 at the Louise Avenue crossing, shall consult with the California Archaeological Inventory, Stanislaus State University to determine the potential for discovery of cultural resources, conduct a site evaluation as may be indicated, and mitigate any adverse impacts according to the recommendation of a qualified archaeologist. The survey and mitigation shall be developer funded.
- RC-11.9. Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- RC-11.10. Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- RC-11.11. Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18, consult as necessary with Native American tribes that may be interested in proposed new development and land use policy changes.

Implementation: Resource Conservation Element

- RC-11a. Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.
- RC-11b. Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

- RC-11c. Require all City permits for reconstruction or modification of existing buildings to include the submittal of a photograph of the existing structure or site. The intent is to create a record of the buildings in the City over time. A photograph will also be required for vacant sites that will be modified with new construction of new buildings or other above ground improvements.
- RC-11d. Incorporate significant archaeological sites, where feasible, into open space areas.
- RC-11e. Continue to inventory historic sites throughout the City. The inventory should contain a narrative of the significant facts regarding the historic events or persons associated with the site, and pictures of the site.
- RC-11f. Continue to support the local historical society in their efforts to:
 - o Archive historic information, including photographs, publications, oral histories and other materials, and
 - o make the information available to the public for viewing and research.
- RC-11g. Encourage the placement of monuments or plaques that recognize and celebrate historic sites, structures, and events.
- RC-11j. Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:
 - o If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and
 - o If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Joaquin County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

The General Plan policies would protect historical archaeological deposits in the EIR planning area by providing for the early detection of potential conflicts between development and

resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation. Implementation of the proposed action identified above, as well as compliance with federal, State, and local laws and regulations, would reduce potential impacts to historical archaeological deposits to a less-than-significant level.

Responses to Checklist Questions

Responses a-b): According to the General Plan EIR, cultural resources have been identified within the Manteca Planning Area, however no prehistoric sites, historic sites, historic buildings, archaeological resources, or paleontological resources have been recorded on the project site. Nevertheless, the proposed Project is in a region where cultural resources have been recorded and there remains a potential that undocumented archaeological resources that may meet the Tribal Cultural Resource definition could be unearthed or otherwise discovered during ground-disturbing and construction activities.

Due to the possible presence of undiscovered/undocumented archeological or Tribal Cultural Resources within the project site, appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction and/or operational activities, including human remains, would be required. The Manteca General Plan includes policies and actions that would reduce impacts to cultural, historic, and archaeological resources, as well as policies and actions for the conservation of cultural, historic, and archaeological resources. As such, the proposed Project is consistent with the adopted vision and uses identified within the General Plan, and would not result in any new or increased impacts beyond those that were already addressed in the General Plan EIR. The General Plan EIR determined that impacts to these environmental topics were less than significant. These impacts were adequately addressed in Chapter 3.5 of the General Plan EIR. The proposed Project would not result in a new or substantially more severe impact than what was previously analyzed. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to archaeological, historical, cultural, and paleontological resources of the City. Furthermore, in accordance with the City of Manteca General Plan, a cultural resources constraints analysis was prepared for the project, which included several recommendations to be incorporated into the construction of the proposed Project. These recommendations have been incorporated into the following project requirements. Implementation of the following project requirement would ensure the potential impacts are **less than significant**.

Project Requirement(s)

Project Requirement TRI-1: *If presently undocumented buried archaeological deposits are encountered during future project-associated construction activities, work must cease within a 50-foot radius of the discovery. A qualified archaeologist must be retained to document the discovery, assess its significance, and recommend treatment. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the San Joaquin County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be of Native American origin, the Coroner will notify the Native American Heritage*

Commission, which will in turn appoint a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with the project proponent/applicant and a qualified archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.

XIX. UTILITIES AND SERVICE SYSTEMS

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment 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 reductions goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Project Impacts:

The proposed Project includes the development of a 68 single-family lot residential subdivision and would be anticipated to increase the use of, and demand for utilities and service systems. Public utilities will be constructed with the proposed Project, including the extension of water, sewer, storm, and dry utilities into the Project site. 12" and 8" water mains will service each lot of the subdivision, and tie into all existing stubs in the surrounding streets. Fire hydrants will be installed per City of Manteca standards. 8" sewer mains will service each lot of the subdivision, and tie into all existing stubs in the surrounding streets. 15", 18", and 24" Storm mains will be installed within the subdivision to serve the project. Storm runoff will be treated by stormwater treatment devices, then conveyed into the existing 12" mains that run at Lousie Avenue, Cork Oak Lane, and Black Pine Way. A 2.08 on-site detention basin and pump station is proposed within the Project site with a proposed basin volume of 3.38 acre-ft. Existing septic system and water well to be abandoned or destroyed per San Joaquin County standards. Dry utilities will be installed within 10' Public Utility Easements (P.U.E.) along all street frontages.

As discussed in greater detail below, there is adequate wastewater treatment and water capacity to meet the water and wastewater treatment demands of the proposed Project, and no

expansions would be required because of the project. Utility extensions to the Project site are nearby and would need to extend services to serve the project area

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on the demand for utilities and service systems because of the future urban development that was contemplated by the General Plan. These impacts included increased demand for utilities and service systems (City of Manteca General Plan Draft EIR, pages 3.15-9 through 3.15-46). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems. In addition, compliance with state and local standards related to the provision of utilities and service systems and the application of General Plan goals and policies would assist in minimizing or avoiding impacts to utilities and service systems, as noted above. The General Plan did not identify any mitigation measures, but did include policies that would serve to minimize potential impacts to utilities and service systems of the City. The following are General Plan policies presented in the General Plan EIR relative to this environmental topic:

Policies: Community Facilities Element

- CF-6.1. Ensure the water system and supply is adequate to meet the needs of existing and future development and is utilized in a sustainable manner.
- CF-6.2. Ensure safe drinking water standards are met throughout the community.
- CF-6.3. Pursue additional water supply agreements to supplement the City's existing system in order to meet projected demand and to reduce the City's reliance on groundwater resources.
- CF-6.4. Ensure that the City's water supply provides for and supports a balance of jobs and housing in future development.
- CF-6.5. Prohibit extension of City water services to unincorporated areas except in extraordinary circumstances. Existing commitments for City water service outside the City limits shall continue to be honored.
- CF-6.7. Ensure that all new development provides for and funds a fair share of the costs for adequate water distribution, including line extensions, easements, and plant expansions.
- CF-6.8. Continue efforts to reduce potable water use and increase water conservation.
- CF-6.9. Encourage the use of recycled water for industrial uses and landscape irrigation where feasible, within the parameters of State and County Health Codes and standards.
- CF-6.10. Consider the effect of incremental increases in the demands on groundwater supply and water quality when reviewing development applications.
- CF-7.1. Ensure adequate wastewater collection and treatment infrastructure to serve existing and future development and the safe disposal of wastes.
- CF-7.2. Develop new sewage treatment and trunk line capacity as necessary to serve new development. The City shall incorporate current technologies into the design and operation of these facilities.

- CF-7.3. Only extend sewer services to unincorporated areas under extraordinary circumstances. Existing commitments for sewer service outside the city limits shall continue to be honored.
- CF-7.5. Maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.
- CF-7.6. Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public safety.
- CF-8.1. Maintain and improve Manteca's storm drainage facilities.
- CF-8.2. Require all development projects to demonstrate how Stormwater runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the City's NPDES Municipal Regional Permit. Project applicants shall mitigate any drainage impacts as necessary and shall demonstrate that the project will not result in any increase in off-site runoff during rain and flood events.
- CF-8.3. Continue to allow dual-use detention basins for parks, ball fields, and other uses where appropriate.
- CF-8.4. Incorporate recreational trails and parkway vegetation design where open stormwater facilities are appropriate and ensure that vegetation does not reduce channel capacity.
- CF-8.5. Maintain drainage channels in a naturalized condition where appropriate, incorporating recreational trails, parkway vegetation, and other amenities and ensuring that vegetation does not reduce channel capacity, and consistent with the Resource Conservation Element.
- CF-11.1. Continue to require mandatory refuse collection throughout the city.
- CF-11.2. Implement and enforce the provisions of the City's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.
- CF-11.3. Reduce municipal waste generation by increasing recycling, on-site composting, and mulching, where feasible, at municipal facilities, as well as using resource efficient landscaping techniques in new or renovated medians and parks.
- CF-11.4. Encourage residential, commercial, and industrial recycling and reuse programs and techniques.
- CF-11.5. Coordinate with and support other local agencies and jurisdictions in the region to develop and implement effective waste management strategies and waste-to-energy technologies.
- CF-11.6. 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.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals

and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Responses a), c): Less than Significant. Municipal wastewater is treated at the City's Wastewater Quality Control Facility (WQCF), which treats municipal sanitary sewage from the City of Manteca, portions of Lathrop, and Raymus Village, just northeast of Manteca. Per contractual agreement, 8.42 mgd of plant capacity is allocated to the City of Manteca and 1.45 mgd is allocated to the City of Lathrop. The WQCF treats an average dry weather flow (ADWF) of about 6 mgd and has an average dry weather design capacity of 9.87 mgd. The anticipated buildout ADWF within areas served by the WQCF is 27 mgd (EDAW, 2007). Wastewater treatment requirements for discharges from the Manteca WQCF are set forth in CVRWQCB Order No. R5-2015-0026 NPDES NO. CA0081558.

The General Plan EIR concluded that wastewater generation and discharges from development allowed under the General Plan would not cause exceedances of wastewater treatment requirements for effluent or capacity of the WQCF, and impacts would be less than significant. The City has adequate capacity to serve the project's projected demand for wastewater treatment services in addition to its existing commitments, and no improvements or expansions to the existing WQCF are required to serve the proposed Project. The addition of project-generated wastewater would not result in any CVRWQCB violations related to effluent treatment or discharge.

The General Plan designates the Project site for Residential use and the proposed Project is consistent with that land use designation. Therefore, the proposed Project is considered planned growth and to the extent that the project would require new or expanded water, wastewater, stormwater, electrical and natural gas facilities, this was previously considered by the General Plan EIR. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR. The criteria for requiring further CEQA review are not met. Implementation of the proposed Project would have a **less than significant** impact.

Response b): Less than Significant. The City of Manteca has prepared an Urban Water Management Plan (UWMP 2020) that predicts the water supply available to the City of Manteca in normal, single-dry, and multiple-dry years out to 2045.

The construction of the proposed Project would increase water demand on-site. The General Plan designates the Project site for Residential use and the proposed Project is consistent with that land use designation. Furthermore, the General Plan EIR concluded that the City of Manteca will have sufficient water supplies to meet the projected demands from development allowed by the General Plan, and therefore has sufficient water supplies available to serve the proposed Project from existing entitlements and resources, and would not require new or expanded entitlements during normal, dry, and multiple dry years. The proposed Project is considered planned growth and to the extent that the proposed Project would require additional water supply, this was

previously considered by the General Plan EIR. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR. The criteria for requiring further CEQA review are not met. Therefore, this is a **less than significant** impact.

Responses d), e): Less than Significant. The proposed Project would not generate significant or abnormal volumes of solid waste. Because the General Plan EIR determined that solid waste capacity is adequate to serve the demand resulting from General Plan build-out and the proposed Project's use is consistent with the General Plan land use designation for the project site and would not result in new or increased impacts. Furthermore, the General Plan EIR concluded that construction and operation of development allowed under the General Plan would not conflict with State and local regulations governing solid waste disposal and diversion, and the proposed General Plan includes policies and actions to promote consistency with other solid waste regulations. The proposed Project would be required to comply with all federal, state, and local regulations regarding solid waste. To the extent that the proposed Project would generate both construction and operational solid waste, this was previously considered by the General Plan EIR. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan FEIR. The criteria for requiring further CEQA review are not met. Therefore, this is a **less than significant** impact.

XX. WILDFIRE

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</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	
b) 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	

Project Impacts

The Project site is not located in or near a State Responsibility Area (SRA). The City of Manteca is not categorized as a "Very High" Fire Hazard Severity Zone (FHSZ) by CalFire.

Prior Environmental Review:

The General Plan EIR analyzed the anticipated impacts of wildland fires that would occur because of the future urban development that was contemplated by the General Plan. These impacts included exposure of people or structures to significant risk of loss, injury or death involving wildland fires, impairment, or interference with implementation of emergency response and evacuation plans and cumulative hazard impacts (City of Manteca General Plan Draft EIR, page 3.16-7). The analysis concluded that because there are no High or Very High FHSZs within the EIR planning area, and because existing State and local regulations, combined with General Plan policies and actions, would further prevent the exposure of people and structures to significant risks from wildland fires, the impact would be less than significant.

As discussed in the General Plan EIR, the General Plan includes policies and actions that support effective response in the event of an emergency, including from a wildfire. In addition, the General Plan ensures that there are adequate fire protection service providers in the event of a fire by directing the City to maintain adequate staffing levels to support achieving the City's service level goals for fire protection. Furthermore, as discussed in Section 3.16 of the General Plan EIR, State

and City regulations have established structural fire resistance and protection standards, as well as requirements regarding debris and vegetation in wildfire hazard areas.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on wildland fire and emergency response incorporated as goals and policies in the General Plan, will be applied to the proposed Project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Responses to Checklist Questions

Response a): Less than Significant. The Project site would connect to an existing network of City streets. The appropriate turning radiuses have been planned to accommodate fire trucks on-site. The proposed circulation improvements would allow for greater emergency access relative to existing conditions. Moreover, the proposed Project would require building construction to meet the fire code requirements, and would have fire hydrants consistent with the standards of the City; such fire hydrants would assist with fire suppression efforts if a fire was to occur on or near the Project site. The proposed Project would also not impair an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed Project would not alter any roadways, access points, or otherwise degrade traffic operations and access to the area in such a way as to interfere with an emergency response or evacuation plan. Therefore, impacts from project implementation would be considered **less than significant** impact relative to adopted emergency response plans or evacuation plans. Moreover, the project would also be constructed consistent with California Fire Code requirements for emergency access as directed by the City's Fire Department preliminary review. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR.

Response b): Less than Significant. 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 Project site is in an area that is predominately residential, which is not considered at a significant risk of wildfire. There are no steep slopes on or near the Project site. Development of the project would not exacerbate fire risks. Therefore, impacts from project implementation would be considered **less than significant** impact relative to the spread of wildfire. Moreover, the project would also be constructed consistent with California Fire Code requirements for emergency access as directed by the City's Fire Department preliminary review. The General Plan EIR determined that implementation of the General Plan would have a less than significant impact relative to this topic. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR.

Response c): Less than Significant. The project includes development of infrastructure (water, sewer, and storm drainage) to serve the proposed residential buildings. The project does not

include the construction of fuel breaks, emergency water sources, or power lines. As noted above, the proposed Project would require fire hydrants consistent with the standards of the City, and such fire hydrants would assist with fire suppression efforts if a fire was to occur. The proposed infrastructure improvements would allow for decreased fire risk relative to existing conditions. Therefore, impacts from project implementation would be considered **less than significant** impact relative to infrastructure that may exacerbate fire risk. Moreover, the project would also be constructed consistent with California Fire Code requirements for emergency access as directed by the City's Fire Department preliminary review. The General Plan EIR determined that implementation of the General Plan would have a less than significant impact relative to this topic. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR.

Response d): Less than Significant. The proposed Project would require the installation of storm drainage infrastructure to ensure that storm waters properly drain from the Project site and does not result in downstream flooding or major drainage changes. Overall, impacts from project implementation would be considered **less than significant** impact relative to risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes. Moreover, the project would also be constructed consistent with California Fire Code requirements for emergency access as directed by the City's Fire Department preliminary review. The General Plan EIR determined that implementation of the General Plan would have a **less than significant** impact relative to this topic. For these reasons, the proposed Project would not result in new or more severe impacts disclosed in the General Plan EIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Significant Impact Peculiar to the Project or the Project Site</i>	<i>Significant Impact due to New Information</i>	<i>Impact Adequately Addressed in the General Plan EIR</i>	<i>Impact not Previously Addressed in General Plan EIR</i>
a) Does the project have the potential to 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?			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	

Project Impacts:

The preceding analysis demonstrates that these effects will not occur because of the proposed Project.

Responses to Checklist Questions

Response a): Less than Significant. As discussed in this document, the proposed Project would not result in new or substantially more severe impacts than identified in the General Plan EIR and would comply with applicable General Plan EIR mitigation measures. The criteria for requiring further CEQA review are not met. Therefore, these are **less than significant** impacts.

Response b): Less than Significant. The General Plan EIR assumed full development and buildout of the Project site, consistent with the use and density proposed by the project. The cumulative impacts associated with buildout of the City of Manteca General Plan, including the Project site, were fully addressed in the General Plan EIR. Additionally, as described throughout the analysis above, the proposed Project would not result in any significant individual or cumulative impacts that would not be reduced to less than significant levels through the application of uniformly applied development policies and/or standards. Therefore, this is considered a **less than significant** impact.

Response c): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant impacts that would have environmental effects which will cause substantial adverse effects on humans. The analysis in the relevant sections above provides the application of uniformly applied development policies and/or standards reduce any

potentially significant impacts on humans to less than significant levels. A variety of requirements including those related to aesthetics and light and glare, GHG and air quality, cultural resources, hazardous materials, seismic hazards, water pollution and water quality, and noise, ensure any adverse effects on humans are reduce to an acceptable standard. Therefore, this is considered a **less than significant** impact.

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Appendix A: AQ-GHG Data

Manteca 4-C Ranch Subdivision Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

3.3. Site Preparation (2025) - Unmitigated

3.5. Grading (2025) - Unmitigated

3.7. Building Construction (2025) - Unmitigated

3.9. Building Construction (2026) - Unmitigated

3.11. Paving (2026) - Unmitigated

3.13. Architectural Coating (2026) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Manteca 4-C Ranch Subdivision
Construction Start Date	3/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.40
Precipitation (days)	9.00
Location	37.814026186143195, -121.1867325447024
County	San Joaquin
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2131
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.26

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	68.0	Dwelling Unit	22.1	132,600	796,474	0.00	220	—

City Park	2.09	Acre	2.09	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	3.38	31.7	31.1	0.06	1.37	19.8	21.2	1.26	10.1	11.4	—	6,784	6,784	0.28	0.06	1.41	6,810
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	41.7	41.6	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,442	5,442	0.22	0.06	0.04	5,462
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.17	3.03	9.41	10.6	0.02	0.39	1.56	1.94	0.36	0.66	1.02	—	2,160	2,160	0.08	0.04	0.34	2,173
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.58	0.55	1.72	1.94	< 0.005	0.07	0.28	0.35	0.06	0.12	0.19	—	358	358	0.01	0.01	0.06	360

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

2025	4.02	3.38	31.7	31.1	0.06	1.37	19.8	21.2	1.26	10.1	11.4	—	6,784	6,784	0.28	0.06	1.41	6,810
2026	1.39	1.17	10.2	14.2	0.02	0.38	0.26	0.64	0.35	0.06	0.41	—	2,821	2,821	0.11	0.06	1.26	2,842
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.01	3.38	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,442	5,442	0.22	0.06	0.04	5,462
2026	41.7	41.6	10.2	14.0	0.02	0.38	0.26	0.64	0.35	0.06	0.41	—	2,800	2,800	0.11	0.06	0.03	2,820
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.25	1.05	9.41	10.6	0.02	0.39	1.56	1.94	0.36	0.66	1.02	—	2,160	2,160	0.08	0.03	0.30	2,173
2026	3.17	3.03	6.56	9.06	0.02	0.25	0.17	0.41	0.23	0.04	0.27	—	1,784	1,784	0.07	0.04	0.34	1,797
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.23	0.19	1.72	1.94	< 0.005	0.07	0.28	0.35	0.06	0.12	0.19	—	358	358	0.01	0.01	0.05	360
2026	0.58	0.55	1.20	1.65	< 0.005	0.05	0.03	0.08	0.04	0.01	0.05	—	295	295	0.01	0.01	0.06	298

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.5	8.38	5.10	55.3	0.14	2.35	7.41	9.76	2.26	1.89	4.15	407	10,660	11,067	5.94	0.40	32.3	11,367
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.95	7.82	5.65	45.5	0.14	2.35	7.41	9.76	2.26	1.89	4.15	407	9,995	10,403	5.97	0.43	1.76	10,681
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.42	6.65	4.79	35.8	0.10	0.61	7.37	7.99	0.59	1.87	2.47	121	9,599	9,720	4.61	0.41	14.5	9,973
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Unmit.	1.35	1.21	0.87	6.53	0.02	0.11	1.35	1.46	0.11	0.34	0.45	20.0	1,589	1,609	0.76	0.07	2.40	1,651

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.56	3.22	3.75	35.6	0.09	0.07	7.41	7.48	0.07	1.89	1.95	—	8,957	8,957	0.29	0.38	31.3	9,108
Area	6.91	5.13	0.85	19.4	0.05	2.24	—	2.24	2.16	—	2.16	370	726	1,096	1.74	< 0.005	—	1,140
Energy	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	958	958	0.11	0.01	—	963
Water	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	32.6	0.00	32.6	3.25	0.00	—	114
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Total	10.5	8.38	5.10	55.3	0.14	2.35	7.41	9.76	2.26	1.89	4.15	407	10,660	11,067	5.94	0.40	32.3	11,367
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.34	3.00	4.34	29.7	0.08	0.07	7.41	7.48	0.07	1.89	1.95	—	8,303	8,303	0.32	0.41	0.81	8,433
Area	6.55	4.79	0.81	15.6	0.05	2.24	—	2.24	2.15	—	2.15	370	716	1,085	1.74	< 0.005	—	1,129
Energy	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	958	958	0.11	0.01	—	963
Water	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	32.6	0.00	32.6	3.25	0.00	—	114
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Total	9.95	7.82	5.65	45.5	0.14	2.35	7.41	9.76	2.26	1.89	4.15	407	9,995	10,403	5.97	0.43	1.76	10,681
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.34	3.00	4.09	30.2	0.08	0.07	7.37	7.44	0.07	1.87	1.94	—	8,457	8,457	0.31	0.39	13.5	8,595
Area	4.03	3.62	0.20	5.40	0.01	0.50	—	0.50	0.48	—	0.48	83.0	166	249	0.39	< 0.005	—	259
Energy	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	958	958	0.11	0.01	—	963

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Water	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	32.6	0.00	32.6	3.25	0.00	—	114
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Total	7.42	6.65	4.79	35.8	0.10	0.61	7.37	7.99	0.59	1.87	2.47	121	9,599	9,720	4.61	0.41	14.5	9,973
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.61	0.55	0.75	5.50	0.02	0.01	1.35	1.36	0.01	0.34	0.35	—	1,400	1,400	0.05	0.07	2.24	1,423
Area	0.73	0.66	0.04	0.99	< 0.005	0.09	—	0.09	0.09	—	0.09	13.7	27.5	41.2	0.06	< 0.005	—	42.9
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	159	159	0.02	< 0.005	—	159
Water	—	—	—	—	—	—	—	—	—	—	—	0.88	3.03	3.91	0.09	< 0.005	—	6.83
Waste	—	—	—	—	—	—	—	—	—	—	—	5.39	0.00	5.39	0.54	0.00	—	18.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	1.35	1.21	0.87	6.53	0.02	0.11	1.35	1.46	0.11	0.34	0.45	20.0	1,589	1,609	0.76	0.07	2.40	1,651

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.86	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.16	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demoliti on	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.03	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demoliti on	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.62	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	125	125	< 0.005	0.01	0.01	127
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.04	7.04	< 0.005	< 0.005	0.01	7.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.17	1.17	< 0.005	< 0.005	< 0.005	1.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.11	0.09	0.87	0.83	< 0.005	0.04	—	0.04	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.02	0.02	0.16	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.05	0.91	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	162	162	0.01	0.01	0.60	165
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.07	0.72	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	146	146	< 0.005	0.01	0.02	148

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.11	4.11	< 0.005	< 0.005	0.01	4.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.68	0.68	< 0.005	< 0.005	< 0.005	0.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.80	3.20	29.7	28.3	0.06	1.23	—	1.23	1.14	—	1.14	—	6,599	6,599	0.27	0.05	—	6,622
Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	0.31	2.85	2.71	0.01	0.12	—	0.12	0.11	—	0.11	—	633	633	0.03	0.01	—	635
Dust From Material Movement	—	—	—	—	—	—	0.88	0.88	—	0.35	0.35	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.52	0.50	< 0.005	0.02	—	0.02	0.02	—	0.02	—	105	105	< 0.005	< 0.005	—	105
Dust From Material Movement	—	—	—	—	—	—	0.16	0.16	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.06	1.04	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	185	185	0.01	0.01	0.69	188
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.4	16.4	< 0.005	< 0.005	0.03	16.7

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.72	2.72	< 0.005	< 0.005	< 0.005	2.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Off-Road Equipm ent	0.56	0.47	4.33	5.41	0.01	0.18	—	0.18	0.16	—	0.16	—	995	995	0.04	0.01	—	998
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.10	0.09	0.79	0.99	< 0.005	0.03	—	0.03	0.03	—	0.03	—	165	165	0.01	< 0.005	—	165
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	0.07	1.28	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	226	226	0.01	0.01	0.84	230
Vendor	0.01	0.01	0.26	0.09	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	206	206	< 0.005	0.03	0.57	216
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.09	1.01	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	205	205	0.01	0.01	0.02	207
Vendor	0.01	0.01	0.27	0.09	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	206	206	< 0.005	0.03	0.01	215
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	87.0	87.0	< 0.005	< 0.005	0.15	88.3
Vendor	< 0.005	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	85.4	85.4	< 0.005	0.01	0.10	89.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.4	14.4	< 0.005	< 0.005	0.02	14.6

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.1	14.1	< 0.005	< 0.005	0.02	14.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.77	0.64	5.92	7.79	0.01	0.23	—	0.23	0.21	—	0.21	—	1,440	1,440	0.06	0.01	—	1,445
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Off-Road Equipment	0.14	0.12	1.08	1.42	< 0.005	0.04	—	0.04	0.04	—	0.04	—	238	238	0.01	< 0.005	—	239
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.06	1.18	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	222	222	< 0.005	0.01	0.76	225
Vendor	0.01	0.01	0.24	0.08	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	202	202	< 0.005	0.03	0.50	212
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	0.93	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	200	200	0.01	0.01	0.02	203
Vendor	0.01	0.01	0.26	0.09	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	202	202	< 0.005	0.03	0.01	211
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.57	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	123	123	< 0.005	0.01	0.20	125
Vendor	0.01	< 0.005	0.15	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.13	127
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.4	20.4	< 0.005	< 0.005	0.03	20.7
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.1	20.1	< 0.005	< 0.005	0.02	21.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.76	7.12	9.94	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.39	0.54	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.05	0.57	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	123	123	< 0.005	0.01	0.01	124
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.90	6.90	< 0.005	< 0.005	0.01	7.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Architectural Coating	41.5	41.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	2.27	2.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	0.41	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.1	40.1	< 0.005	< 0.005	< 0.005	40.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.25	2.25	< 0.005	< 0.005	< 0.005	2.28
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	324	324	0.05	0.01	—	327
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Total	—	—	—	—	—	—	—	—	—	—	—	—	324	324	0.05	0.01	—	327
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	324	324	0.05	0.01	—	327
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	324	324	0.05	0.01	—	327
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	53.6	53.6	0.01	< 0.005	—	54.2
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	53.6	53.6	0.01	< 0.005	—	54.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	634	634	0.06	< 0.005	—	636
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	634	634	0.06	< 0.005	—	636
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Single Family Housing	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	634	634	0.06	< 0.005	—	636
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	634	634	0.06	< 0.005	—	636
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	105	105	0.01	< 0.005	—	105
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	105	105	0.01	< 0.005	—	105

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	3.48	1.72	0.81	15.6	0.05	2.24	—	2.24	2.15	—	2.15	370	716	1,085	1.74	< 0.005	—	1,129
Consumer Products	2.84	2.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.23	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.36	0.34	0.04	3.86	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3	10.3	< 0.005	< 0.005	—	10.4

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Total	6.91	5.13	0.85	19.4	0.05	2.24	—	2.24	2.16	—	2.16	370	726	1,096	1.74	< 0.005	—	1,140
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	3.48	1.72	0.81	15.6	0.05	2.24	—	2.24	2.15	—	2.15	370	716	1,085	1.74	< 0.005	—	1,129
Consumer Products	2.84	2.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.23	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	6.55	4.79	0.81	15.6	0.05	2.24	—	2.24	2.15	—	2.15	370	716	1,085	1.74	< 0.005	—	1,129
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.14	0.07	0.03	0.64	< 0.005	0.09	—	0.09	0.09	—	0.09	13.7	26.6	40.4	0.06	< 0.005	—	42.0
Consumer Products	0.52	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.03	< 0.005	0.35	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.84	0.84	< 0.005	< 0.005	—	0.85
Total	0.73	0.66	0.04	0.99	< 0.005	0.09	—	0.09	0.09	—	0.09	13.7	27.5	41.2	0.06	< 0.005	—	42.9

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.30	18.3	23.6	0.55	0.01	—	41.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.88	3.03	3.91	0.09	< 0.005	—	6.83
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.88	3.03	3.91	0.09	< 0.005	—	6.83

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.24	0.00	—	114
City Park	—	—	—	—	—	—	—	—	—	—	—	0.10	0.00	0.10	0.01	0.00	—	0.34
Total	—	—	—	—	—	—	—	—	—	—	—	32.6	0.00	32.6	3.25	0.00	—	114
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.24	0.00	—	114
City Park	—	—	—	—	—	—	—	—	—	—	—	0.10	0.00	0.10	0.01	0.00	—	0.34
Total	—	—	—	—	—	—	—	—	—	—	—	32.6	0.00	32.6	3.25	0.00	—	114
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	5.37	0.00	5.37	0.54	0.00	—	18.8
City Park	—	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	5.39	0.00	5.39	0.54	0.00	—	18.9

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type**4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated**

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/1/2025	3/29/2025	5.00	20.0	—
Site Preparation	Site Preparation	3/30/2025	4/13/2025	5.00	10.0	—
Grading	Grading	4/14/2025	6/2/2025	5.00	35.0	—

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Building Construction	Building Construction	6/3/2025	11/3/2026	5.00	370	—
Paving	Paving	11/4/2026	12/2/2026	5.00	20.0	—
Architectural Coating	Architectural Coating	12/3/2026	12/31/2026	5.00	20.0	—

5.2. Off-Road Equipment**5.2.1. Unmitigated**

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Back hoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles**5.3.1. Unmitigated**

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.9	LDA,LDT1,LDT2
Demolition	Vendor	—	9.10	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.9	LDA,LDT1,LDT2
Site Preparation	Vendor	—	9.10	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	11.9	LDA,LDT1,LDT2
Grading	Vendor	—	9.10	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	24.5	11.9	LDA,LDT1,LDT2
Building Construction	Vendor	7.27	9.10	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.9	LDA,LDT1,LDT2

Paving	Vendor	—	9.10	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.90	11.9	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	9.10	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	268,515	89,505	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	0.00	—
Site Preparation	0.00	0.00	15.0	0.00	—
Grading	0.00	0.00	105	0.00	—
Paving	0.00	0.00	0.00	0.00	0.75

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.75	0%
City Park	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	708	708	708	258,420	10,410	10,410	10,410	3,799,650

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0

Gas Fireplaces	34
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	34
Conventional Wood Stoves	0
Catalytic Wood Stoves	3
Non-Catalytic Wood Stoves	3
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
268515	89,505	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO₂ and CH₄ and N₂O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO ₂	CH ₄	N ₂ O	Natural Gas (kBTU/yr)
Single Family Housing	579,748	204	0.0330	0.0040	1,978,122
City Park	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption**5.12.1. Unmitigated**

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	2,765,817	13,663,654
City Park	0.00	0.00

5.13. Operational Waste Generation**5.13.1. Unmitigated**

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	60.2	—
City Park	0.18	—

5.14. Operational Refrigeration and Air Conditioning Equipment**5.14.1. Unmitigated**

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	19.1	annual days of extreme heat
Extreme Precipitation	2.65	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	58.2
AQ-PM	54.5
AQ-DPM	76.7
Drinking Water	99.1
Lead Risk Housing	13.8
Pesticides	95.2
Toxic Releases	55.0
Traffic	68.9
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	26.7
Haz Waste Facilities/Generators	7.35
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	89.9
Cardio-vascular	93.1
Low Birth Weights	86.2
Socioeconomic Factor Indicators	—
Education	53.9
Housing	36.2
Linguistic	34.6
Poverty	49.5
Unemployment	83.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	60.6698319
Employed	39.71512896
Median HI	47.04221737
Education	—
Bachelor's or higher	32.09290389
High school enrollment	100
Preschool enrollment	22.25073784
Transportation	—
Auto Access	27.46054151
Active commuting	20.45425382
Social	—
2-parent households	66.36725266
Voting	71.65404851
Neighborhood	—
Alcohol availability	46.88823303
Park access	46.09264725
Retail density	20.64673425
Supermarket access	39.47132042
Tree canopy	43.39792121
Housing	—
Homeownership	47.45284229
Housing habitability	37.82882074
Low-inc homeowner severe housing cost burden	84.42191711
Low-inc renter severe housing cost burden	39.40716027

ATTACHMENT 9

Manteca 4-C Ranch Subdivision Detailed Report, 8/8/2024

Uncrowded housing	48.81303734
Health Outcomes	—
Insured adults	56.82022328
Arthritis	10.7
Asthma ER Admissions	4.8
High Blood Pressure	11.0
Cancer (excluding skin)	15.0
Asthma	40.2
Coronary Heart Disease	13.8
Chronic Obstructive Pulmonary Disease	23.6
Diagnosed Diabetes	48.6
Life Expectancy at Birth	19.5
Cognitively Disabled	28.0
Physically Disabled	33.4
Heart Attack ER Admissions	9.4
Mental Health Not Good	50.5
Chronic Kidney Disease	27.1
Obesity	39.2
Pedestrian Injuries	19.6
Physical Health Not Good	46.9
Stroke	26.0
Health Risk Behaviors	—
Binge Drinking	48.9
Current Smoker	45.9
No Leisure Time for Physical Activity	41.9
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	56.6
Elderly	16.8
English Speaking	66.0
Foreign-born	20.2
Outdoor Workers	34.6
Climate Change Adaptive Capacity	—
Impervious Surface Cover	50.4
Traffic Density	69.9
Traffic Access	0.0
Other Indices	—
Hardship	44.9
Other Decision Support	—
2016 Voting	52.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	76.0
Healthy Places Index Score for Project Location (b)	44.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Appendix B: Cultural Report

**CULTURAL RESOURCE ASSESSMENT FOR THE
4-C RANCH, CITY OF MANTECA,
SAN JOAQUIN COUNTY, CALIFORNIA**

Prepared by

Peak & Associates, Inc.
3941 Park Drive, Suite 20 PMB 329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762

August 8, 2024
(Job #24-027)

PROJECT DESCRIPTION

The proposed Project is consistent with the City's General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less than significant level through the application of uniformly applied development policies and/or standards. The findings presented below demonstrate that no additional environmental analysis is required under the California Environmental Quality Act (CEQA) prior to approval of the proposed Project.

The Project site is 19.68+/- acres in San Joaquin County, within the Sphere of Influence of the City of Manteca, California. The Project site is located along E. Lousie Avenue to the northeast of the City of Manteca in Assessor's Parcel Number 208-080-100. The Project site is currently in agricultural production. Structures on the Project site include a single-family residence, a mobile home, and several outbuildings in fair to poor condition.

The proposed Project consists of a subdivision of land for the development of 68 single-family lots, a park/basin, streets, and utilities. The entitlements requested include a Tentative Subdivision Map, Prezone to Residential, Low (RL), and annexation. The property has a gentle slope with elevations ranging from 41-44'. The proposed Project may be developed in phases.

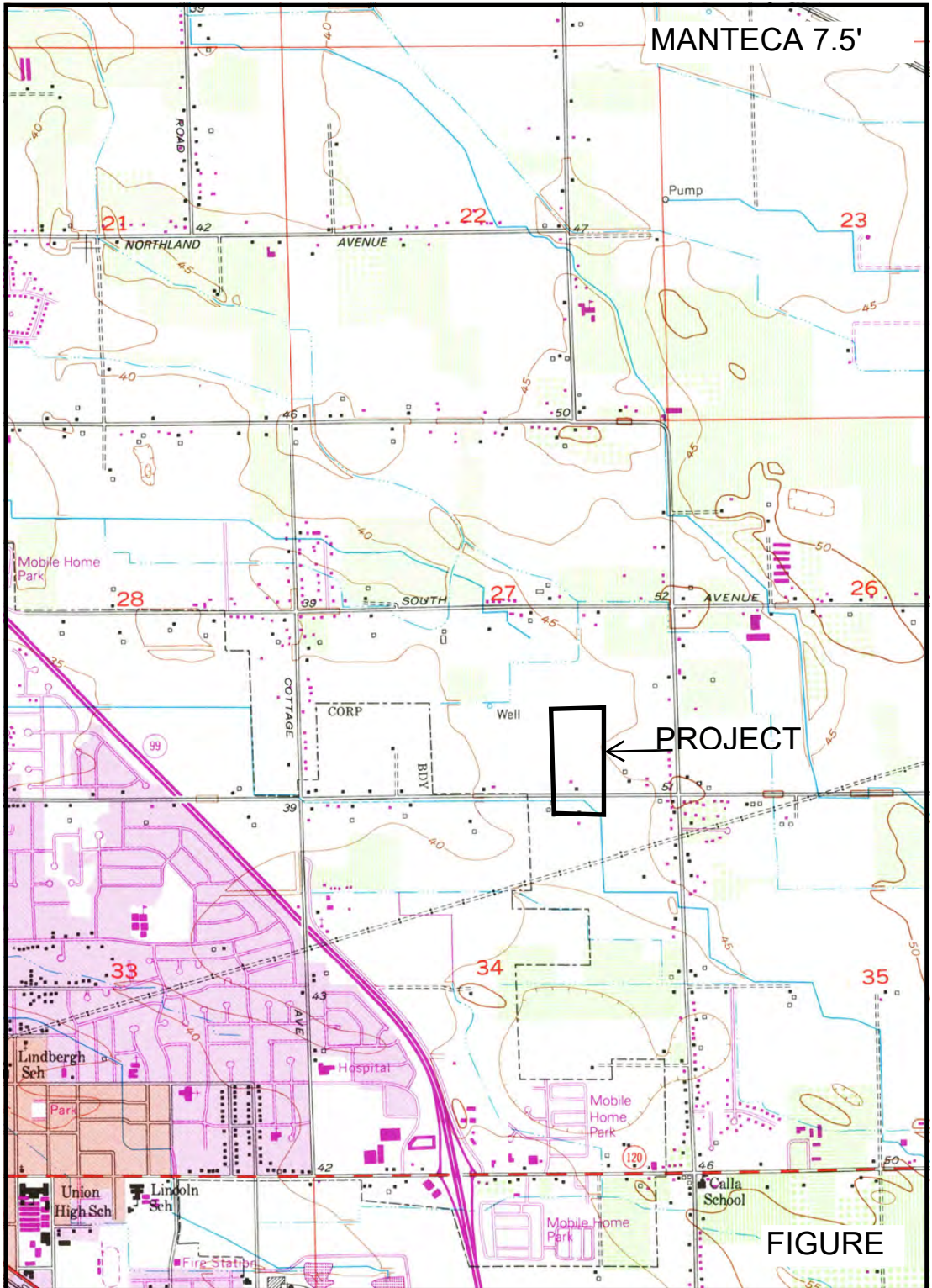
The Project Area will require annexation into the City of Manteca but does not require adjustment to the SOI. The proposed development consists of:

Low-density Residential The low-density residential area would consist of 68 single family detached units on lots ranging in size from 6,500 to 14,005 square feet. Given that the Project site is 19.68+/- acres, the project density would be 3.4 units to the acre. This is consistent with the General Plan density limit of 2.1 to 8 units per acre.

Park/Basin The park/basin land area would consist of a 2.09 acre lot and be primarily utilized for detention of storm water utilities.

Street Design The streets within the proposed residential subdivision are designed consistent with the right-of-way and curb-to-curb widths of the current City of Manteca standards. The curb and sidewalk design are also designed to match the existing surrounding neighborhoods such that the proposed subdivision becomes an extension of the existing neighborhood. This includes roll curb with monolithic sidewalks.

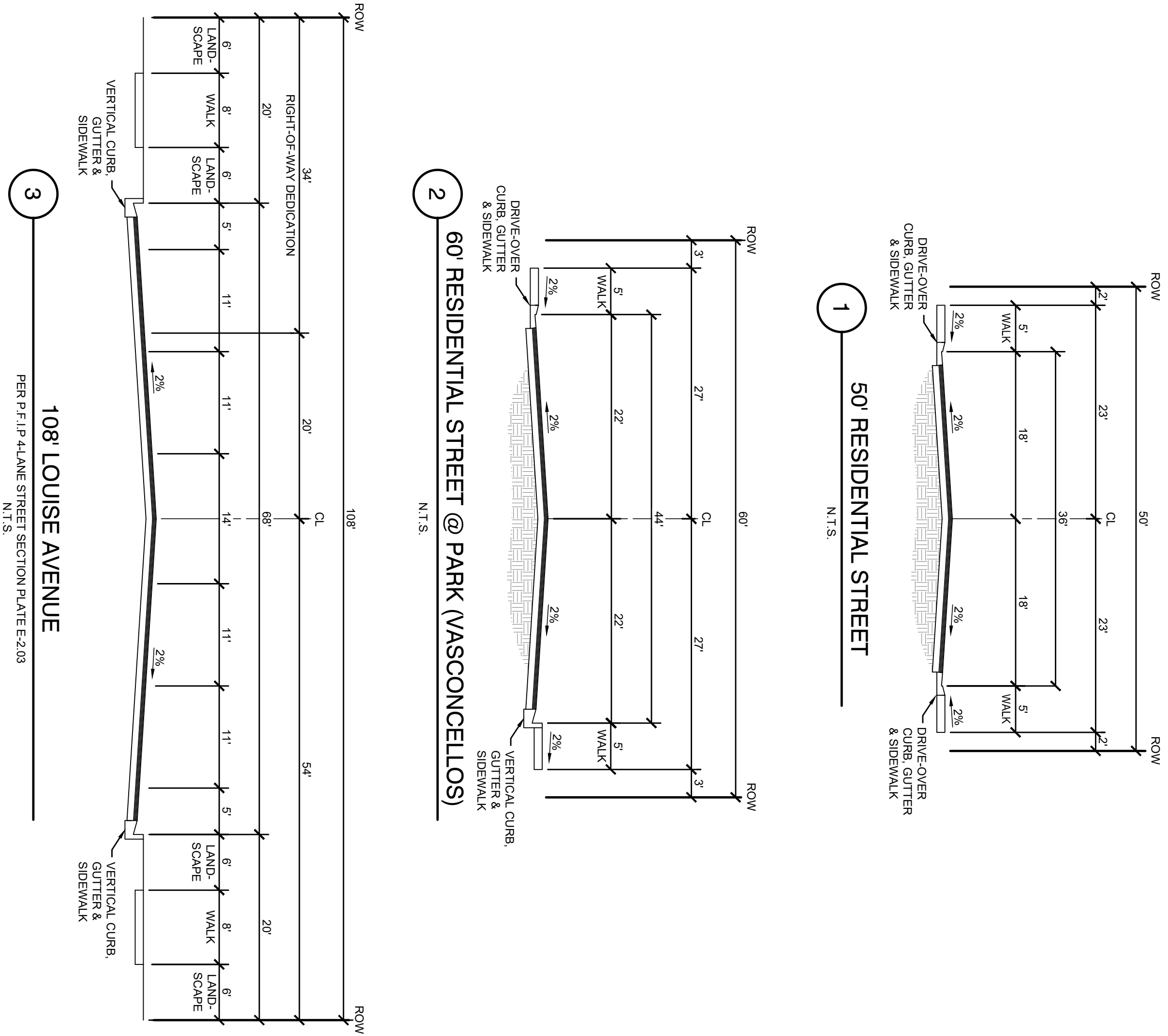
ATTACHMENT 9



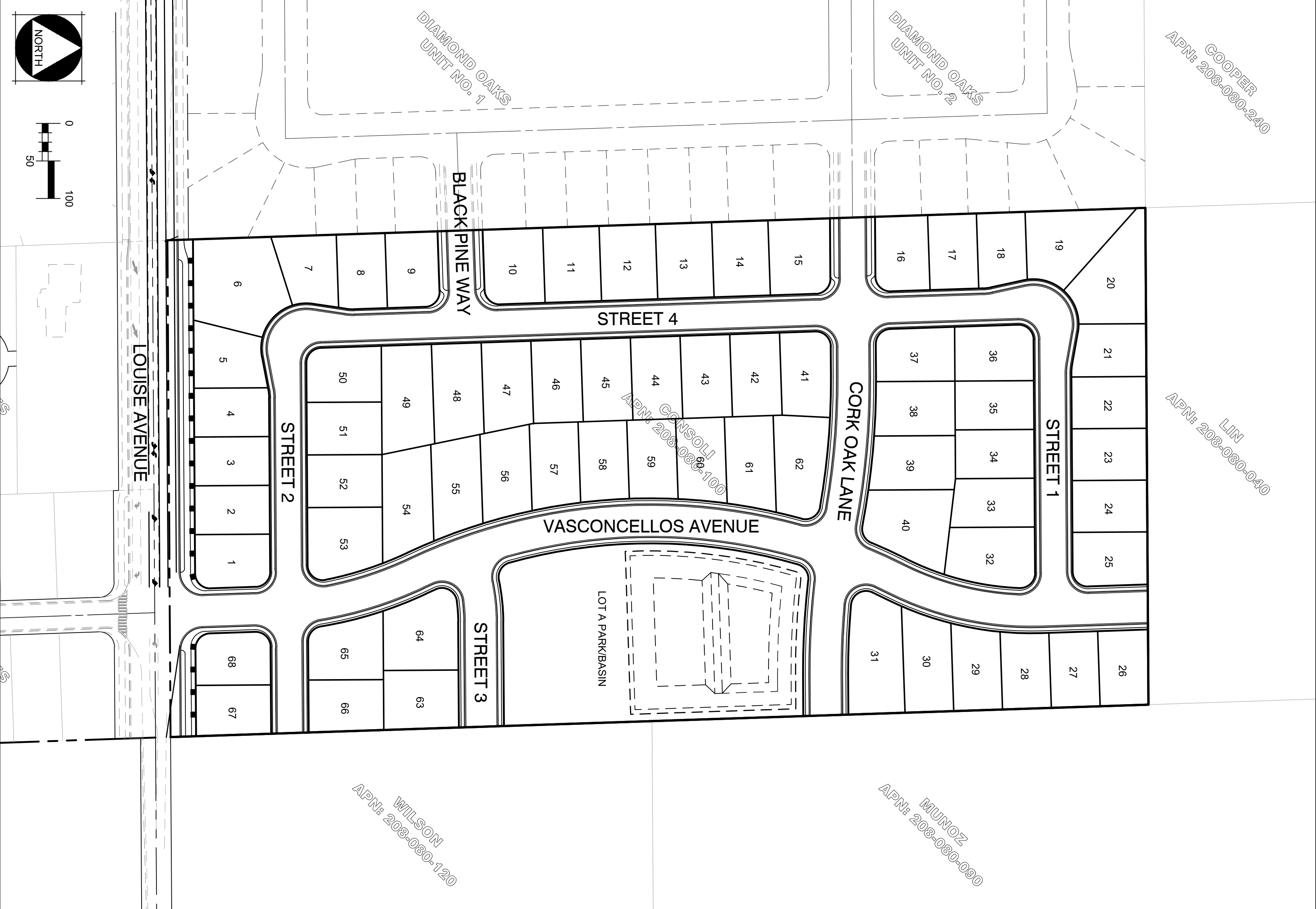
FIGURE

TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH
TRACT NO. 4087
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, T.1S., R.7E., M.D.B.M.,
SAN JOAQUIN COUNTY, CALIFORNIA

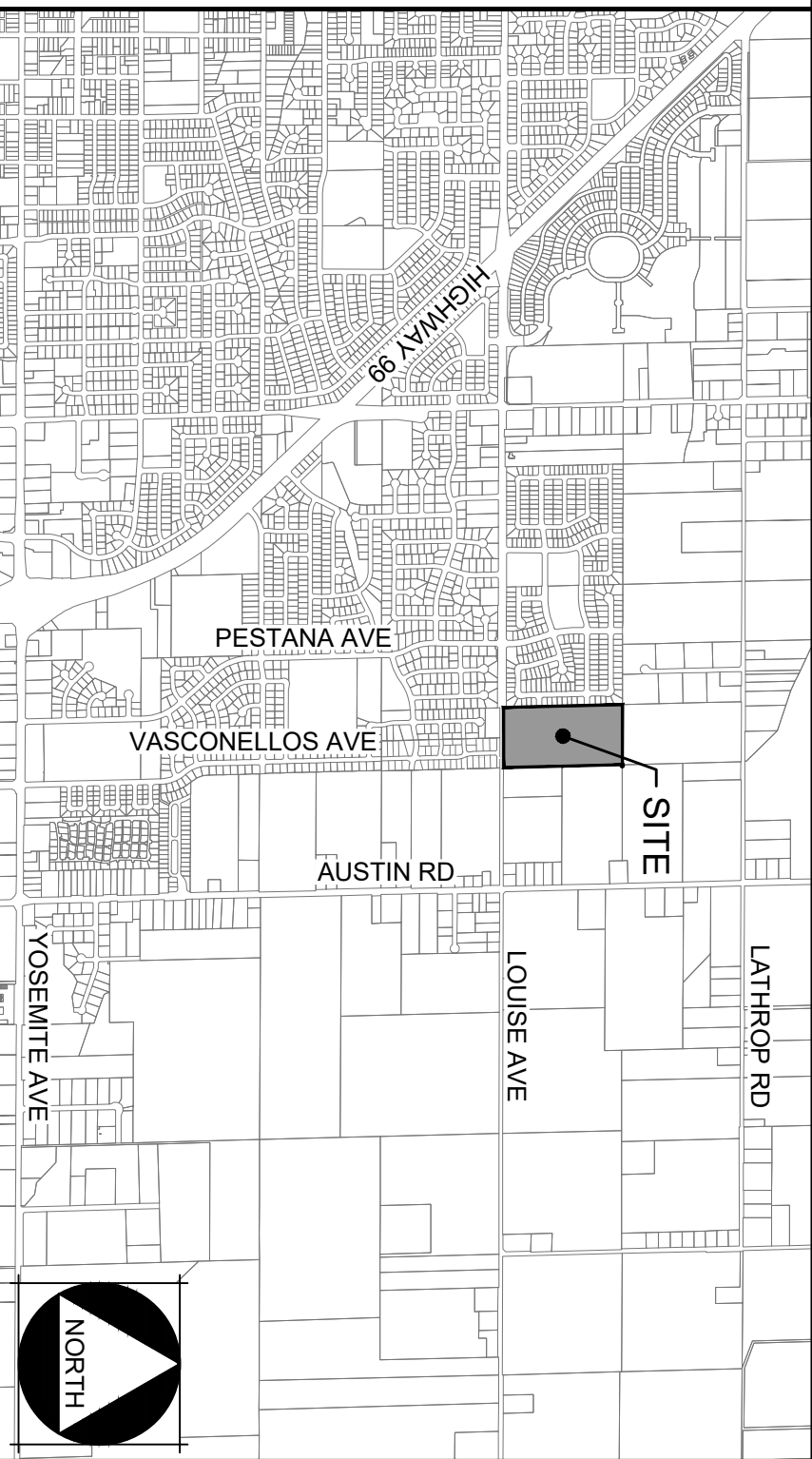
STREET SECTIONS



SITE PLAN



VICINITY MAP



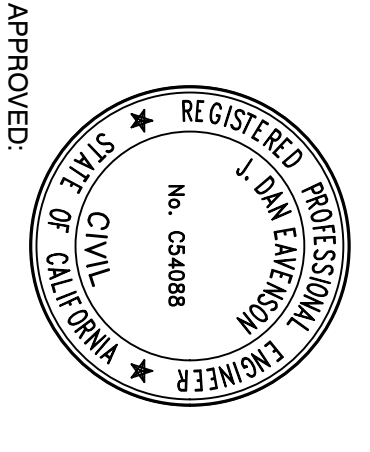
NOTES

- OWNER: PAULINE CONSOLI
PASTORAL OCEAN DRIVE, LARSON OF TRUST
9683 EAST LOUISE AVENUE
MANTECA, CA 95336
- APPLICANT: TON RAYMUS
PASTORAL OCEAN DRIVE, LARSON OF TRUST
1463 MOFFAT BOULEVARD, SUITE 5
MANTECA, CA 95336
- ENGINEER: MCR ENGINEERING, INC.
1463 MOFFAT BOULEVARD, SUITE 5
MANTECA, CA 95336
- NO. OF LOTS: 68 (SINGLE FAMILY RESIDENTIAL) & 1 PARKBASIN
- PROPOSED LAND USE: SINGLE FAMILY HOME
- LAND USE: EXISTING: AGRICULTURAL
- ZONING: R1
- GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)
- UTILITIES: WATER: CITY OF MANTECA
SEWER: CITY OF MANTECA
GAS: BAY AREA NATURAL GAS & ELECTRIC COMPANY
IRRIGATION: S.S.J.I.D.
- APN: 208-080-10
- THIS SITE CONTAINS A SUBDIVISION WITH 68 LOT (SINGLE FAMILY RESIDENTIAL LOTS AND 1 PARK RESIDENTIAL BASIN LOT ON 20 +/- ACRES.
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 44'-4'-1".
- BOUNDARY LINES ARE BASED ON RECORD INFORMATION.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY, BENCHMARK: CITY OF MANTECA BENCHMARK NO. 30, ELEVATION: 41.44
- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON SITE SHALL BE ABANDONED PER SAN JOAQUIN COUNTY STANDARDS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES. P.U.E. NOT PROVIDED ALONG LOUISE AVENUE FRONTAGE.
- UTILITIES TO BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY GOVERNING AGENCIES
- THIS PROJECT MAY BE DEVELOPED IN PHASES. PARCEL MAPS MAY BE FILED ON PHASE BOUNDARIES FOR PURCHASE OF SALE OR FARMING.

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - TOPOGRAPHIC SURVEY
- SHEET 3 - DIMENSION PLAN
- SHEET 4 - UTILITY PLAN

mcr ENGINEERING
www.mcr-eng.com
1242 DUPONT COURT
MANTECA, CA 95336
TEL.: (209) 239-6229
FAX: (209) 239-8839



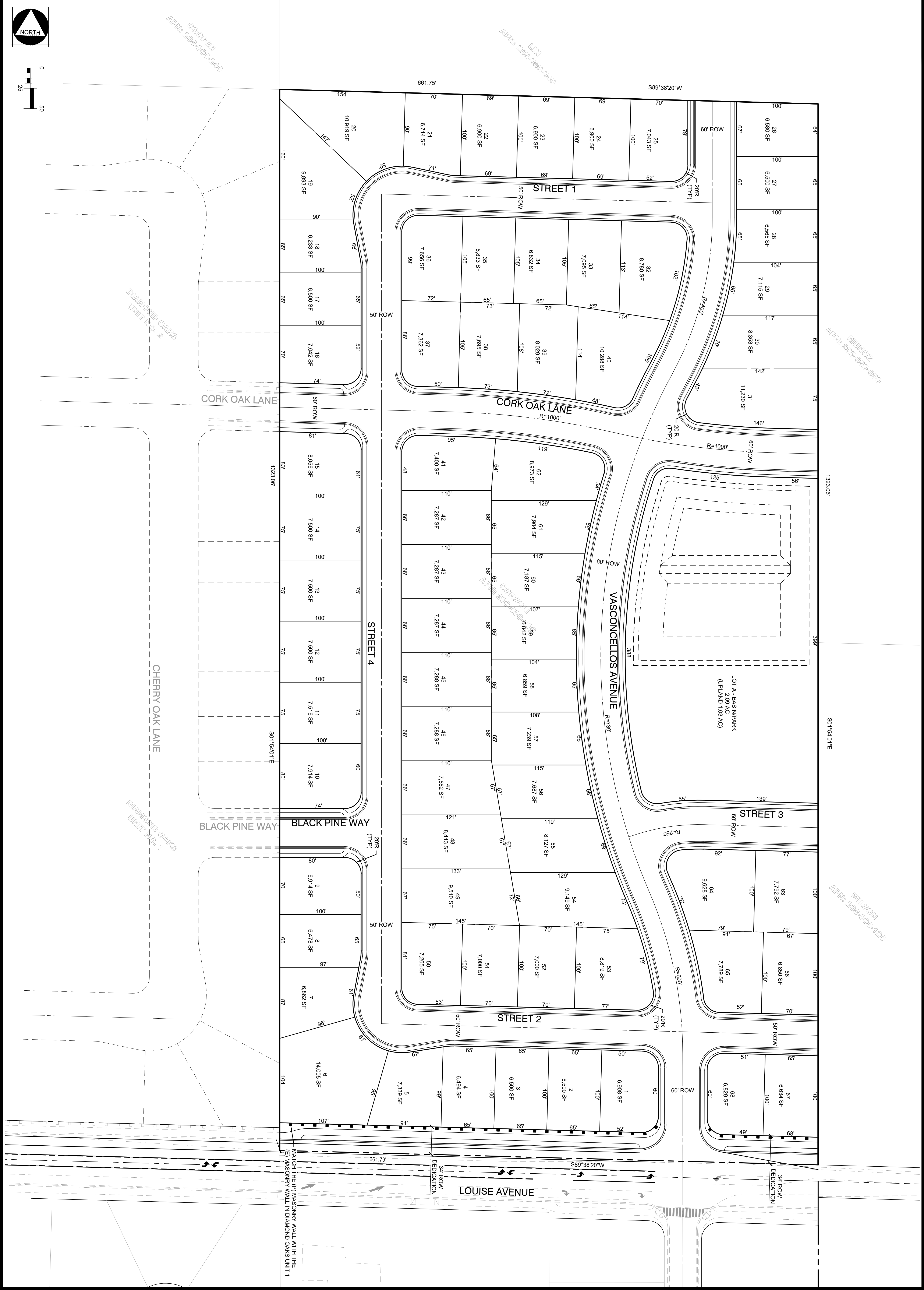
APPROVED:

PLAN REVISIONS	
NO.	DESCRIPTIONS

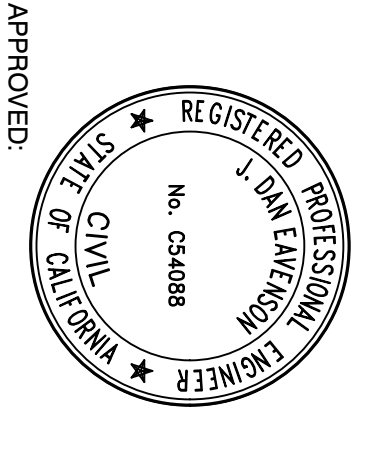
TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH
GENERAL NOTES, KEY MAP AND LEGEND
9683 E LOUISE AVENUE
MANTECA, CA

811
Know what's Below.
Call before you dig.
811 / 800-221-2600

JOB NO.: 20-117
DATE: JANUARY, 2024
SCALE: AS SHOWN
DR. BY: SIS/PRBP
CK. BY: DE
SHEET NO. 1
OF 4 SHEET



mcr
ENGINEERING
www.mcr-eng.com
1242 DUPONT COURT
MANTECA, CA 95336
TEL.: (209) 239-6229
FAX: (209) 239-8839



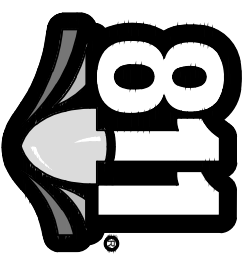
APPROVED:

PLAN REVISIONS	
NO.	DESCRIPTIONS
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TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH
DIMENSION PLAN

9683 E LOUISE AVENUE

MANTECA, CA



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Call before you dig.
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JOB NO.: 20-117
DATE: JANUARY, 2024
SCALE: AS SHOWN
DR. BY: SLS/PR/BP
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SHEET NO.

3

OF 4 SHEET

Utilities Utilities will be located within public utility easements and shall be maintained by governing agencies. Public utilities will be constructed with the proposed Project, including the extension of water, sewer, storm, and dry utilities.

The Project site is within the City of Manteca's Sphere of Influence but located outside the city limits and will require annexation approval by the City of Manteca and San Joaquin County Local Agency Formation Commission. The annexation request will not require adjustment to the Sphere of Influence.

The Manteca General Plan designates the Project site Low Density Residential. The Manteca General Plan defines this use as follows:

Low Density Residential. This designation provides for a mix of single-family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences. The maximum density is 2.1 to 8 units per acre.

The proposed Project is consistent with the General Plan land use designation.

The Project site is currently outside the city limits; therefore, the City Zoning Ordinance does not designate a zoning district on the Property. As part of the annexation request, the proposed Project includes a request for a pre-zone to R-1 (Residential, Low Density) District. The Zoning Code Section 17.20.020 indicates that the R-1 District is the corresponding zoning district for the General Plan Designation of Low Density Residential. Thus, the proposed prezone is consistent with the General Plan designation on the Project site. The R-1 zoning District is described below: *R-1 (One-Family Dwelling Zoning District). This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.*

Cultural Resources

Melinda Peak served as principal investigator for the project, with Michael Lawson completing the field survey. Resumes for Peak and Lawson are included in Appendix 1.

STATE REGULATIONS

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections

21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor’s Office of Planning and Research (OPR), *CEQA and Archaeological Resources*, 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

California Health and Safety Code Sections 7050.5, 7051, And 7054

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such

remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 15064.5(e)

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

Senate Bill 18

Senate Bill (SB) 18, requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. This legislation, which amended §65040.2, §65092, §65351, §65352, and §65560, and added §65352.3, §653524, and §65562.5 to the Government Code; also requires the Governor’s Office of Planning and Research (OPR) to include in the General Plan Guidelines advice to local governments on how to conduct these consultations. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.).

Assembly Bill 52

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. AB 52 defines a “California Native American Tribe” as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. AB 52 requires formal consultation with California Native American Tribes prior to determining the level of environmental document if a tribe has requested to be informed by the lead agency of proposed projects. AB 52 also requires that consultation address project alternatives, mitigation measures, for significant effects, if requested by the California Native American Tribe, and that consultation be considered

concluded when either the parties agree to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such measures shall be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

CULTURAL SETTING

Prehistory

The Central Valley region was among the first in the state to attract intensive fieldwork, and research has continued to the present day. This has resulted in a substantial accumulation of data.

In the early decades of the 1900s, E.J. Dawson explored numerous sites near Stockton and Lodi, later collaborating with W.E. Schenck (Schenck and Dawson 1929). By 1933, the focus of work was directed to the Cosumnes locality, where survey and excavation studies were conducted by the Sacramento Junior College (Lillard and Purves 1936). Excavation data, in particular from the stratified Windmill site (CA-Sac-107), suggested two temporally distinct cultural traditions. Later work at other mounds by Sacramento Junior College and the University of California, Berkeley, enabled the investigators to identify a third cultural tradition, intermediate between the previously postulated Early and Late Horizons. The three-horizon sequence, based on discrete changes in ornamental artifacts and mortuary practices, as well as on observed differences in soils within sites (Lillard, Heizer and Fenenga 1939), was later refined by Beardsley (1954). An expanded definition of artifacts diagnostic of each time period was developed, and its application extended to parts of the central California coast. Traits held in common allow the application of this system within certain limits of time and space to other areas of prehistoric central California.

The Windmill Culture (Early Horizon) is characterized by ventrally-extended burials (some dorsal extensions are known), with westerly orientation of heads; a high percentage of burials with grave goods; frequent presence of red ocher in graves; large projectile points, of which 60 percent are of materials other than obsidian; rectangular *Haliotis* beads; *Olivella* shell beads (types A1a and L); rare use of bone; some use of baked clay objects; and well-fashioned charm stones, usually perforated.

The Cosumnes Culture (Middle Horizon) displays considerable changes from the preceding cultural expression. The burial mode is predominately flexed, with variable cardinal orientation and some cremations present. There are a lower percentage of burials with grave goods, and ocher staining is common in graves. *Olivella* beads of types C1, F and G predominate, and there is abundant use of green *Haliotis* sp. rather than red *Haliotis* sp. Other characteristic artifacts include

perforated and canid teeth; asymmetrical and “fishtail” charmstones, usually unperforated; cobble mortars and evidence of wooden mortars; extensive use of bone for tools and ornaments; large projectile points, with considerable use of rock other than obsidian; and use of baked clay.

Hotchkiss Culture (Late Horizon) -- The burial pattern retains the use of the flexed mode, and there is wide spread evidence of cremation, lesser use of red ocher, heavy use of baked clay, *Olivella* beads of Types E and M, extensive use of *Haliotis* ornaments of many elaborate shapes and forms, shaped mortars and cylindrical pestles, bird-bone tubes with elaborate geometric designs, clam shell disc beads, small projectile points indicative of the introduction of the bow and arrow, flanged tubular pipes of steatite and schist, and use of magnesite (Moratto 1984:181-183). The characteristics noted are not all-inclusive, but cover the more important traits.

Schulz (1981), in an extensive examination of the central California evidence for the use of acorns, used the terms Early, Middle and Late Complexes, but the traits attributed to them remain generally the same. While it is not altogether clear, Schulz seemingly uses the term “Complex” to refer to the particular archeological entities (above called “Horizons”) as defined in this region. Ragir's (1972) cultures are the same as Schulz's complexes.

Bennyhoff and Hughes (1984) have presented alternative dating schemes for the Central California Archeological Sequence. The primary emphasis is a more elaborate division of the horizons to reflect what is seen as cultural/temporal changes within the three horizons and a compression of the temporal span.

There have been other chronologies proposed, including Fredrickson (1973), and since it is correlated with Bennyhoff's (1977) work, it does merit discussion. The particular archeological cultural entities Fredrickson has defined, based upon the work of Bennyhoff, are patterns, phases and aspects. Bennyhoff's (1977) work in the Plains Miwok area is the best definition of the Cosumnes District, which likely conforms to Fredrickson's pattern. Fredrickson also proposed periods of time associated heavily with economic modes, which provides a temporal term for comparing contemporary cultural entities. It corresponds with Willey and Phillips' (1958) earlier “tradition”, although it is tied more specifically to the archeological record in California.

Ethnohistory

The Project site lies within the northern portion of the ethnographic territory of the Yokuts people. The Yokuts were members of the Penutian language family which held all of the Central Valley, San Francisco Bay Area, and the Pacific Coast from Marin County to near Point Sur. The Yokuts

differed from other ethnographic groups in California as they had true tribal divisions with group names (Kroeber 1925; Latta 1949). Each tribe spoke a particular dialect, common to its members, but similar enough to other Yokuts that they were mutually intelligible (Kroeber 1925).

The Yokuts held portions of the San Joaquin Valley from the Tehachapi mountains in the south to Stockton in the north. On the north they were bordered by the Plains Miwok, and on the west by the Saclan or Bay Miwok and Costanoan peoples. Although neighbors were often from distinct language families, differences between the people appear to have been more influenced by environmental factors as opposed to linguistic affinities. Thus, the Plains Miwok were more similar to the nearby Yokuts than to foothill members of their own language group. Similarities in cultural inventory co-varied with distance from other groups and proximity to culturally diverse people. The material culture of the southern San Joaquin Yokuts was therefore more closely related to that of their non-Yokuts neighbors than to that of Delta members of their own language group.

Trade was well developed, with mutually beneficial interchange of needed or desired goods. Obsidian, rare in the San Joaquin Valley, was obtained by trade with Paiute and Shoshoni groups on the eastern side of the Sierra Nevada, where numerous sources of this material are located, and to some extent from the Napa Valley to the north. Shell beads, obtained by the Yokuts from coastal people, and acorns, rare in the Great Basin, were among many items exported to the east by Yokuts traders (Davis 1961).

Economic subsistence was based on the acorn, with substantial dependency on gathering and processing of wild seeds and other vegetable foods. The rivers, streams, and sloughs that formed a maze within the valley provided abundant food resources such as fish, shellfish, and turtles. Game, wild fowl, and small mammals were trapped and hunted to provide protein augmentation of the diet. In general, the eastern portion of the San Joaquin Valley provided a lush environment of varied food resources, with the estimated large population centers reflecting this abundance (Cook 1955; Baumhoff 1963).

Settlements were oriented along the water ways, with their village sites normally placed adjacent to these features for their nearby water and food resources. House structures varied in size and shape (Latta 1949; Kroeber 1925), with most constructed from the readily available tules found in the extensive marshes of the low-lying valley areas. The housepit depressions for the structures ranged in diameter from 3 meters to 18 meters (Wallace 1978:470).

Historical Background

The first extensive wheat-growing in the San Joaquin Valley took place on the sand plains in the region between Stockton and Manteca and on the west side of the valley between Tracy and

Newman. The wheat growing was due to an initial experiment of John Wheeler Jones, who planted 160 acres to wheat in 1855 which included the central town site of what is now Manteca. He plowed his fields with a walking plow. The famous Stockton gang-plow was reported to be invented near the present site of Manteca (Smith 1960: 221, 243).

When the Visalia Branch of the Central Pacific Railroad (later the Fresno Branch of the Southern Pacific) was completed through the San Joaquin Valley, a shipping point was set up in the region and named Cowell or Cowell Station for Joshua Cowell, who had donated the right of way for the railroad. Maps of the area printed in the early San Joaquin County history shows scattered ranches in the area on large tracts of land (Thompson and West 1879). The town became a supply center for the region.

The station was re-named Manteca in 1904 or 1905 by the Southern Pacific for a local creamery that had taken its name from the Spanish word for “butter” or “lard” (Gudde 1969: 191). Another version of the naming of the town is that the Southern Pacific misprinted the name of the “Monteca” as “Manteca”, and would not change the spelling (Hillman and Covello 1985).

After irrigation systems were developed, the large tracts of land formerly cultivated by dry land crops such as grain could be converted to use for orchards, alfalfa, diversified crops and large-scale dairying. Within a short time after the completion of the first irrigation system in the region by the Stanislaus and San Joaquin Water Company, the population of the town grew from 80 to about 500. Further growth occurred with the creation of the South San Joaquin Irrigation District in 1909 and the completion of Goodwin Dam on the Stanislaus River and associated canals in 1913 (Hillman and Covello 1985).

Industries in the area were agricultural in nature for many years, with stockyards, dairy farms, pumpkins and sugar beets being important economically. The Spreckels Sugar Company opened a mill in 1918 that remained an important industry in the region for many years.

The population of Manteca began to grow at a rapid rate in the early 1950s, with the town serving as a bedroom community for industrial plants in San Joaquin County communities. Beginning in the 1970s, improvements to community infrastructure and the attractive pricing of homes brought even more growth (Hillman and Covello 1985). The pattern of rapid growth continues to this day, with industrial development in the area, as well as many residents commuting regularly to the Bay Area.

RESEARCH

Records of previously recorded cultural resources and cultural resource investigations were examined by the Central California Information Center of the California Historical Resources Information

System on for the Project site and a ¼-mile radius (CCIC File # 13004L, Appendix 2) on July 11, 2024. There are no resources recorded in either the Project site or in the ¼-mile radius search area.

Three other surveys have been completed in the search radius (complete citations in the Report List in Appendix 2).

FIELD INVESTIGATIONS

Michael Lawson completed a survey of the Project area on August 5, 2024. The survey area consists of approximately 20 acres of agricultural land currently planted in corn and a farm complex adjacent to Louise Ave., with a primary residence, secondary modular home, partially burned barn, chicken coup, 2 large animal or equipment sheds, and a modern shed.

Soil within the cultivated corn field is uniformly light brown silty loam with very light fraction of angular siltstone and quartzite and metavolcanic alluvial pebbles. No cobbles or outcrops were observed. The soil around the barnyard and residences varies from silty loam to loam. Organic deposits from farming activities, feed storage and animal waste have resulted in slightly darker coloration and texture. Gravel observed is imported road gravel for driveways.

Imported decorative trees and bushes surround the two residences including Chinese privet and an unidentified species. Native plants and trees include helianthus, Russian thistle, oat grass, coyote melon, California walnut, and ash.

Overall, visibility was acceptable due to plant spacing in the field, weed mitigation and human traffic around the barnyard and buildings.

In the cornfield, rows were followed at parallel intervals of no more than 5-10 meters apart. Meandering transects were used within the building complex with 5-meter-wide intervals. Closer attention was given to areas where excavation or ground disturbance by humans or animals occurred.

No prehistoric artifacts, features or other cultural resources were observed in the survey area. A building complex with a mix of older (WWII era) and recent structures located in the southeastern corner of the property.

No prehistoric period artifacts or other features were observed during the survey.

Recorded Site

The site is a complex of 7 buildings crowded into the southeast corner of the land parcel apparently to leave as much land as possible available for farming. These include a residence dating to 1943

per County Assessor and 4 outbuildings (barn, chicken coop, horse sheds) of the same era. A modern home and a modern shed are clearly much more recent. None are significant for associations with important individuals or events in history, nor are good examples of a particular style of architecture. A site form has been prepared to record the buildings for the permanent record.

RECOMMENDATIONS

There is always a possibility that a site may exist in the project area and be obscured by vegetation, siltation, or historic activities, leaving no surface evidence. If artifacts, exotic rock, shell, or bone are uncovered during the construction, work should stop in that area immediately. A qualified archeologist should be contacted to examine and evaluate the deposit.

Discovery of Human Remains

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the San Joaquin County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The County Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the San Joaquin County Coroner determines that the remains are not subject to his or her authority and if the County Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

After notification, the NAHC will follow the procedures outlined in Public Resources Code Section 5097.98. that include notifications of the most likely descendants (MLDs), and recommendations for the treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).

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ATTACHMENT 9

APPENDIX 1

Resumes

PEAK & ASSOCIATES, INC.

RESUME

MELINDA A. PEAK

January 2024

Senior Historian/Archeologist

3941 Park Drive, Suite 20 #329

El Dorado Hills, CA 95762

(916) 939-2405

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She is a registered professional historian and has completed a number of historical research projects for a wide variety of site types.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989

Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*

B.A. - Anthropology - University of California, Berkeley

PROJECTS

In recent years, Ms. Peak has led the team completing the cultural resource sections for General Plan and General Plan Updates, for a number of cities/neighborhoods including Campbell, Milpitas, Yountville, Manteca, The Springs, Sebastopol, Martinez, Brentwood, Colusa County and Foster City. Older General Plan efforts include Wheatland, Rocklin, Sheridan, Granite Bay and South Sutter County.

In recent months, Ms. Peak has completed a number of determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places.

She has also completed historical research projects on a wide variety of topics for a number of projects including the development of a winery in a ranch in Folsom, commercial buildings in the City of Davis, a lumber mill in Clovis, older farmhouses dating to the 1860s, an early roadhouse, bridges, canals, former small-town site, and a section of an electric railway line.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

Ms. Peak completed the cultural resource research and contributed to the text prepared for the DeSabra-Centerville PAD for the initial stage of the FERC relicensing. She also served cultural resource project manager for the FERC relicensing of the Beardsley-Donnells Project. For the South Feather Power Project and the Woodleaf-Palermo and Sly Creek Transmission Lines, her team completing the technical work for the project.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Clover Valley Lakes project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project, and served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the Land of Liberty series.

**PEAK & ASSOCIATES, INC.
RESUME**

MICHAEL LAWSON

Archeological Specialist

3941 Park Drive, Suite 20-329

El Dorado Hills, CA 95672

(916) 939-2405

January 2024

PROFESSIONAL EXPERIENCE

Mr. Lawson has compiled an excellent record of supervision of excavation and survey projects for both the public and private sectors over the past twenty-four years. He has conducted a number of surveys throughout northern and central California, as well as serving as an archeological technician and crew chief for a number of excavation projects.

EDUCATION

B.A. - Anthropology - California State University, Sacramento

Special Course: Comparative Osteology. University of Tennessee, Knoxville. Forensic Anthropology Center. January 2018.

Intensive lab and outdoor study with human example from outdoor research facility, including typical and non-metric examples, compared with fifty non-human species most commonly confused with human remains. Outdoor research facility "The Body Farm" study included survey, photography, collection and identification of faunal and human bone fragments, with a Power Point presentation discussing finds.

EXPERIENCE

- Extensive monitoring of open space, streets and project development areas for prehistoric period and historic period resources. Areas monitored include Sutter Street in Folsom; Mud Creek Archeological District in Chico; Camp Roberts, San Luis Obispo County; Avila Beach, San Luis Obispo County; Edgewood Golf Course, South Lake Tahoe; Davis Water Project, Davis; Star Bend levee section, Sutter County; Feather River levees, Sutter County; Bodega Bay, Sonoma County; San Jose BART line extension, Santa Clara County; and numerous sites for PG&E in San Francisco.
- Over twenty years of experience working in CRM, volunteer, and academic settings in California historic, proto-historic, and prehistoric archaeology.
- Expertise in pedestrian survey, excavation, feature (including burial) exposure, laboratory techniques, research. Field positions include crew chief and lead technician.

ATTACHMENT 9

APPENDIX 2

Record Search

**CENTRAL CALIFORNIA INFORMATION CENTER***California Historical Resources Information System*

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 7/31/2024

Records Search File No.: 13004L

Project: 4-C Ranch

Robert Gerry
 Peak & Associates, Inc.
 3941 Park Drive, Ste 30-329
 El Dorado Hills, CA 95762
 916-939-2405

robertgerry482@gmail.com

Dear Mr. Gerry:

The Central California Information Center received your record search request for the project area referenced above, located on the Manteca 7.5' quadrangle in San Joaquin County. The following reflects the results of the records search for the project study area and radius:

As per data currently available at the CCalC, the locations of resources/reports are provided in the following format: ☒ custom GIS maps ☐ GIS Data/shape files

Summary Data:

Resources within the project area:	None formally reported to the Information Center.
Resources within the 1/4-mile radius:	None formally reported to the Information Center.
Reports within the project area:	3: SJ-02759, 4786, 4982
Reports within the 1/4-mile radius:	2: SJ-00729, 6625

Resource Database Printout (list):☐ enclosed ☐ not requested ☒ nothing listed**Resource Database Printout (details):**☐ enclosed ☒ not requested ☐ nothing listed**Resource Digital Database Records:**☐ enclosed ☒ not requested ☐ nothing listed**Report Database Printout (list):**☒ enclosed ☐ not requested ☐ nothing listed**Report Database Printout (details):**☐ enclosed ☒ not requested ☐ nothing listed**Report Digital Database Records:**☐ enclosed ☒ not requested ☐ nothing listed**Resource Record Copies:**☐ enclosed ☐ not requested ☒ nothing listed**Report Copies:**☒ enclosed ☐ not requested ☐ nothing listed

ATTACHMENT 9

OHP Historic Properties Directory: New Excel File: Built Environment Resource Directory (BERD)

Dated 9/23/2022

Not all resources listed in the BERD are mapped in GIS, nor do we have records on file for; if you identify additional resources in the BERD that you need copies of, contact the IC.

☐ enclosed ☐ not requested ☒ nothing listed

Archaeological Resource Directory (ARD excerpt): ☐ enclosed ☐ not requested ☒ nothing listed

CA Inventory of Historic Resources (1976): ☐ enclosed ☒ not requested ☐ nothing listed

Caltrans Bridge Survey: ☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information: ☐ enclosed ☒ not requested ☐ nothing listed

Historical Literature: ☐ enclosed ☒ not requested ☐ nothing listed

Historical Maps: ☐ enclosed ☒ not requested ☐ nothing listed

See also: <http://ngmdb.usgs.gov>topoview>

Local Inventories: ☐ enclosed ☒ not requested ☐ nothing listed

GLO and/or Rancho Plat Maps: ☐ enclosed ☒ not requested ☐ nothing listed

See also: <https://glorerecords.blm.gov>

Shipwreck Inventory: ☒ not available at CaCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: ☒ not available at CCalC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS). **Note:** Billing will be transmitted separately via email by our Financial Services office* (\$329.70), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

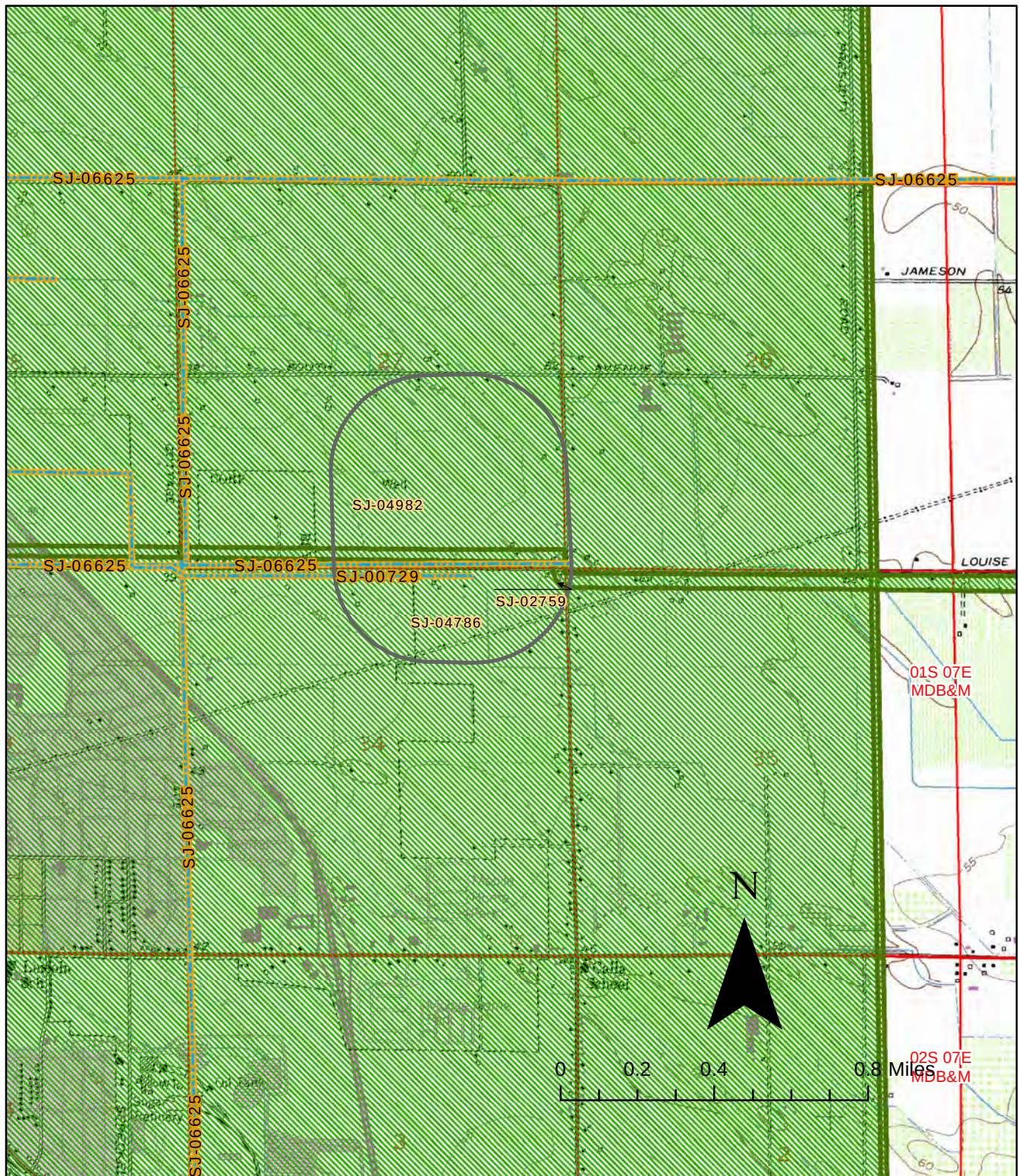
Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

CCaIC 13004L 4-C Ranch
Reports 1/4-mile radius 1:24,000-scale
Manteca USGS 7.5' Quadrangle



Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SJ-00729	NADB-R - 1361539	1981	Chavez, D.	Cultural Resource Evaluation for the Manteca Wastewater Project, San Joaquin County, California	David Chavez, Consulting Archaeologist; for James M. Montgomery Consulting Engineers, Inc.	
SJ-02759	NADB-R - 1362256	1995	Hatoff, Brian, Barb Voss, Sharon Waechter, Stephen Wee, and Vance Bente	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project, Final.	Woodward Clyde Consultants, prepared for Mojave Pipeline Company	24-000085, 24-000086, 24-000087, 24-000088, 24-000089, 24-000090, 24-000091, 24-000092, 24-000093, 24-000094, 24-000096, 24-000097, 39-000015, 39-000064, 39-000065, 39-000074, 39-000075, 39-000076, 39-000077, 39-000078, 39-000079, 39-000080, 39-000081, 39-000082, 39-000083, 39-000084, 39-000085, 39-000086, 39-000087, 39-000088, 39-000089, 39-000090, 39-000091, 39-000092, 39-000093, 39-000094, 39-000095, 39-000096, 39-000097, 39-000098, 39-000099, 39-000100, 39-000101, 39-000102, 39-000103, 39-000104, 39-000105, 39-000106, 39-000107, 39-000108, 39-000109, 39-000112, 50-000063, 50-000070, 50-000071, 50-000072, 50-000073, 50-000074, 50-000075, 50-000076, 50-000077, 50-000078, 50-000079, 50-000080, 50-000083
SJ-04786	NADB-R - 1364725	2002	Windmiller, Ric and Donald Napoli	City of Manteca--General Plan Update, Background Reports: Archaeological Resources, Historical Resources, Records Search Results	Ric Windmiller, Consulting Archaeologist (and) Donald Napoli, of Historic Preservation Planning; for Wade Associates, Sacramento, CA	39-000002, 39-000015, 39-000098, 39-000099, 39-000102, 39-000103, 39-000111, 39-000282, 39-000354, 39-000681, 39-000682, 39-000683, 39-000684, 39-004148, 39-004188, 39-004189, 39-004190, 39-004191, 39-004192
SJ-04982	NADB-R - 1364868	1988	Shideler, H.	Manteca: City in Transition.	San Joaquin County Historical Society	
SJ-06625	NADB-R - 1367290	1998	ASI Archaeology and Cultural Resource Management	Cultural Resources Survey, South County Surface Water Project, San Joaquin County, California, South San Joaquin Irrigation District	ASI Archaeology and Cultural Resource Management (prepared for Environmental Science Associates, Inc.)	39-000002, 39-000098, 39-000129, 39-000317, 39-000531, 39-000548, 50-000001

ATTACHMENT 9

APPENDIX 3

Site Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 9683 E Louise

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Joaquin

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Manteca Date: 1952 T1S; R7E SW ¼ of SE ¼ of Sec 27 ; M.D. B.M.

c. Address: City: Manteca Zip: 95336

d. UTM: NAD27 Zone: 10; 06 59 822 mE / 41 86 358 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN 208-080-100

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property is a complex of 7 buildings crowded into the southeast corner of the land parcel so as to leave as much land as possible available for farming. These include a residence dating to 1943 per County Assessor and 4 outbuildings (barn, chicken coop, horse sheds) of the same era. A modern home and a modern shed are clearly much more recent. None are significant for history or architecture

*P3b. **Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. **Description of Photo:**
(View, date, accession #) Building
1. Residence, looking WNW
8/5/2024

*P6. **Dat0e Constructed/Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
1943 construction per Assessor .

*P7. **Owner and Address:**

*P8. **Recorded by:** (Name, affiliation, and address)
Mike Lawson & Robert Gerry
Peak & Associates, Inc.
3941 Park Drive, Ste 20-329
El Dorado Hills, CA 95762

*P9. **Date Recorded:** 8/5/2024

*P10. **Survey Type:** (Describe)
Pedestrian Surface
Inspection

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment for the 4-C Ranch Project, Manteca, San Joaquin County, California. Peak & Associates, Inc. 2014

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or # (Assigned by recorder) 9683 E Louise



Looking north at barn, 8/5/2024



Looking west from in front of barn, 8/5/2024. Modern shed center..

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 5

*Resource Name or # (Assigned by recorder) 9683 E Louise

*Recorded by: M. Lawson/R. Gerry

*Date: 8/5/2024

■ Continuation

□ Update



Looking SW, residence on left and 3 sheds, 8/5/2024



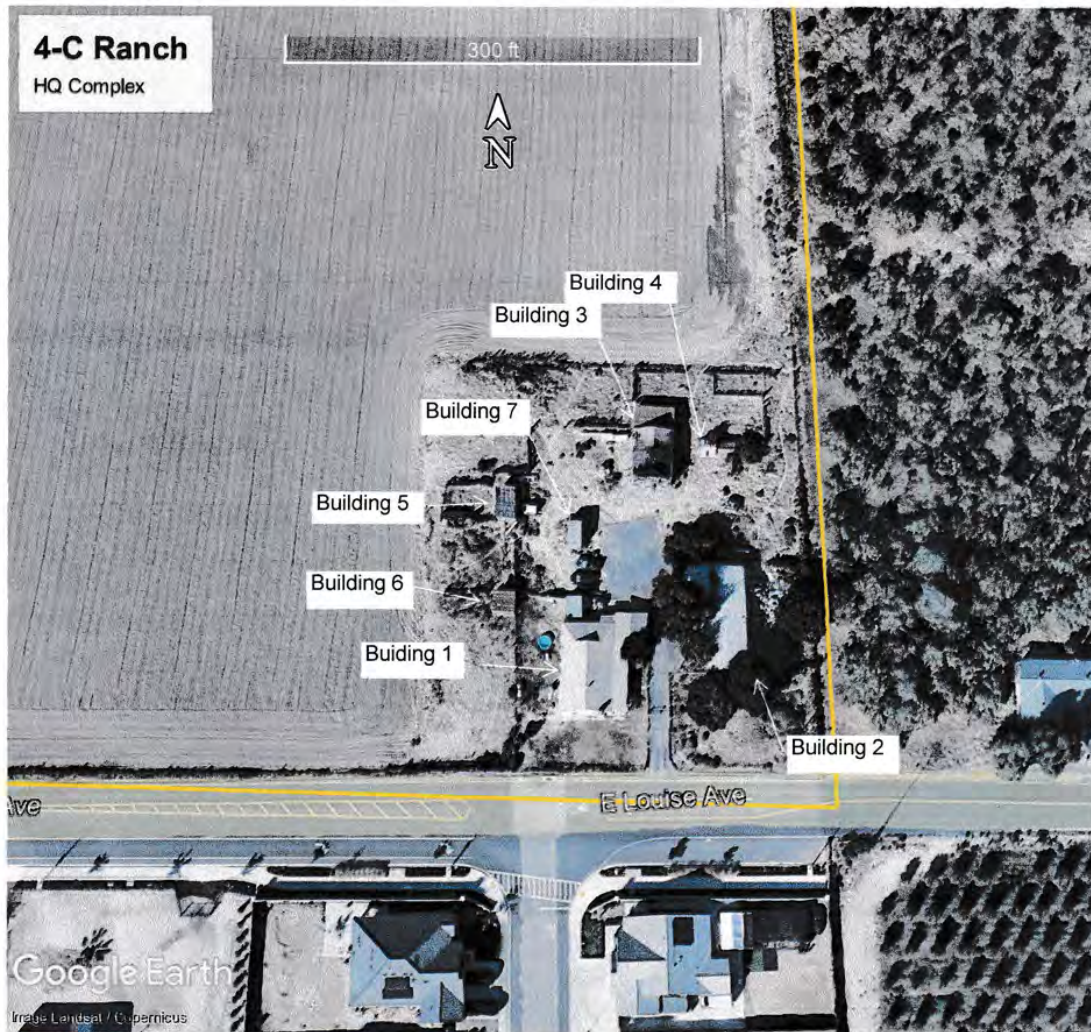
Residence looking south, 8/5/2024 note patio roof (left) is an addition.

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI#
Trinomial

Page 4 of 5 *Resource Name or # (Assigned by recorder) 9683 E Louise

*Drawn by: Google Earth and Gerry *Date of map: 8/5/2024



KEY:

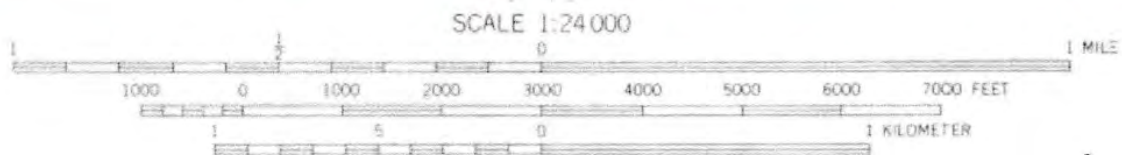
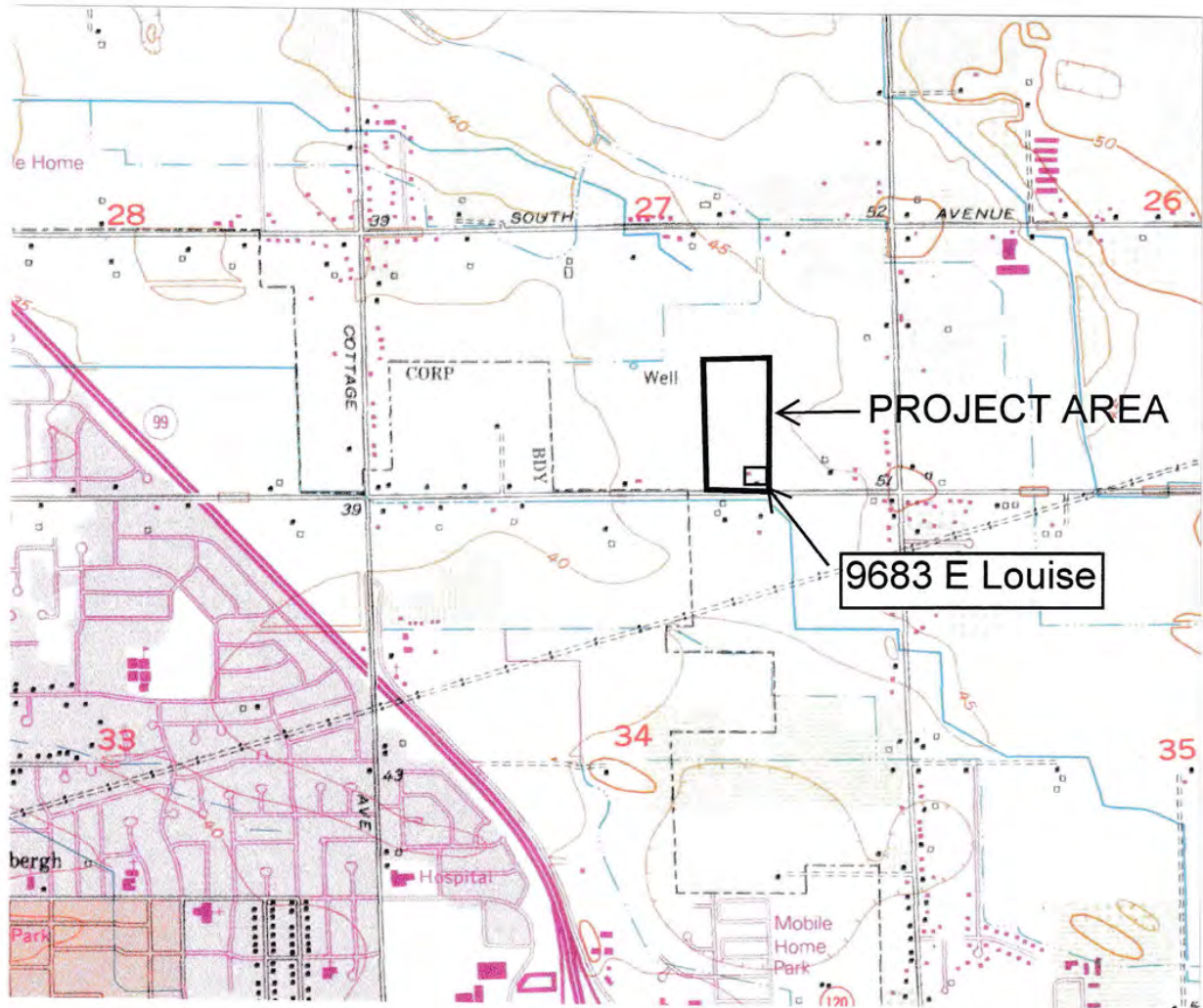
Building 1 is a 1943 residence	Building 5 is an old horse shed (A)
Building 2 is a modular residence	Building 6 is an old horse shed (B)
Building 3 is a circa 1943 barn	Building 7 is a modern shed
Building 4 is a chicken coop	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 5 of 5

*Resource Name or #: 9683 E Louise



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Appendix C: Phase 1 Environmental Site Assessment

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

J U L Y 2 9 , 2 0 1 8

BEM PROJECT NO. 18-33162

Site

**APN# 208-080-010
9683 – 9691 East Louise Avenue
Manteca, CA 95336**

Prepared For

**Ms. Toni Raymus
Raymus Homes
1433 Moffat Boulevard, Suite 13
Manteca, CA 95336**

Table of Contents

1.0	Summary
2.0	Introduction
2.1	Purpose
2.2	Detailed Scope-of-Services
2.3	Significant Assumptions
2.4	Limitations and Exceptions
2.5	Special Terms and Conditions
2.6	User Reliance -- User's Responsibilities
3.0	Site Description
3.1	Location and Legal Description
3.2	Site and Vicinity General Characteristics
3.3	Current Use of the Property
3.4	Descriptions of Structures, Roads, Other Improvements on the Site
3.5	Current Uses of the Adjoining Properties
4.0	User Provided Information
4.1	Title Records
4.2	Environmental Liens or Activity and Use Limitations
4.3	Specialized Knowledge
4.4	Commonly Known or Reasonably Ascertainable Information
4.5	Valuation Reduction for Environmental Issues
4.6	Owner, Property Manager, and Occupant Information
4.7	Reason for Performing a Phase I Environmental Site Assessment
4.8	Other
5.0	Records Review
5.1	Standard Environmental Record Sources
5.2	Additional Environmental Record Sources
5.3	Physical Setting Source(s)
5.4	Historical Use Information on the Property
5.5	Historical Use Information on Adjoining Properties
6.0	Site Reconnaissance
6.1	Methodology and Limiting Conditions
6.2	General Site Setting
6.2.1	Current Use(s) of the Property
6.2.2	Past Use(s) of the Property
6.2.3	Current Uses of Adjoining Properties
6.2.4	Past Uses of Adjoining Properties
6.2.5	Current of Past Uses in the Surrounding Area

ATTACHMENT 9

- 6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions**
- 6.2.7 General Description of Structures**
- 6.2.8 Roads**
- 6.2.9 Potable Water Supply**
- 6.2.10 Sewage Disposal System**

6.3 Exterior Observations

- 6.3.1 Current Use(s) of the Property**
- 6.3.2 Past Use(s) of the Property**
- 6.3.3 Hazardous Substances and Petroleum Products in Connection with Identified Uses**
- 6.3.4 Storage Tanks**
- 6.3.5 Odors**
- 6.3.6 Pools of Liquid**
- 6.3.7 Drums**
- 6.3.8 Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)**
- 6.3.9 Unidentified Substance Containers**
- 6.3.10 PCB's**
- 6.3.11 Pits, Ponds, or Lagoons**
- 6.3.12 Stained Soil or Pavement**
- 6.3.13 Stressed Vegetation**
- 6.3.14 Solid Waste**
- 6.3.15 Waste Water**
- 6.3.16 Wells**
- 6.3.17 Septic Systems**
- 6.3.18 Vapor Encroachment Concerns**

6.4 Interior Observations

- 6.4.1 Heating/Cooling**
- 6.4.2 Stains or Corrosion**
- 6.4.3 Drains and Sumps**
- 6.4.4 Hazardous Substances and Petroleum Products in Connection with Identified Uses**
- 6.4.5 Storage Tanks**
- 6.4.6 Odors**
- 6.4.7 Pools of Liquid**
- 6.4.8 Drums**
- 6.4.9 Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)**
- 6.4.10 Unidentified Substance Containers**
- 6.4.11 PCB's**
- 6.4.12 Pits, Ponds, or Lagoons**
- 6.4.13 Vapor Encroachment Concerns**

7.0 Interviews

- 7.1 Interview with Owner or Owner's Representative**
- 7.2 Interview with Site Manager**
- 7.3 Interviews with Occupants**
- 7.4 Interviews with Local Government Officials**
- 7.5 Interviews with Others**

8.0 Findings

- 8.1 Known or suspect recognized environmental conditions**
- 8.2 Historical recognized environmental conditions**
- 8.3 Known or suspect controlled recognized environmental conditions**
- 8.4 De minimis conditions**
- 8.5 Non-scope items**

9.0 Opinion

10.0 Conclusions

11.0 Limiting Conditions, Deviations, and Data Gaps

12.0 Additional Services

13.0 References

14.0 Signature(s) of Environmental Professional(s)

15.0 Qualification(s) of Environmental Professional(s)

16.0 Appendices

- 16.1 Area Map**
- 16.2 Assessor's Parcel Map**
- 16.3 Site Photographs**
- 16.4 Historical Research Documentation**
- 16.5 Regulatory Records Documentation**
- 16.6 Interview Documentation**
- 16.7 Special Contractual Conditions between User and Environmental Professional**
- 16.8 Vapor Encroachment Screen**

1.0 Summary

Bovee Environmental Management, Inc. was retained by Ms. Toni Raymus of Raymus Homes to conduct an Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312 *et seq.*; "AAI"). The property is located at 9683 - 9691 E. Louise Ave., Manteca, San Joaquin County, CA (APN 208-080-100).

The following summarizes the independent conclusions representing the best professional judgment of Bovee Environmental Management, Inc. based on information and data available during this assignment. Although Bovee Environmental Management, Inc. cannot guarantee the accuracy of all the information regarding operations, conditions, and other data provided by the client or their representatives, the conclusions presented are based on the data reviewed and physical site conditions that existed on the date of the assessment. ASTM International Standard Practice E1527-13 defines Recognized Environmental Conditions (RECs) as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. De minimis conditions are not recognized environmental conditions.

Based on the results of the Phase I Environmental Assessment, it is my opinion that this assessment has no revealed evidence of Recognized Environmental Conditions in connection with the property. No additional environmental assessment work is recommended.

2.0 Introduction

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to evaluate and classify any recognized environmental concerns associated with the subject property in conjunction with the requirements of ASTM International Standard E-1527-13 Standard Practice for Environmental Site Assessments and to qualify the User of this report for appropriate legal defense by conducting All Appropriate Inquiries.

2.2 Detailed Scope-of-Services

Prepare an ESA report per the ASTM International Standard E-1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), including by performing the following:

1. Conduct a records search of the appropriate State and Federal Governmental Databases to identify the uses of the site and identify any past uses that may have had a potential for creating a hazardous condition.
2. Conduct an on-site assessment to verify and evaluate current conditions at the site and the area surrounding the site to identify and evaluate potential hazardous conditions.

ATTACHMENT 9

3. Conduct interviews with past and present owners, operators, and occupants of the property to obtain information indicating recognized environmental conditions in connection with the property, where practical.
4. Conduct interviews with local government officials to obtain information indicating recognized environmental conditions in connection with the property, where practical.

2.3 Significant Assumptions

The statement of the Environmental Professional appearing in the environmental assessment report is subject to the following conditions and such other specific and limiting conditions as set forth by the Environmental Professional in the report.

1. The Environmental Professional assumes no responsibility for matters of legal nature affecting the property assessed or the title thereto. The property is assessed assuming responsible ownership.
2. Any sketch appearing in or attached to the assessment report, or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The Environmental Professional has made no survey of the property.
3. Except as may be required by law, the Environmental Professional is not required to give testimony or appear in court because of having made the assessment with reference to the property in question, unless arrangements have been previously made therefore.
4. This report is not intended to have any direct effect on the value of the property assessed but simply to provide an Environmental Assessment solely for the benefit of the Principal Parties.
5. Other than as may be required by the scope of the Environmental Professional's retention, the Environmental Professional assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other than those noted on the assessment report or any addendum to the report, which the Environmental Professional has included. The Environmental Professional assumes no responsibility for such conditions, or for the assessment, engineering or repair, which might be required to discover or correct such factors.
6. The Environmental Professional cannot and does not guarantee the reliability or accuracy of information, estimates and opinions furnished to the Environmental Professional, and contained in the report, but has evaluated the thoroughness and reliability of such information.
7. The Environmental Professional and Assessment Report are made by the Environmental Professional solely for the benefit and personal use of the Principal Parties. No third parties may rely on the Assessment Report without the prior written consent of the Environmental Professional and the Environmental Professional undertakes no responsibility for harm or damages to any party other than the Principal Parties.

ATTACHMENT 9

8. Neither the Assessment Report, any part thereof, nor any copy of the same (including conclusions or recommendations, the identity of the Environmental Professional, professional designation, reference to any professional organization, or the firm with which the Environmental Professional is connected), shall be used for any purpose by anyone but the Principal Parties. The report shall not be conveyed by anyone to the public for the purpose of advertising or public relations without the prior written consent and approval of the Environmental Professional.

2.4 Limitations and Exceptions

1. The Environmental Professional has no present or contemplated future (a) partnership with Principal Parties nor (b) an interest in the property assessed which could adversely affect the Environmental Professional's ability to perform an objective assessment; and neither the employment of the Environmental Professional to conduct the assessment nor the compensation for it, is contingent on the results of the assessment.
2. The Environmental Professional has no personal interest in or bias with respect to the subject matter of the assessment report or any parties who may be part of a financial transaction involving the Site. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the Principal Parties.
3. The Environmental Professional has personally observed the Site, both inside and out and has made visual assessment of adjacent properties, to the extent possible by readily available access. The assessment does not include the removal of any soil, water or air samples, the moving of furniture or fixtures, or any type of assessment that would require extraordinary effort to access.
4. All contingent and limiting conditions are identified in Section 11 below (imposed by the terms of the assessment assignment or by the undersigned affecting the conclusions and recommendations contained in the report).

2.5 Special Terms and Conditions

Principles — The following principles are an integral part of this ASTM International Standard E-1527-13 and are intended to be referred to in resolving any ambiguity or exercising such discretion as is accorded the user or environmental professional in performing an environmental site assessment or in judging whether a user or environmental professional has conducted appropriate inquiry or has otherwise conducted an adequate environmental site assessment.

1. **Uncertainty Not Eliminated** — No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.
2. **Not Exhaustive** — All Appropriate Inquiries does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information and, in fact, may be a

ATTACHMENT 9

material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

3. Level of Inquiry is Variable — Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.
4. Comparison with Subsequent Inquiry -- It should not be concluded or assumed that an inquiry was not All Appropriate Inquiries merely because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent environmental site assessments should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.
5. Continued Viability of Environmental Site Assessment -- An environmental site assessment meeting or exceeding ASTM International Standard 1527-13 and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a user different than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities listed in the following section.

2.6 User Reliance -- User's Responsibilities

Scope — The purpose of this section is to describe tasks to be performed by the user. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires that these tasks be performed by or on behalf of a party seeking to qualify for Landowner Liability Protection (LLP) to CERCLA liability. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase I Environmental Site Assessment.

1. Review Title and Judicial Records for Environmental Liens and Activity and Use Limitations (AULs) — To meet the requirements of 40 CFR 312.20 and 312.23, a search for the existence of environmental liens and AULs that are filed or recorded against the property must be conducted.
2. Reasonably Ascertainable Title and Judicial Records for Environmental Liens and Activity and Use Limitations — Environmental liens and AULs that are recorded or filed in any place other than recorded land title records are not considered to be reasonably ascertainable unless applicable federal, tribal, state, or local statutes or regulations specify a place other than recorded land title records for recording or filing of environmental liens or AULs.
3. Specialized Knowledge or Experience of the User — Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened

ATTACHMENT 9

releases. If the user has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, the user should communicate any information based on such specialized knowledge or experience to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.

4. **Actual Knowledge of the User** — If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.
5. **Reason for Significantly Lower Purchase Price** — In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property was not contaminated and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I Environmental Site Assessment. This practice does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. The user should inform the environmental professional if the user believes that the purchase price of the property is lower than the fair market value due to contamination. The user is not required to disclose the purchase price to the environmental professional.
6. **Commonly Known or Reasonably Ascertainable Information** — Commonly known or reasonably ascertainable information within the local community about the property must be taken into account by the user. If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance. The user must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.
7. **Degree of Obviousness** -- The user must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property and the ability to detect releases or threatened releases by appropriate investigation.
8. **Other** — Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for Landowner Liability Protections (LLP) to CERCLA liability and state this in the report.

3.0 Site Description**3.1 Location and Legal Description**

The Site is located at 9683 and 9691 E. Louise Ave., Manteca, San Joaquin County, CA.

APN: 208-080-100

3.2 Site and Vicinity General Characteristics

The Site consists of a 19.68+/- acre parcel of agricultural land with approximately 2 acres in the southeast corner being used for a homesite.

The general vicinity consists of agricultural and residential uses.

3.3 Current Use of the Property

The property is currently being farmed.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

Structures on the Site include a single-family residence (9683), a mobile home (9691), and several outbuildings in fair to poor condition.

3.5 Current Uses of the Adjoining Properties

Adjoining property uses are as follows:

North: agricultural

South: residential, agricultural

East: agricultural

West: residential

4.0 User Provided Information**4.1 Title Records**

The User did not provide any title records.

4.2 Environmental Liens or Activity and Use Limitations

The User has no knowledge of environmental liens or land use limitations on the property.

4.3 Specialized Knowledge

The User has no specialized knowledge related to the property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

The User has no commonly known or reasonable ascertainable information regarding the property.

4.5 Valuation Reduction for Environmental Issues

No known environmental issues that would reduce the fair market price were noted.

4.6 Owner and Occupant Information

Owner: Pauline Consoli Declaration of Trust dated October 10, 2001
Pauline Consoli, Trustee
819 Terra California #1
Walnut Creek, CA

Key Site Manager: Tom Consoli
819 Terra California #1
Walnut Creek, CA

Occupants: Land is leased to a local farmer, mobile home is vacant, residence is semi-occupied.

4.7 Reason for Performing a Phase I Environmental Site Assessment

The reason for conducting a Phase I Environmental Site Assessment is for the purpose of identifying, to the extent feasible pursuant to the processes described in ASTM International Standard 1527-13, recognized environmental conditions in connection with the property and within the agreed scope of work.

4.8 Other

The User did not provide any other pertinent information regarding the property.

5.0 Records Review

5.1 Standard Environmental Record Sources

5.2 Additional Environmental Record Sources

Bovee Environmental Management, Inc. uses the services of Environmental Data Resources, Inc. (EDR) to provide data from the Standard Environmental Record Sources identified in ASTM International Standard 1527-13.

Reference the EDR Environmental Review Report dated July 11, 2018. A copy is located in the Appendix. A summary of all Record Sources is in Appendix 16.5 Regulatory Records Documentation.

Dates of the most recent updates to the government version of the databases are indicated.

Only sites that have a potential impact on the subject property are called out in the following summary.

Subject Site:

The Subject Site was not listed in any of the database(s) searched by EDR.

Surrounding sites were identified in the following databases:

LUST: Leaking Underground Storage Tank Report (2018)

All listed LUST sites within a ½ mile radius of the Subject Site are listed as Completed – Case Closed.

UST: Underground Storage Tank database (2018)

SWEEPS UST: Historical Statewide Environmental Evaluation and Planning System (1994)

HIST UST: Historical UST Registered Database (1990)

CA FID UST: Historical Facility Inventory Database (1994)

HIST CORTESE: Historical Hazardous Waste & Substance Site List (2001)

5.3 Physical Setting Source(s)

A current USGS 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained (and only if it is reasonably ascertainable).

The most current USGS 7.5 Minute Topographic Map (Manteca Quadrangle, dated 2015) was reviewed. Bovee Environmental Management, Inc. concludes that no conditions exist to require the use of additional physical setting sources.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the property, to help identify the likelihood of past uses having led to recognized environmental conditions relating to the property. All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful.

Aerial photographs dating back to 1937, topographic maps dating back to 1914, and city directories dating back to 1975.

Aerial photography

Data gaps of greater than five years exist due to the lack of available aerial photography. These data gaps are not considered to be significant as past uses of the property can be corroborated from other sources.

1937 – 2016	The Site is shown as agricultural land with a homesite and sheds in the southeast corner of the property.

Topographic maps

1914	No distinguishing features or structures are shown on the maps.
1952 – 1976	A structure is shown in the southeast corner of the property.
1987 – 1994	Two structures are shown in the southeast corner of the property.
2012	No distinguishing features or structures are shown on the maps.

City Directory

1975	9683: Arnold Consoli 9691: no listing shown for this address.
1995	9683: Pauline Consoli 9691: occupant unknown
2000	9683: Pauline Consoli 9691: James Pamplin
2005 – 2014	9683: Arnold Consoli 9691: Joshua Burson

5.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. All obvious uses of adjoining properties shall be identified from the present, back to the properties first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful.

Aerial photographs dating back to 1937, topographic maps dating back to 1914, and city directories dating back to 1975.

Aerial photography

Data gaps of greater than five years exist due to the lack of available aerial photography. These data gaps are not considered to be significant as past uses of the property can be corroborated from other sources.

1937 – 1993	North – agricultural South – agricultural East – agricultural West – agricultural
2006 – 2012	North – agricultural South – agricultural East – agricultural West – residential
2016	North – agricultural South – agricultural, residential East – agricultural West – residential

Topographic maps

Topographic maps dating back to 1914 were reviewed. No environmental concerns were noted.

City Directory

City directories for adjoining parcels were reviewed. No environmental concerns were noted.

6.0 Site Reconnaissance**6.1 Methodology and Limiting Conditions**

A site visit was conducted on July 27, 2018. The method used to conduct site reconnaissance was to walk the exterior and interior of the Site.

6.2 General Site Setting**6.2.1 Current Use(s) of the Property**

The property is currently being farmed.

6.2.2 Past Use(s) of the Property

As noted above in Section 5.4. Aerial photographs dating back to 1937, topographic maps dating back to 1914, and city directories dating back to 1975.

6.2.3 Current Uses of Adjoining Properties

Adjoining property uses are as follows:

North: agricultural

South: residential, agricultural

East: agricultural

West: residential

6.2.4 Past Uses of Adjoining Properties

As noted above in Section 5.5. Aerial photographs dating back to 1937, topographic maps dating back to 1914, and city directories dating back to 1975.

6.2.5 Current or Past Uses in the Surrounding Area

Current uses in the surrounding area are agricultural and residential. Past uses were agricultural.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The Site is relatively flat as is the surrounding terrain. The soil type as reported by ParcelQuest is Veritas fine sandy loam, 0 to 2 percent slopes. The groundwater flow is generally to the northwest.

6.2.7 General Description of Structures

Structures on the Site include a single-family residence (9683), a mobile home (9691), and several outbuildings in fair to poor condition.

6.2.8 Roads

The Site is accessed from E. Louise Ave.

6.2.9 Potable Water Supply

Water is supplied by an onsite domestic well.

6.2.10 Sewage Disposal System

Sewer disposal is by an onsite septic system.

6.3 Exterior Observations

6.3.1 Current Use(s) of the Property

The property is currently being farmed.

6.3.2 Past Use(s) of the Property

As noted above in Section 5.4. Aerial photographs dating back to 1937, topographic maps dating back to 1914, and city directories dating back to 1975.

6.3.3 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products in connection with identified uses that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.4 Storage Tanks

A 250-gallon propane tank is located behind each of the residences.

6.3.5 Odors

No odors that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.6 Pools of Liquid

No pools of liquid that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.7 Drums

No drums that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.8 Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

No hazardous substances or petroleum products containers (not necessarily in connection with identified uses) that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.9 Unidentified Substance Containers

No unidentified substance containers that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.10 PCB's

No presence of leaking, staining, or any other evidence that would suggest a release of PCBs was observed at the time of the site visit.

6.3.11 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.12 Stained Soil or Pavement

No stained soil or pavement that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.13 Stressed Vegetation

No stressed vegetation that would constitute evidence of a recognized environmental condition was observed at the time of the site visit.

6.3.14 Solid Waste

No solid waste that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.15 Waste Water

No waste water associated with onsite processes that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.3.16 Wells

A domestic well is located in the homesite area.

6.3.17 Septic Systems

The homes are served by a septic system.

6.3.18 Vapor Encroachment Concerns

A Tier I Vapor Encroachment Screen was conducted. The screen findings showed that Vapor Encroachment Concerns can be ruled out for all the sites listed. The Vapor Encroachment Screen can be found in Appendix 16.8 Vapor Encroachment Screen.

6.4 Interior Observations

The interiors of the single-family residence and the mobile home were not observed. Each of the shed interiors on the property were observed.

6.4.1 Heating/Cooling

Not applicable.

6.4.2 Stains or Corrosion

No stains or corrosion that would constitute evidence of a recognized environmental condition was observed at the time of the site visit.

6.4.3 Drains and Sumps

No drains or sumps that would constitute evidence of a recognized environmental condition was observed at the time of the site visit.

6.4.4 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products in connection with identified uses that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.5 Storage Tanks

No storage tanks that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.6 Odors

No odors that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.7 Pools of Liquid

No pools of liquid that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.8 Drums

No drums that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

ATTACHMENT 9

6.4.9 Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

No hazardous substances or petroleum products containers (not necessarily in connection with identified uses) that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.10 Unidentified Substance Containers

Several one-gallon jugs were noted in the barn. They appeared to contain used motor oil.

6.4.11 PCB's

No presence of leaking, staining, or any other evidence that would suggest a release of PCBs was observed at the time of the site visit.

6.4.12 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons that would constitute evidence of a recognized environmental condition were observed at the time of the site visit.

6.4.13 Vapor Encroachment Concerns

A Tier I Vapor Encroachment Screen was conducted. The screen findings showed that Vapor Encroachment Concerns can be ruled out for all the sites listed. The Vapor Encroachment Screen can be found in Appendix 16.8 Vapor Encroachment Screen.

7.0 Interviews

7.1 Interview with Owner

Tom Consoli completed the Due Diligence Questionnaire provided by Bovee Environmental Management, Inc. and he was present during the site visit to discuss current and past uses of the property.

7.2 Interview with Key Site Manager

As noted above.

7.3 Interview with Occupants

As noted above.

7.4 Interviews with Local Government Officials

According to the EDR environmental database report presented in Section 16.5 Regulatory Records Documentation, the subject property was not listed in any of the databases searched by EDR. A file review request was submitted to the San Joaquin County Department of Environmental Health. They stated they had no files for the Subject Site.

7.5 Interviews with Others

No other interviews were conducted.

8.0 Findings

8.1 Known or suspect recognized environmental conditions

Based on the following definition, no known or suspected recognized environmental conditions are noted.

A Recognized Environmental Condition 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.

8.2 Known or suspect historical recognized environmental conditions

Based on the following definition, no known or suspected historical recognized environmental conditions are noted.

A Historical Recognized Environmental Condition is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required control, (e.g., property use restrictions, activity and use limitations (AUL's), institutional controls, or engineering controls). Before calling the past release a Historical Recognized Environmental Condition, the Environmental Professional must determine whether the past release is a Recognized Environmental Condition at the time the Phase I Environmental Site Assessment is conducted (e.g., if there has been a change in the regulatory criteria). If the Environmental Professional considers this past release to be a Recognized Environmental Condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be included in the conclusions section of the report as a Recognized Environmental Condition.

8.3 Known or suspect controlled recognized environmental conditions

Based on the following definition, no known or suspected controlled recognized environmental conditions are noted.

A Controlled Recognized Environmental Condition is defined as a Recognized Environmental Condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AUL's, institutional controls, or engineering controls). A condition considered by the Environmental Professional to be a Controlled Recognized Environmental Condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a Recognized Environmental Condition in the conclusions section of the Phase I Environmental Site Assessment report.

8.4 De minimis conditions

De minimis conditions are not considered to be recognized environmental conditions nor controlled recognized environmental condition.

8.5 Non-Scope Items

Environmental issues include environmental concerns identified during the course of the Phase I Site Assessment that warrant discussion but do not qualify as Recognized Environmental Conditions, as defined by the ASTM International Standard E1527-13. The Standard includes Section 13, Non-scope Considerations such as Asbestos-Containing Building Materials, Lead-Based Paint, Mold, Radon, Wetlands, and Threatened Species that are not part of the required ASTM International Scope of Work.

9.0 Opinion

Based on the results of the Phase I Environmental Assessment, it is my opinion that this assessment has no revealed evidence of Recognized Environmental Conditions in connection with the property. No additional environmental assessment work is recommended.

10.0 Conclusions

I have conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard Practice E-1527-13 of the parcel located at 9683 - 9691 E. Louise Ave., Manteca, San Joaquin County, CA (APN 208-080-100).

Based upon a review of the current regulatory agency data and assessment of the subject property, it appears that the potential for adverse impacts to the Subject Site due to current or past activities at the Site is low.

Based upon a review of the current regulatory agency data and assessment of sites in the general area, it appears that the potential for adverse impacts to the Subject Site due to current or past activities in the general vicinity is low.

A Tier I Vapor Encroachment Screen was conducted. The screen findings showed that Vapor Encroachment Concerns can be ruled out for all the sites listed.

Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

11.0 Limiting Conditions, Deviations, and Data Gaps

According to ASTM International Standard E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. The lack of aerial photography in five-year increments is considered to be a data gap.

12.0 Additional Services

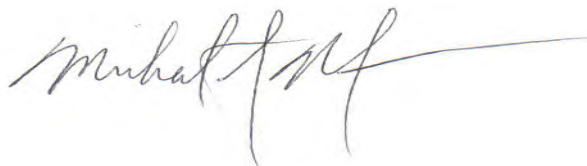
Not applicable.

13.0 References

USGS 7.5 Minute Topographic maps dated 1914 through 2012
Aerial photographs dated 1937 through 2016
EDR Radius Map Report, dated July 11, 2018
EDR Vapor Encroachment Screen, dated July 26, 2018
EDR City Directory Image Report

14.0 Signature(s) of Environmental Professional(s)

I, Michael G. Nelson, declare that I have prepared this report and that I am certified by the National Registry of Environmental Professionals as a Registered Environmental Property Assessor, Registration Number REPA 899052, which expires 3/15/2021.

**15.0 Qualification(s) of Environmental Professional(s)**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and conducted the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The Code of Federal Regulations (40 CFR.10, Part 312) spells out the definition of an Environmental Professional (EP). I meet the stated qualifications, as highlighted below.

DEFINITION OF ENVIRONMENTAL PROFESSIONAL, PURSUANT TO 40 CFR.10

Environmental Professional means:

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

(3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b).

(5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

ATTACHMENT 9

Bachelor of Science, Crop Science - California State Polytechnic University, San Luis Obispo, California, 1980

Certified Environmental Hazardous Materials Technician - Merced College, Merced, CA, 1994

Certified Hazardous Materials Technician - California Specialized Training Institute, 1995

Contaminant Vapor Migration and Intrusion Course - The Northwest Environmental Training Center, 2008

ASTM International Training on Phase I and Phase II – Environmental Site Assessments for Commercial Real Estate, 2016

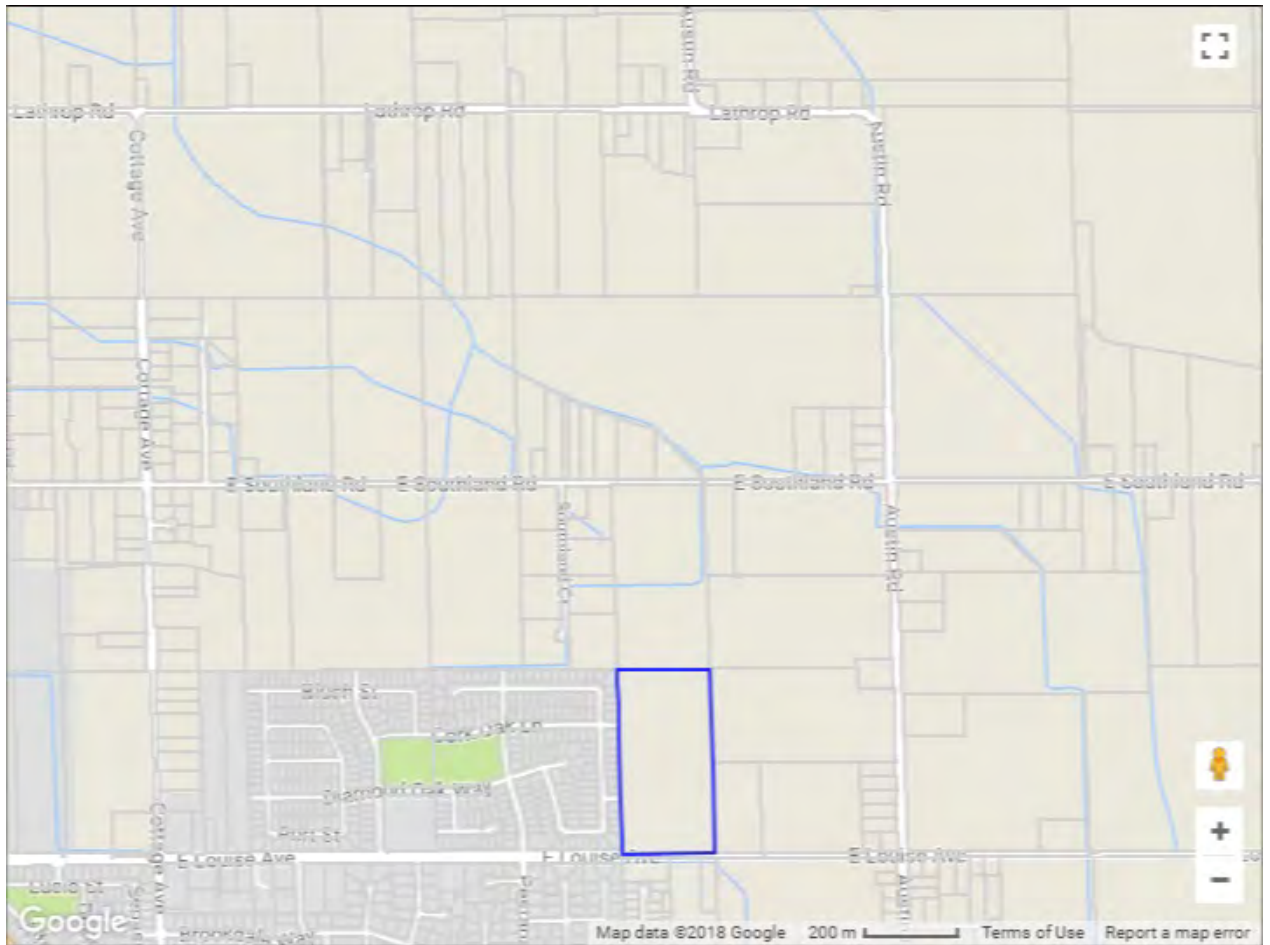
ASTM International Training on Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions, 2018

Professional Member, The Risk Management Association

Registered Environmental Property Assessor, National Registry of Environmental Professionals, REAP #899052

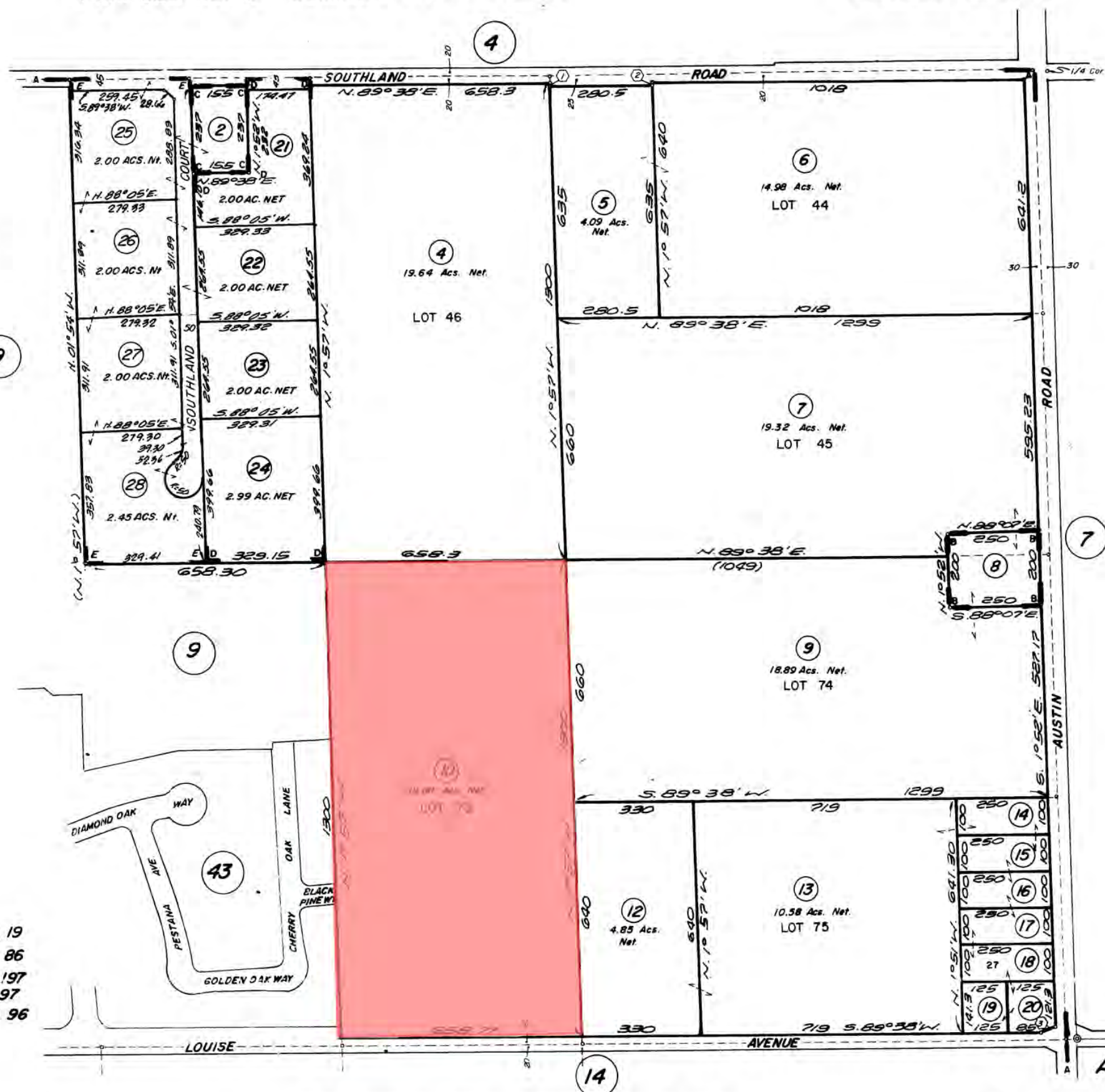
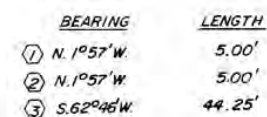
16.0 Appendices

16.1 Site (Vicinity) Map



POR. SEC. NO. 3 SUMMER HOME TRACT

THIS MAP FOR
ASSESSMENT USE ONLY



A - R.M. Bk. 3 - Pg. 19
B - R.S. Bk. 21 - Pg. 86
C - R.S. Bk. 25 - Pg. 197
D - P.M. Bk. 18 Pg. 97
E - P.M. Bk. 18 Pg. 96

Assessor's Map Bk. 208-Pg. 08

NOTE - Assessor's Parcel Numbers Shown in Circles.

16.3 Site Photographs



9683 E. Louise Ave.



9691 E. Louise Ave.

ATTACHMENT 9

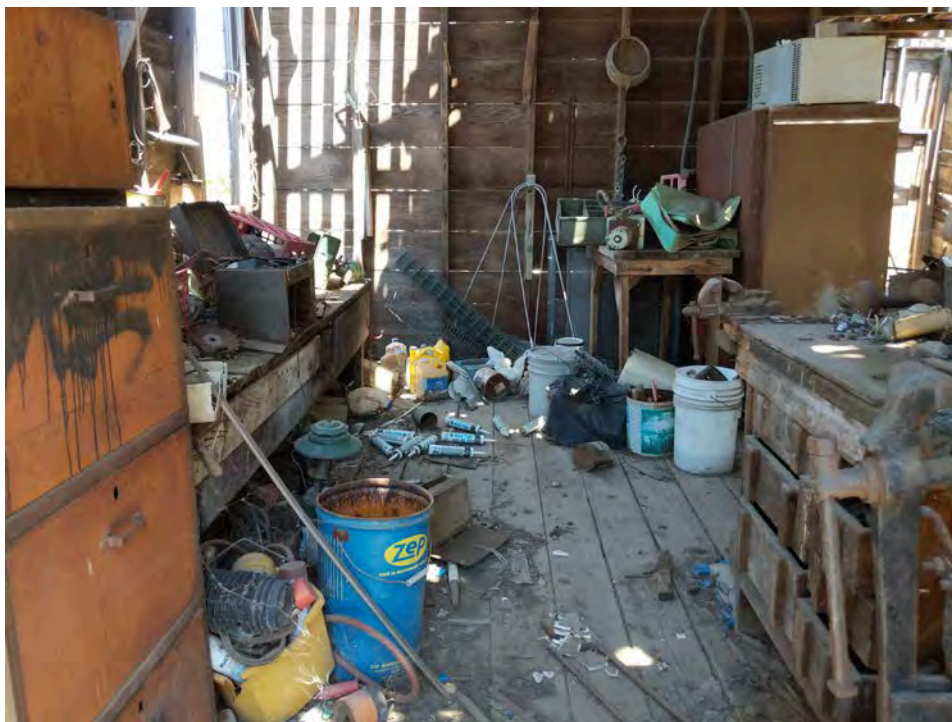


Exterior views of the various outbuildings

ATTACHMENT 9



Typical interior views of the outbuildings



Interior of barn with unknown substance containers in the background

16.4 Historical Research Documentation

Aerial photographs
Topographic maps

16.5 Regulatory Records Documentation

Map Findings Summary of Standard and Additional Record Sources
EDR Radius Map Report dated July 11, 2018

16.6 Interview Documentation

Bovee Environmental Management, Inc. Due Diligence Questionnaire

16.7 Special Contractual Conditions between User and Environmental Professional

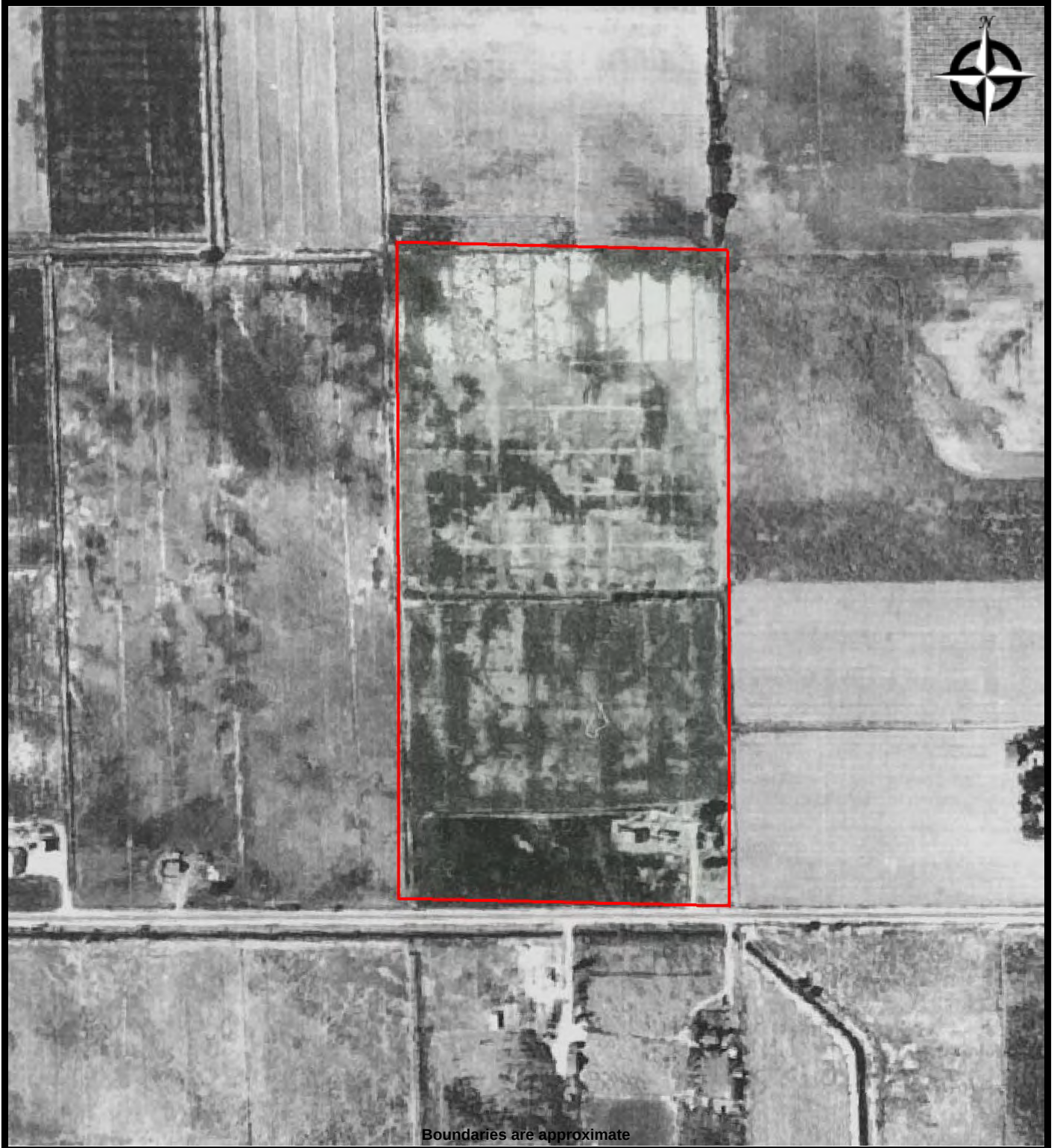
None

16.8 Vapor Encroachment Screen

EDR Vapor Encroachment Screen dated July 26, 2018

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1937

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1957

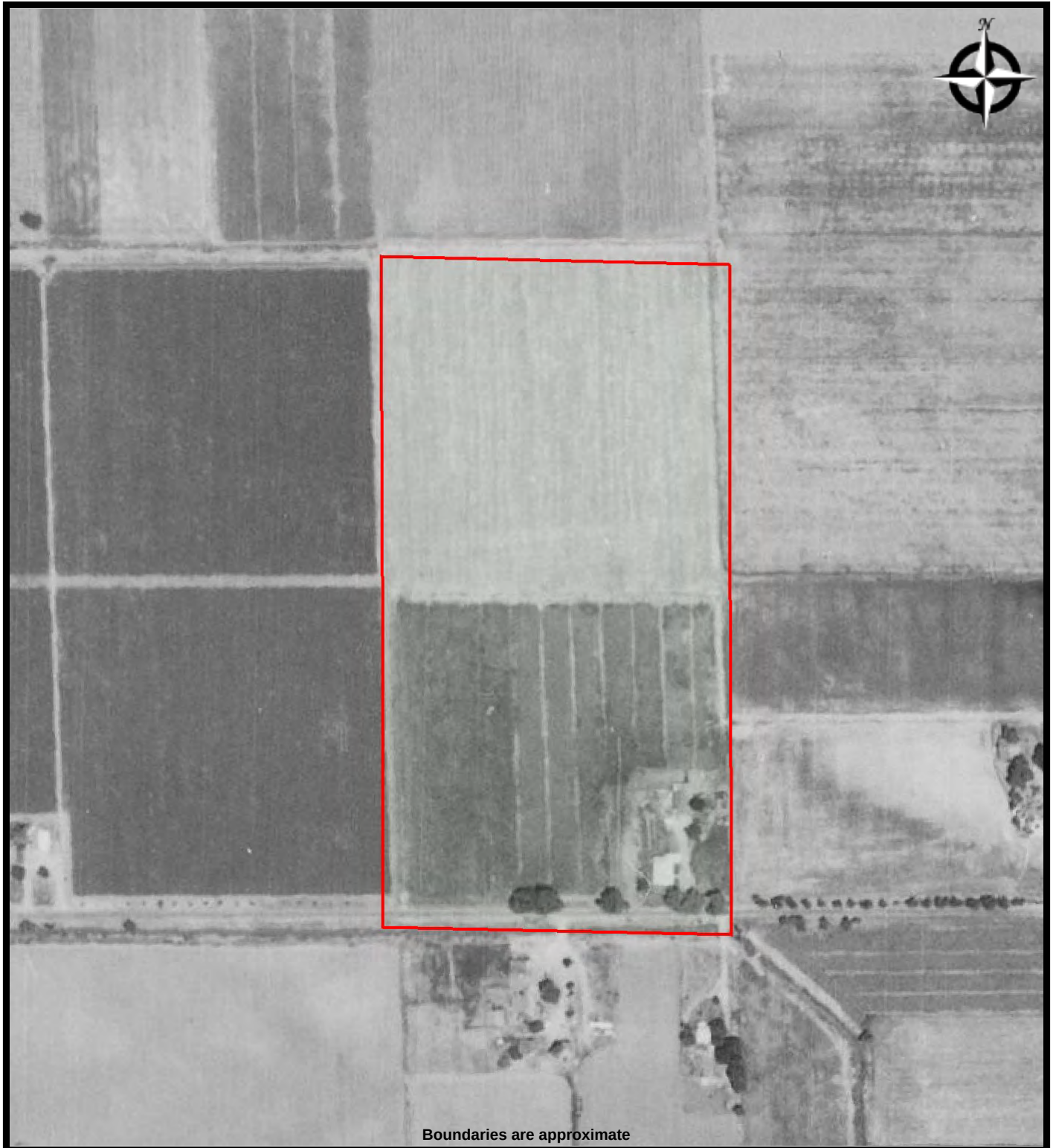
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1963

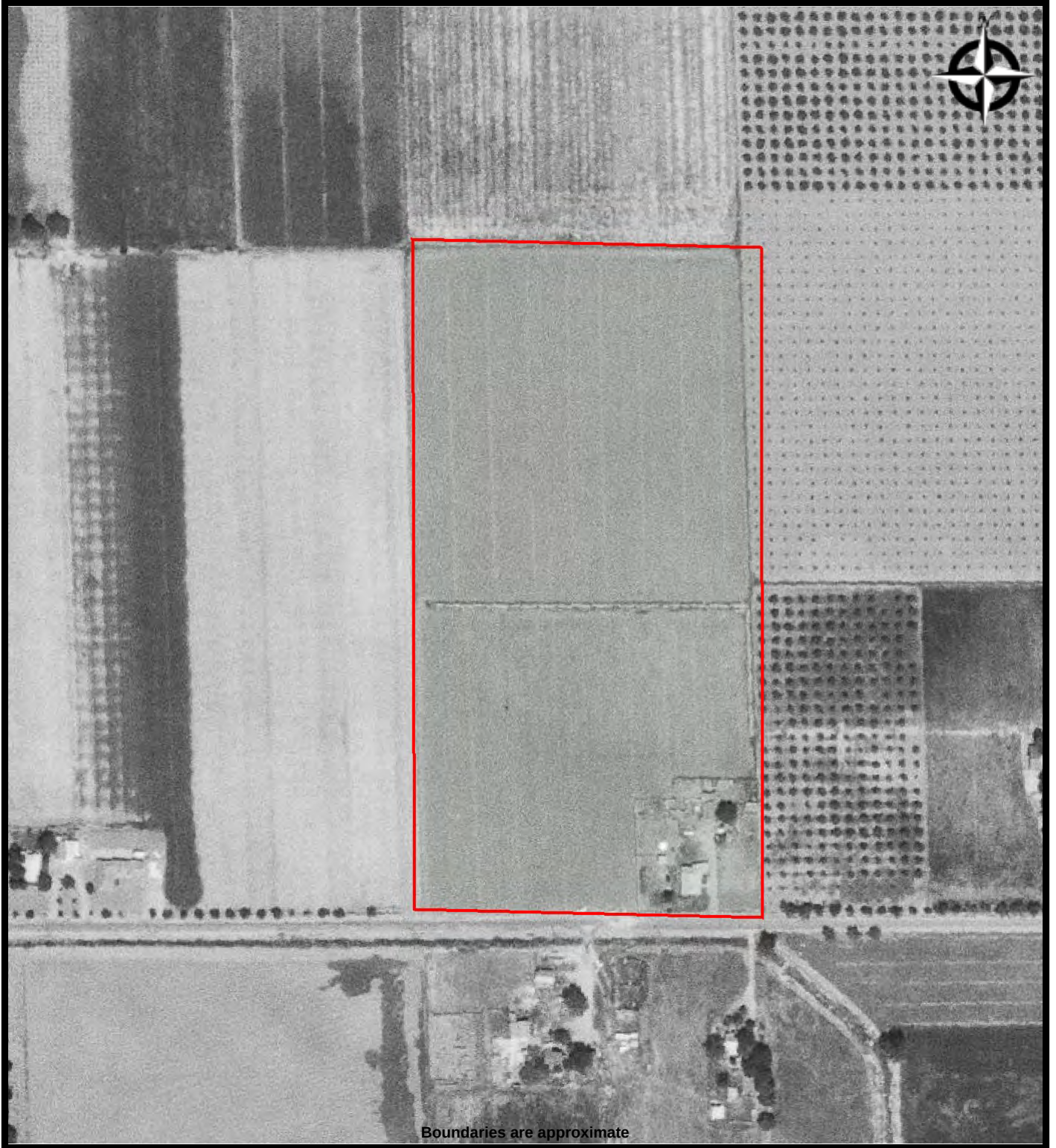
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1968

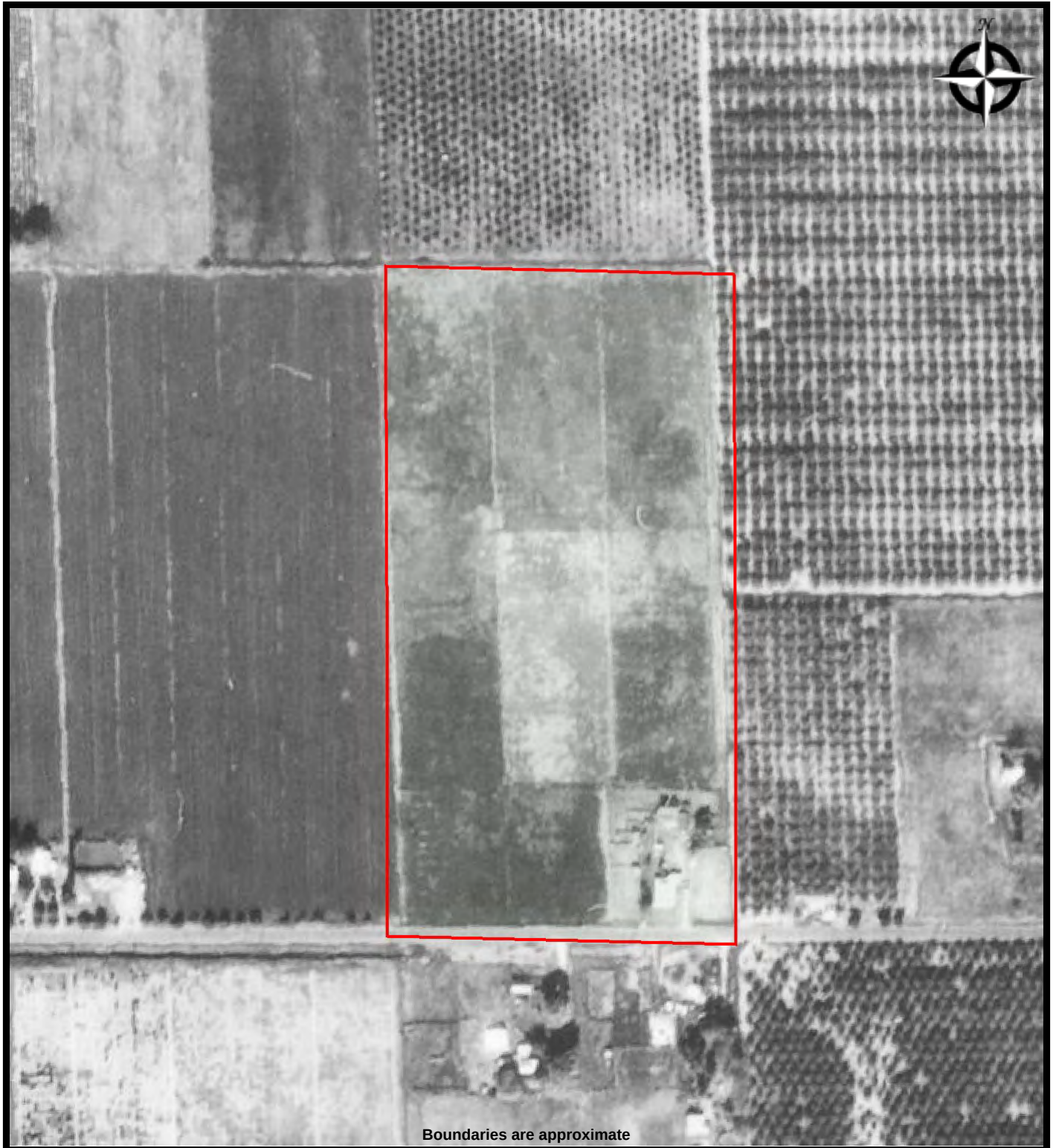
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1975

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1982

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 1993

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 2006

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



AERIAL - 2009

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



AERIAL - 2012

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR Aerials



Boundaries are approximate



AERIAL - 2016

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

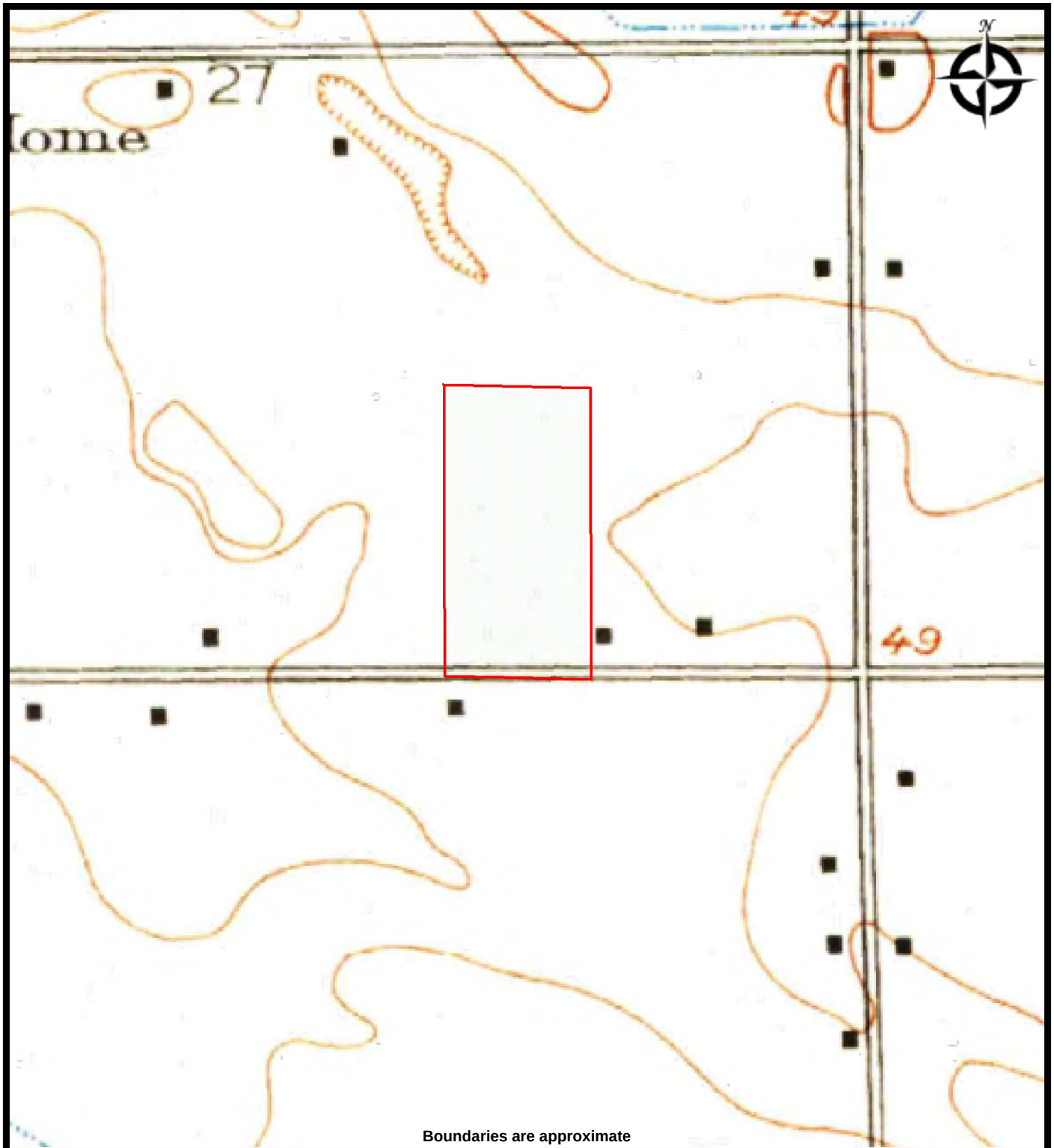
DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



Boundaries are approximate



TOPO MAP - 1914

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

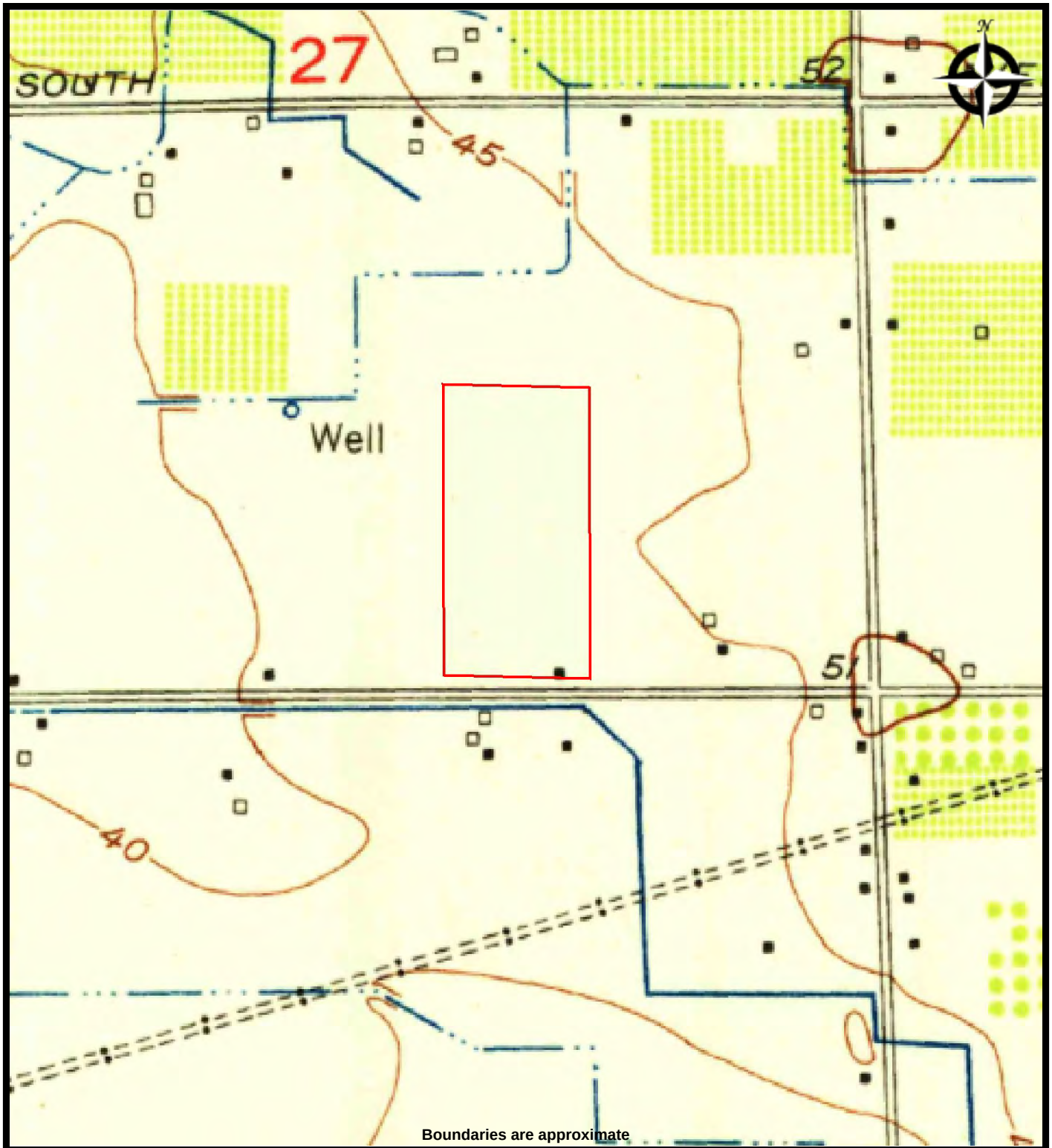
DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



Boundaries are approximate



TOPO MAP - 1952

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

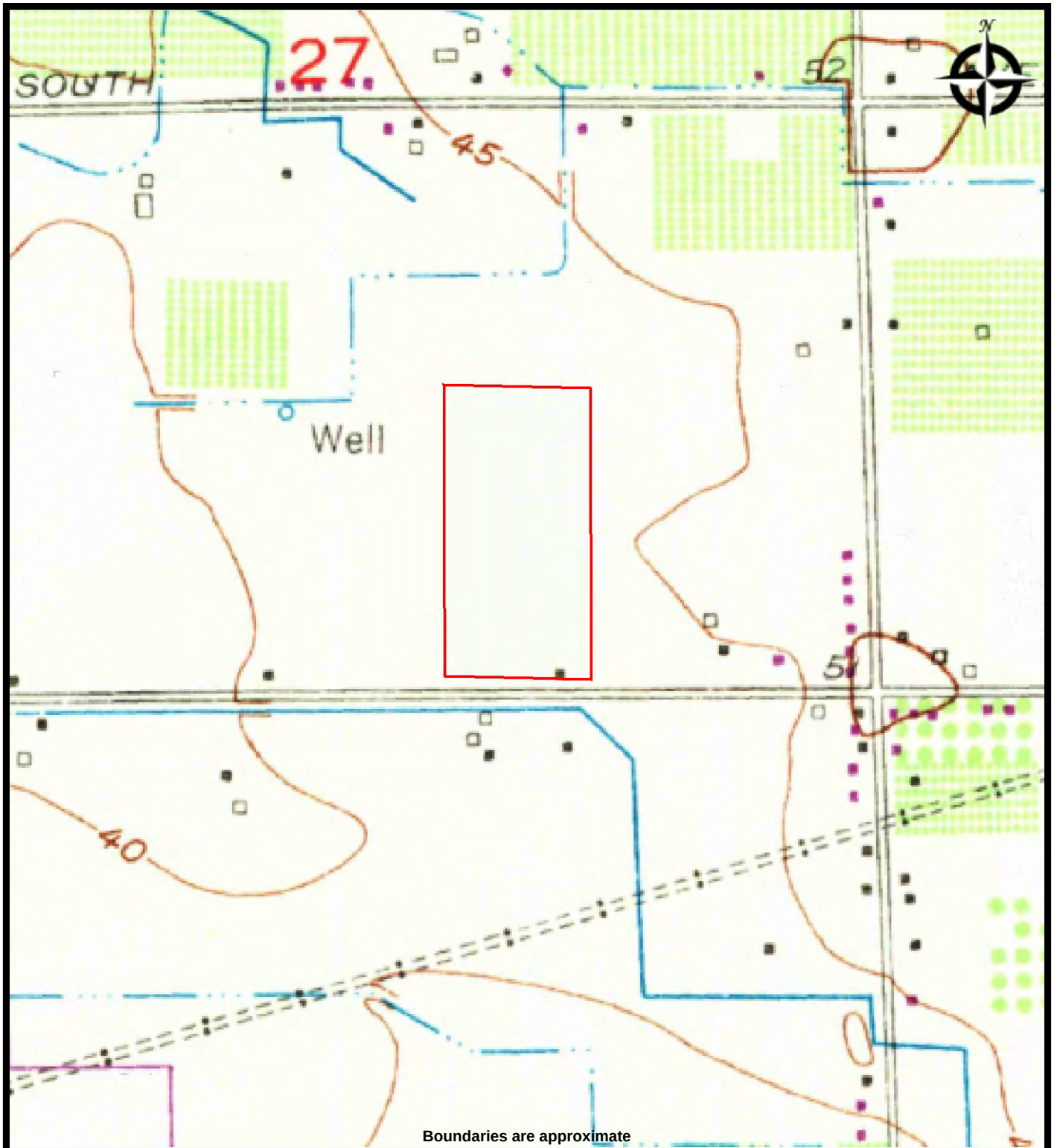
DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 1968

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

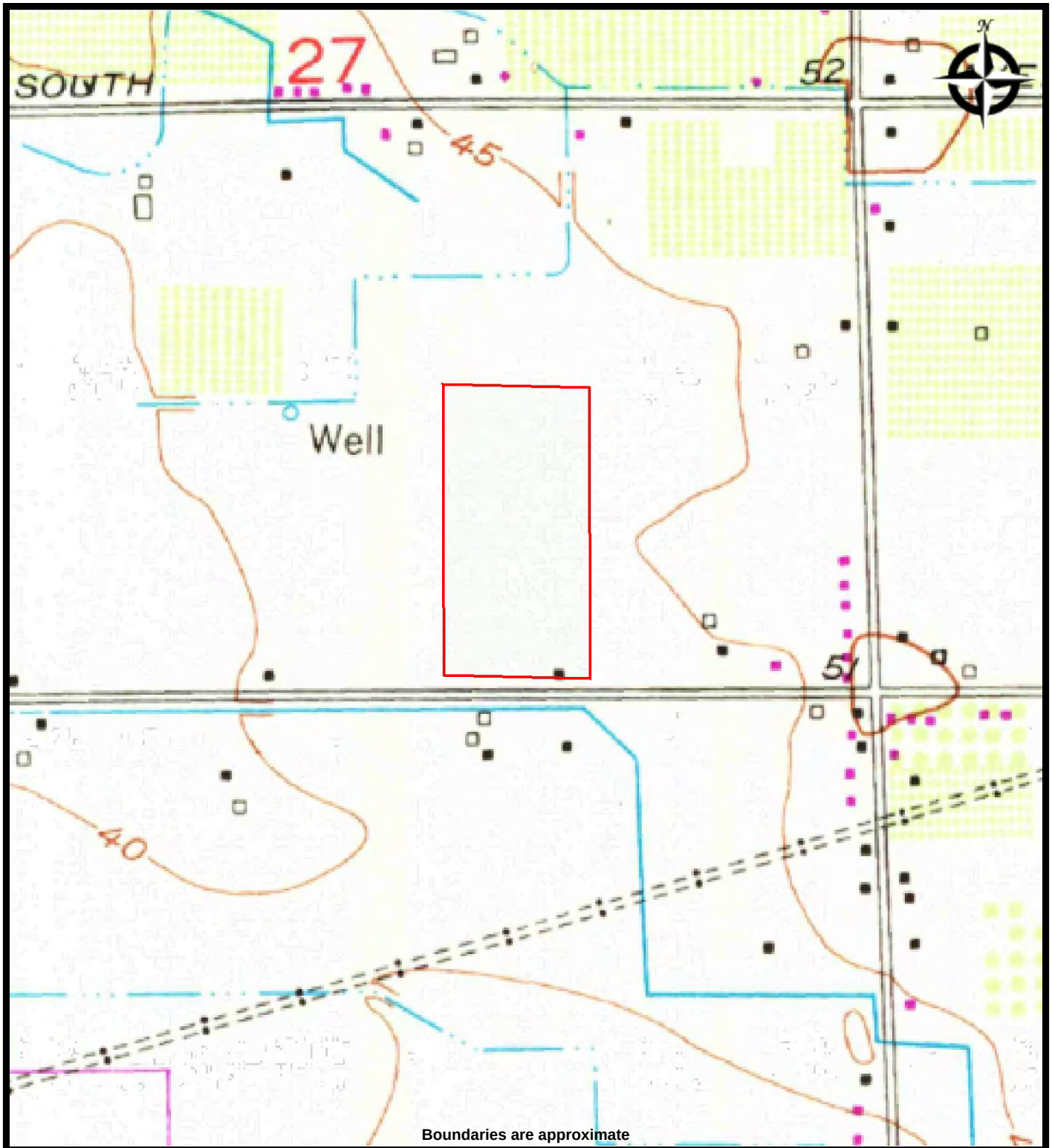
DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 1976

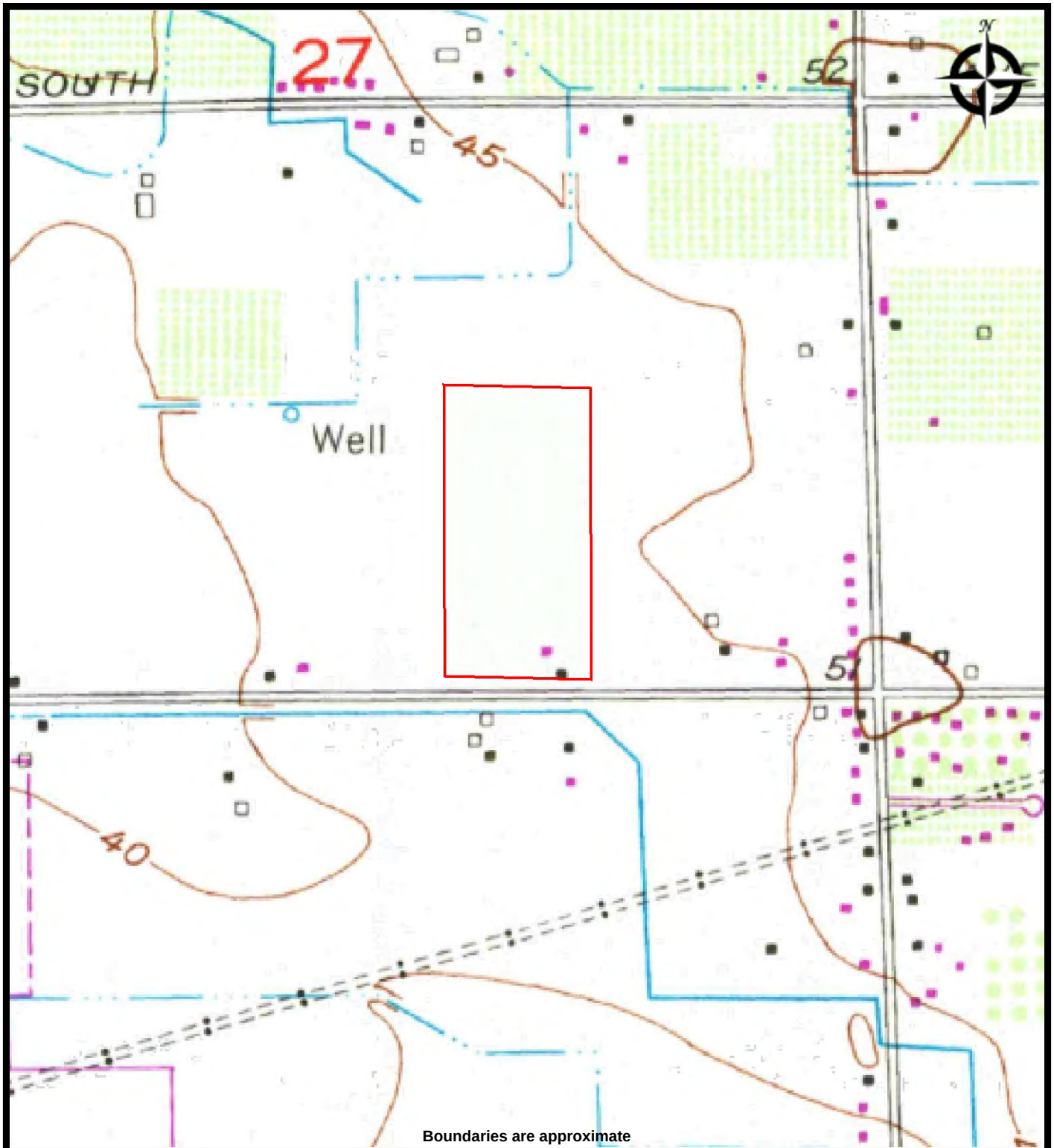
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



Boundaries are approximate



TOPO MAP - 1987

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:

PROJ. MGR:

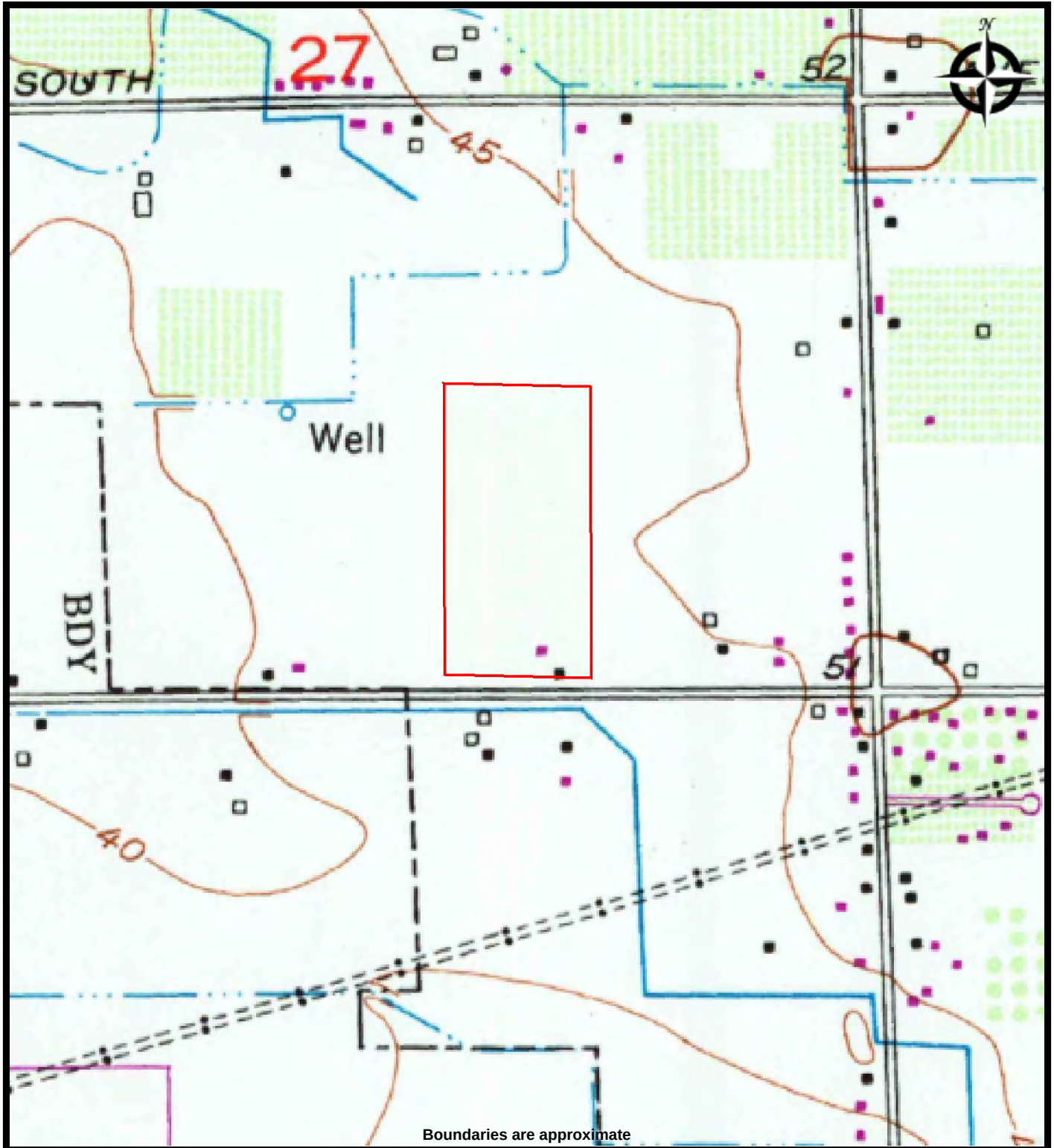
DRAWN BY:

DATE: 7/26/2018

PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 1991

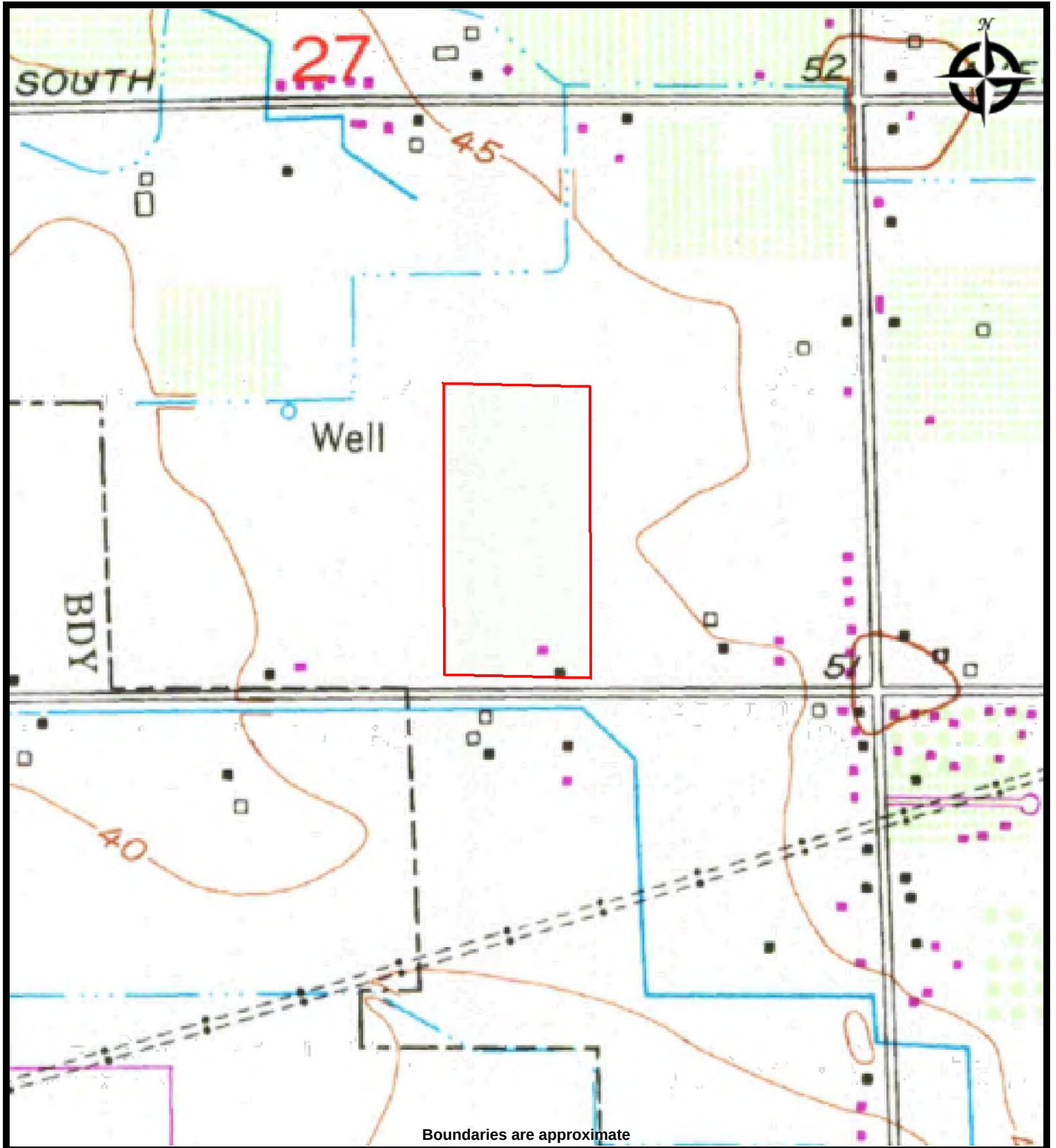
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 1994

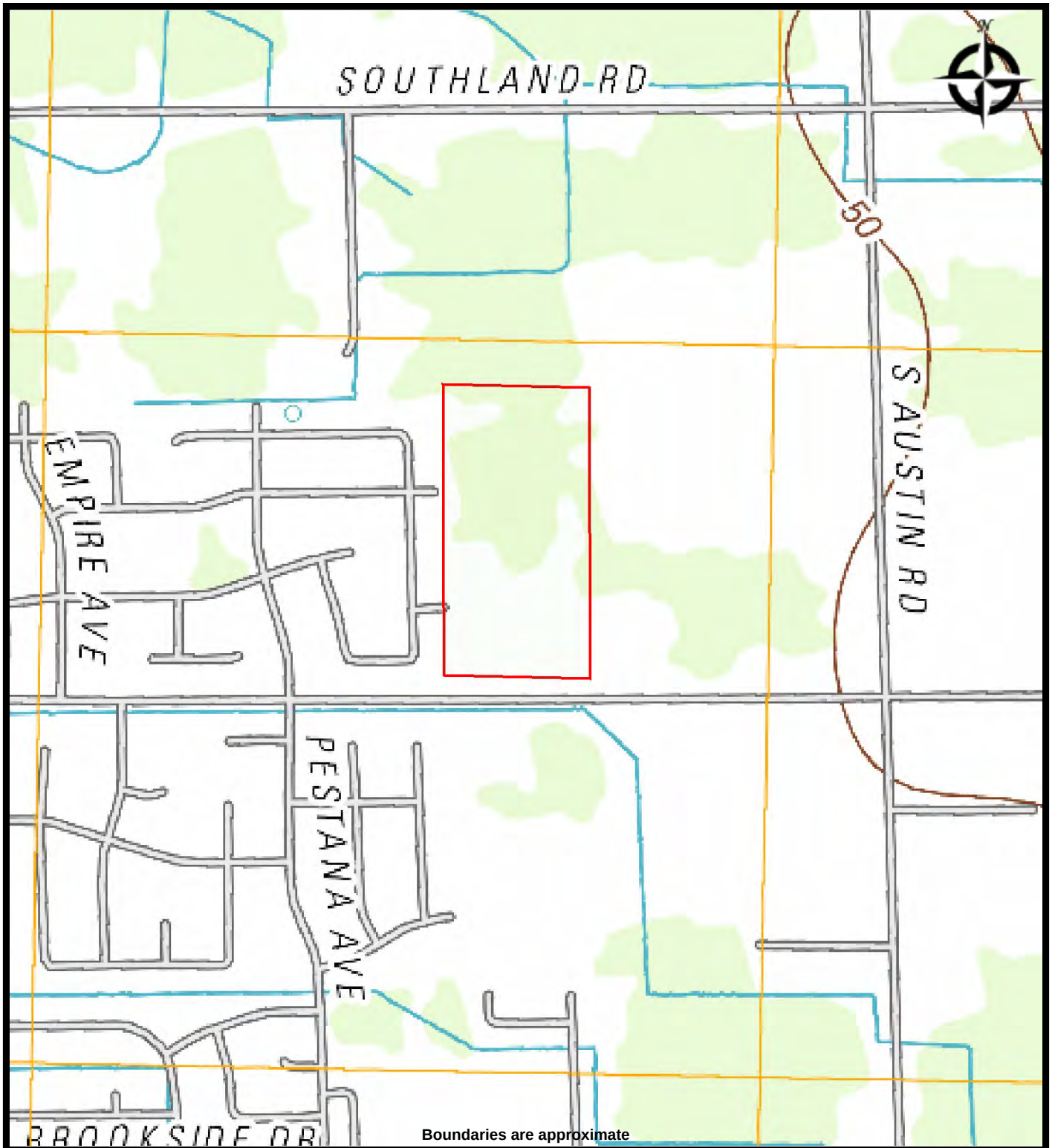
9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

ATTACHMENT 9

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 2012

9683 E. Louise Ave.
Manteca, California 95336

PREPARED FOR:
PROJ. MGR:
DRAWN BY:

DATE: 7/26/2018
PROJ. #:

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
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
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
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	0	0	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
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	0	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		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
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	0	NR	NR	NR	2
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	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
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
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
Other Ascertainable Records								
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
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

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
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
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	0	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES***Exclusive Recovered Govt. Archives***

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	9	1	0	0	0	10

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

9683 E. Louise Ave.
9683 E. Louise Ave.
Manteca, CA 95336

Inquiry Number: 5357734.2s
July 11, 2018

The EDR Radius Map™ Report with GeoCheck®



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	22
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	PSGR-1

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), 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

9683 E. LOUISE AVE.
MANTECA, CA 95336

COORDINATES

Latitude (North):	37.8138610 - 37° 48' 49.89"
Longitude (West):	121.1863110 - 121° 11' 10.71"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	659649.4
UTM Y (Meters):	4186507.0
Elevation:	46 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640398 MANTECA, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140628
Source:	USDA

ATTACHMENT 9

MAPPED SITES SUMMARY

Target Property Address:
9683 E. LOUISE AVE.
MANTECA, CA 95336

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	MANTECA UNIFIED SCHO	2901 LOUISE AVE (CAS	LUST, SWEEPS UST, CA FID UST, EMI, CERS	Lower	67, 0.013, SSW
A2	MANTECA SCHOOL DIST	2901 LOUISE AVE E	LUST, CERS	Lower	67, 0.013, SSW
A3	MANTECA UNIFIED SCHO	2901 LOUISE	HIST CORTESE	Lower	67, 0.013, SSW
A4	MUSD-DISTRICT OFFICE	2901 E LOUISE AVE	UST	Lower	67, 0.013, SSW
A5	MCI TELECOMMUNICATIO	2551 E LOUISE AVE	SWEEPS UST, CA FID UST, EMI	Lower	255, 0.048, SW
A6	VERIZON BUSINESS: MA	2551 E LOUISE AVE	UST	Lower	255, 0.048, SW
7	EDWARD MUNOZ	16225 S AUSTIN RD	HIST UST	Higher	1270, 0.241, ENE

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 - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

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

CPS-SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

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

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

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

Local Lists of Registered Storage Tanks

CERS TANKS.....	California Environmental Reporting System (CERS) Tanks

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

EXECUTIVE SUMMARY

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
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
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
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
UIC GEO.....	UIC GEO (GEOTRACKER)
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)

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

EXECUTIVE SUMMARY

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal 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>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MANTECA UNIFIED SCHO</i>	<i>2901 LOUISE AVE (CAS</i>	<i>SSW 0 - 1/8 (0.013 mi.)</i>	<i>A1</i>	<i>8</i>
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 03/12/2018				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607791624				
<i>MANTECA SCHOOL DIST</i>	<i>2901 LOUISE AVE E</i>	<i>SSW 0 - 1/8 (0.013 mi.)</i>	<i>A2</i>	<i>13</i>
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 03/12/2018				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700321				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MUSD-DISTRICT OFFICE Database: UST SAN JOAQUIN, Date of Government Version: 03/20/2018 Facility Id: FA0003845 Tank Status: 02 - Inactive, non-billable	2901 E LOUISE AVE	SSW 0 - 1/8 (0.013 mi.)	A4	15
VERIZON BUSINESS: MA Database: UST, Date of Government Version: 06/11/2018 Database: UST SAN JOAQUIN, Date of Government Version: 03/20/2018 Facility Id: FA0003849 Facility Id: 9565 Tank Status: 01 - Active, billable	2551 E LOUISE AVE	SW 0 - 1/8 (0.048 mi.)	A6	20

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: 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.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MANTECA UNIFIED SCHO Status: A Tank Status: A Comp Number: 1958	2901 LOUISE AVE (CAS	SSW 0 - 1/8 (0.013 mi.)	A1	8
MCI TELECOMMUNICATIO Status: A Tank Status: A Comp Number: 1659	2551 E LOUISE AVE	SW 0 - 1/8 (0.048 mi.)	A5	17

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST 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>
EDWARD MUNOZ Facility Id: 00000019119	16225 S AUSTIN RD	ENE 1/8 - 1/4 (0.241 mi.)	7	21

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MANTECA UNIFIED SCHO Facility Id: 39000316 Status: A	2901 LOUISE AVE (CAS	SSW 0 - 1/8 (0.013 mi.)	A1	8
MCI TELECOMMUNICATIO Facility Id: 39004207 Status: A	2551 E LOUISE AVE	SW 0 - 1/8 (0.048 mi.)	A5	17

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

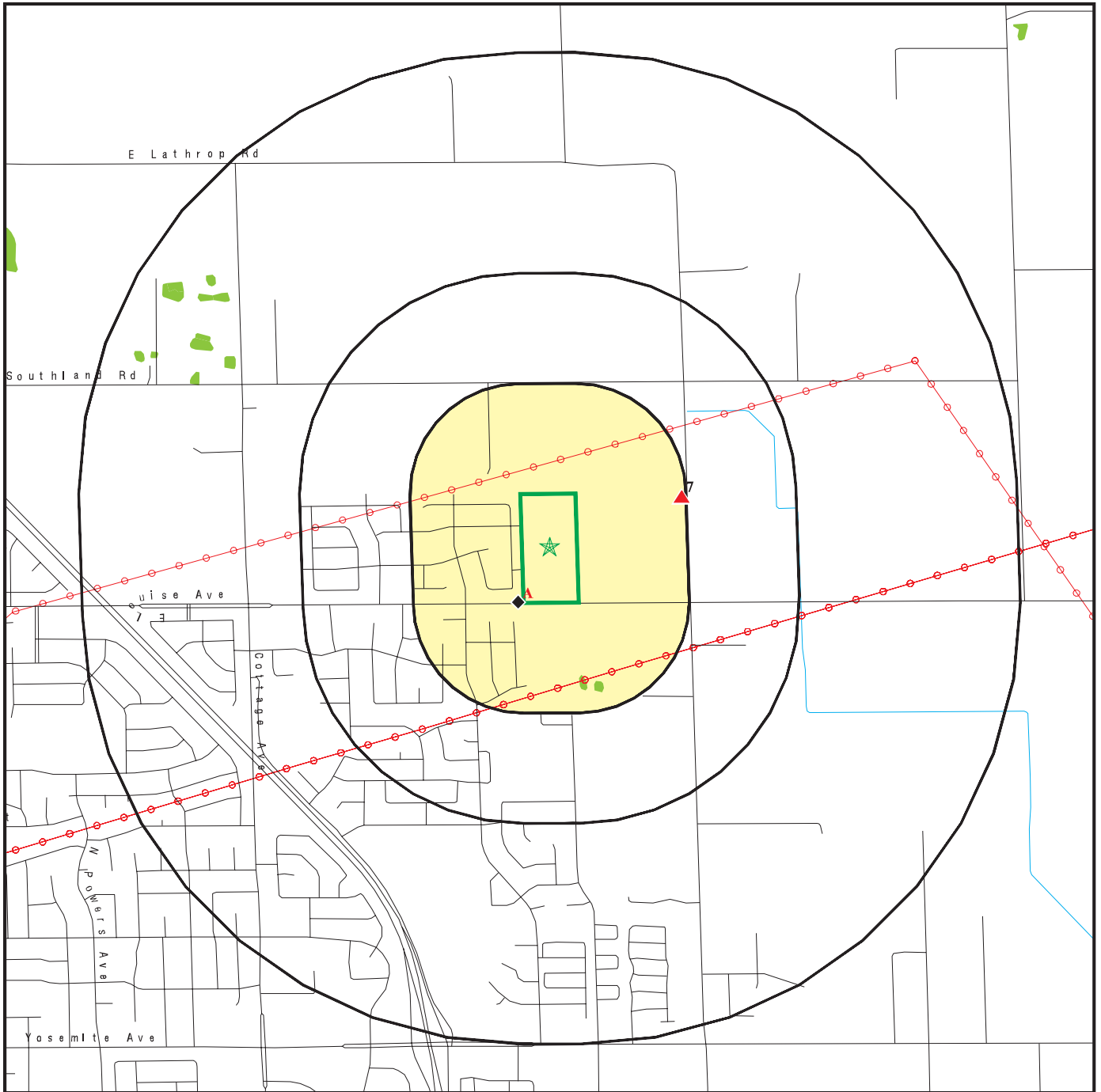
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MANTECA UNIFIED SCHO Reg Id: 390413	2901 LOUISE	SSW 0 - 1/8 (0.013 mi.)	A3	15

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

<u>Site Name</u>	<u>Database(s)</u>
LOUISE AVE EAST COTTAGE AVE	CIWQS CDL CDL
SPRECKELS SUGAR COMPANY, INC.	ENVIROSTOR

OVERVIEW MAP - 5357734.2S



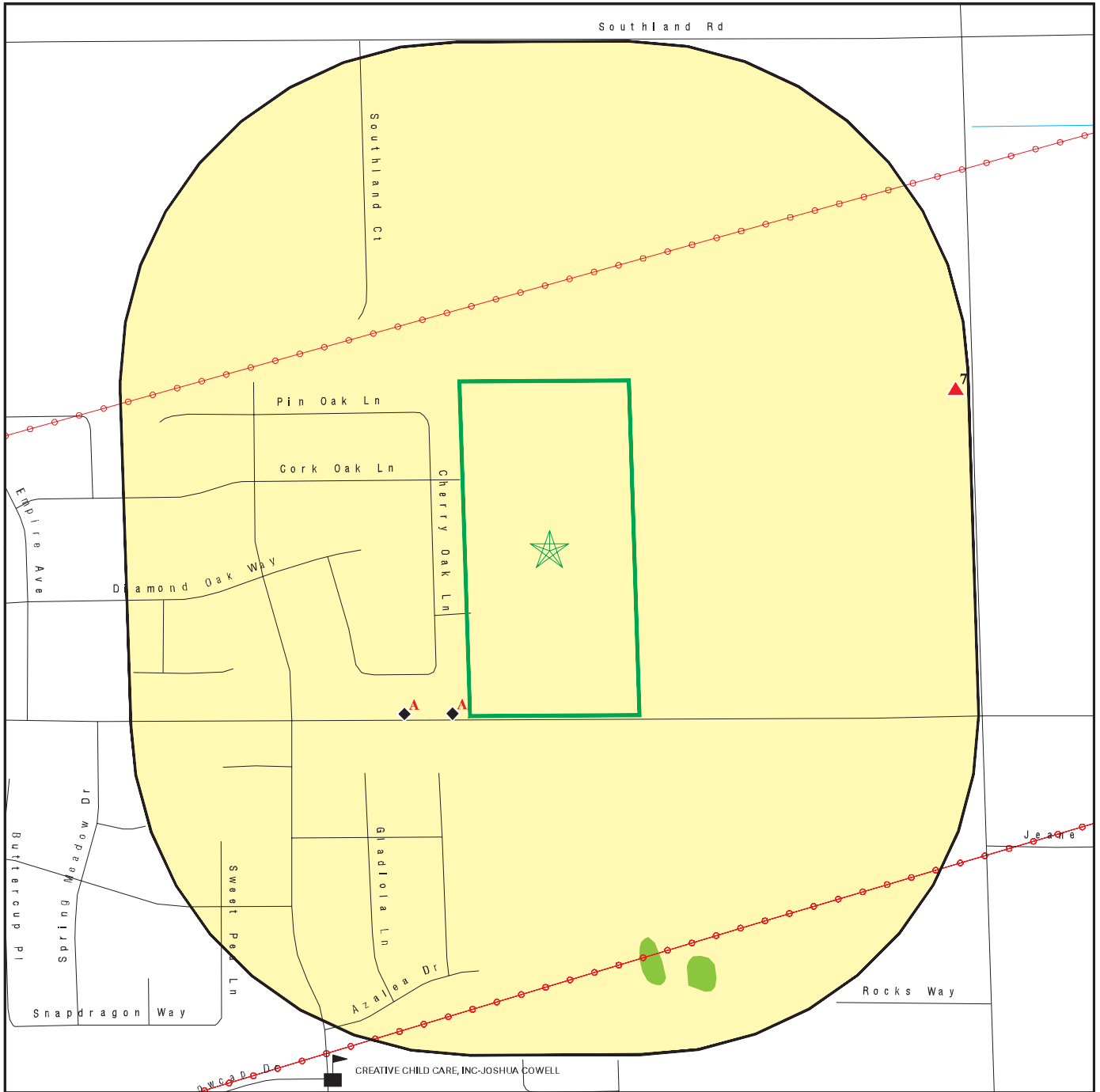
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year 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: 9683 E. Louise Ave.
ADDRESS: 9683 E. Louise Ave.
Manteca CA 95336
LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
CONTACT: Mike
INQUIRY #: 5357734.2s
DATE: July 11, 2018 1:32 pm

DETAIL MAP - 5357734.2S



- 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
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

- Areas of Concern

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

SITE NAME: 9683 E. Louise Ave.
 ADDRESS: 9683 E. Louise Ave.
 Manteca CA 95336
 LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike
 INQUIRY #: 5357734.2s
 DATE: July 11, 2018 1:35 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
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
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	0	0	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
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	0	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		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
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	0	NR	NR	NR	2
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	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
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
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
Other Ascertainable Records								
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
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

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
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
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	0	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS
EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES
Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals -- 0 9 1 0 0 0 10

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
SSW
< 1/8
0.013 mi.
67 ft.
Relative:
Lower
Actual:
44 ft.

MANTECA UNIFIED SCHOOL DIST
2901 LOUISE AVE (CASE #2)
MANTECA, CA 95336
Site 1 of 6 in cluster A

LUST
S101592760
SWEEPS UST
N/A
CA FID UST
EMI
CERS

LUST:
Lead Agency: SAN JOAQUIN COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607791624
Global Id: T0607791624
Latitude: 37.812137
Longitude: -121.257472
Status: Completed - Case Closed
Status Date: 03/28/2003
Case Worker: Not reported
RB Case Number: 391110
Local Agency: Not reported
File Location: Not reported
Local Case Number: 506563
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0607791624
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: T0607791624
Action Type: Other
Date: 03/18/1997
Action: Leak Reported

Global Id: T0607791624
Action Type: Other
Date: 01/08/1998
Action: Leak Discovery

LUST:
Global Id: T0607791624
Status: Open - Case Begin Date
Status Date: 03/18/1997

Global Id: T0607791624
Status: Open - Site Assessment
Status Date: 12/31/1997

Global Id: T0607791624
Status: Completed - Case Closed
Status Date: 03/28/2003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

MANTECA UNIFIED SCHOOL DIST (Continued)

S101592760

LUST REG 5:

Region: 5
Status: Case Closed
Case Number: 391110
Case Type: Soil only
Substance: HYDROCARBONS
Staff Initials: JLB
Lead Agency: Local
Program: LUST
MTBE Code: N/A

SWEEPS UST:

Status: Not reported
Comp Number: 1958
Number: Not reported
Board Of Equalization: 44-024940
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 39-000-001958-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: 1

Status: Active
Comp Number: 1958
Number: 4
Board Of Equalization: 44-024940
Referral Date: 04-13-92
Action Date: 04-13-92
Created Date: 07-11-88
Owner Tank Id: 002
SWRCB Tank Id: 39-000-001958-000002
Tank Status: A
Capacity: 12000
Active Date: 04-13-92
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 2

Status: Active
Comp Number: 1958
Number: 4
Board Of Equalization: 44-024940
Referral Date: 04-13-92
Action Date: 04-13-92
Created Date: 07-11-88
Owner Tank Id: 003
SWRCB Tank Id: 39-000-001958-000003
Tank Status: A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANTECA UNIFIED SCHOOL DIST (Continued)

S101592760

Capacity: 12000
Active Date: 04-13-92
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 39000316
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2098253215
Mail To: Not reported
Mailing Address: P O BOX 32
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

EMI:

Year: 2006
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: .0001351619521590617
Reactive Organic Gases Tons/Yr: .000113090005371487
Carbon Monoxide Emissions Tons/Yr: .00100783124786941
NOX - Oxides of Nitrogen Tons/Yr: .00163647847772855
SOX - Oxides of Sulphur Tons/Yr: .0000016960000805556
Particulate Matter Tons/Yr: .0000306557391609873
Part. Matter 10 Micrometers and Smlr Tons/Yr: .0000299200014211237

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: .0008884363360275570
Reactive Organic Gases Tons/Yr: .000743354682354257
Carbon Monoxide Emissions Tons/Yr: .00662460024354681

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

MANTECA UNIFIED SCHOOL DIST (Continued)

S101592760

NOX - Oxides of Nitrogen Tons/Yr: .0107567767372146
SOX - Oxides of Sulphur Tons/Yr: .0000111480196416378
Particulate Matter Tons/Yr: .0002015039894241290
Part. Matter 10 Micrometers and Smlr Tons/Yr: .00019666789367795

Year: 2008
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: .0004899620392061599
Reactive Organic Gases Tons/Yr: .000409951238203794
Carbon Monoxide Emissions Tons/Yr: .00365338799487501
NOX - Oxides of Nitrogen Tons/Yr: .005932234029302
SOX - Oxides of Sulphur Tons/Yr: .0000061479998230934
Particulate Matter Tons/Yr: .0001111270459826854
Part. Matter 10 Micrometers and Smlr Tons/Yr: .000108459996879101

Year: 2009
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 4.8996203920615897E-4
Reactive Organic Gases Tons/Yr: 4.0995123820379402E-4
Carbon Monoxide Emissions Tons/Yr: 3.6533879948750102E-3
NOX - Oxides of Nitrogen Tons/Yr: 5.9322340293019998E-3
SOX - Oxides of Sulphur Tons/Yr: 6.1479998230934101E-6
Particulate Matter Tons/Yr: 1.1112704598268499E-4
Part. Matter 10 Micrometers and Smlr Tons/Yr: 1.08459996879101E-4

Year: 2010
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 4.4818931516672598E-4
Reactive Organic Gases Tons/Yr: 3.7500000000000001E-4
Carbon Monoxide Emissions Tons/Yr: 3.3409999999999998E-3
NOX - Oxides of Nitrogen Tons/Yr: 5.4310000000000001E-3
SOX - Oxides of Sulphur Tons/Yr: 5.6300000000000003E-6
Particulate Matter Tons/Yr: 1.0176229508196701E-4
Part. Matter 10 Micrometers and Smlr Tons/Yr: 9.9320000000000005E-5

Year: 2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANTECA UNIFIED SCHOOL DIST (Continued)

S101592760

County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 0.00042238108476
Reactive Organic Gases Tons/Yr: 0.00035340625362
Carbon Monoxide Emissions Tons/Yr: 0.0031494725323
NOX - Oxides of Nitrogen Tons/Yr: 0.0051139950524
SOX - Oxides of Sulphur Tons/Yr: 5.3000000543e-006
Particulate Matter Tons/Yr: 9.5799181309e-005
Part. Matter 10 Micrometers and Smlr Tons/Yr: 9.3500000958e-005

Year: 2012
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 0.00043082869202
Reactive Organic Gases Tons/Yr: 0.00036047436661
Carbon Monoxide Emissions Tons/Yr: 0.0032124618753
NOX - Oxides of Nitrogen Tons/Yr: 0.0052162747786
SOX - Oxides of Sulphur Tons/Yr: 5.4059998742e-006
Particulate Matter Tons/Yr: 9.7715161661e-005
Part. Matter 10 Micrometers and Smlr Tons/Yr: 9.5369997781e-005

Year: 2013
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 0.00044507683552
Reactive Organic Gases Tons/Yr: 0.000391
Carbon Monoxide Emissions Tons/Yr: 0.00348
NOX - Oxides of Nitrogen Tons/Yr: 0.00566
SOX - Oxides of Sulphur Tons/Yr: 5.86e-006
Particulate Matter Tons/Yr: 0.00010553278689
Part. Matter 10 Micrometers and Smlr Tons/Yr: 0.000103

Year: 2014
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
Air District Name: SAN JOAQUIN VALLEY APCD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANTECA UNIFIED SCHOOL DIST (Continued)

S101592760

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.0011261932818
Reactive Organic Gases Tons/Yr: 0.0009893607981
Carbon Monoxide Emissions Tons/Yr: 0.0088169482746
NOX - Oxides of Nitrogen Tons/Yr: 0.01431662902
SOX - Oxides of Sulphur Tons/Yr: 1.4837350018e-005
Particulate Matter Tons/Yr: 0.00026818980566
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.00026175325032

Year: 2015
County Code: 39
Air Basin: SJV
Facility ID: 7295
Air District Name: SJU
SIC Code: 4812
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: 0.00043510529311
Reactive Organic Gases Tons/Yr: 0.00038224
Carbon Monoxide Emissions Tons/Yr: 0.0034089
NOX - Oxides of Nitrogen Tons/Yr: 0.0055269
SOX - Oxides of Sulphur Tons/Yr: 5.7286e-006
Particulate Matter Tons/Yr: 0.00010333709016
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.000100857

CERS TANKS:

Site ID: 189397
CERS ID: T0607791624
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: Alan Buehler - CENTRAL VALLEY RWQCB (REGION 5S)
Entity Title: Not reported
Affiliation Address: 11020 SUN CENTER DRIVE #200
Affiliation City: RANCHO CORDOVA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

A2
SSW
< 1/8
0.013 mi.
67 ft.

MANTECA SCHOOL DIST (CASE #1)
2901 LOUISE AVE E
MANTECA, CA 95336

LUST S105557388
CERS N/A

Site 2 of 6 in cluster A

Relative:
Lower

LUST:

Actual:
44 ft.

Lead Agency: SAN JOAQUIN COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607700321
Global Id: T0607700321
Latitude: 37.811875
Longitude: -121.2573808
Status: Completed - Case Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANTECA SCHOOL DIST (CASE #1) (Continued)

S105557388

Status Date: 09/12/1996
Case Worker: Not reported
RB Case Number: 390413
Local Agency: Not reported
File Location: Not reported
Local Case Number: 1958
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0607700321
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: T0607700321
Action Type: Other
Date: 09/20/1989
Action: Leak Reported

Global Id: T0607700321
Action Type: Other
Date: 09/20/1989
Action: Leak Discovery

LUST:

Global Id: T0607700321
Status: Open - Case Begin Date
Status Date: 09/20/1989

Global Id: T0607700321
Status: Open - Site Assessment
Status Date: 09/20/1989

Global Id: T0607700321
Status: Completed - Case Closed
Status Date: 09/12/1996

LUST REG 5:

Region: 5
Status: Case Closed
Case Number: 390413
Case Type: Drinking Water Aquifer affected
Substance: GASOLINE
Staff Initials: JLB
Lead Agency: Local
Program: LUST
MTBE Code: N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MANTECA SCHOOL DIST (CASE #1) (Continued)

S105557388

CERS TANKS:

Site ID: 219851
CERS ID: T0607700321
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: Alan Buehler - CENTRAL VALLEY RWQCB (REGION 5S)
Entity Title: Not reported
Affiliation Address: 11020 SUN CENTER DRIVE #200
Affiliation City: RANCHO CORDOVA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

A3
SSW
< 1/8
0.013 mi.
67 ft.

MANTECA UNIFIED SCHOOL DI
2901 LOUISE
MANTECA, CA 95336
Site 3 of 6 in cluster A

HIST CORTESE S104857260
N/A

Relative:
Lower
Actual:
44 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 39
Reg By: LTNKA
Reg Id: 390413

A4
SSW
< 1/8
0.013 mi.
67 ft.

MUSD-DISTRICT OFFICE
2901 E LOUISE AVE
MANTECA, CA 95336
Site 4 of 6 in cluster A

UST U004024429
N/A

Relative:
Lower
Actual:
44 ft.

UST SAN JOAQUIN:
Region: SJ
Facility Id: FA0003845
Mail Address: PO BOX 32
Mail Address 2: Not reported
Mail Care of: PEGGY MARSHALL
Mail City,St,Zip: MANTECA, CA 95336

Tank Rec ID: Not reported
Tank Number: 1
Tank Status: 02 - Inactive, non-billable
Tank Capacity: 1000
Product Type Desc: 1a - REGULAR UNLEADED
Program Element: 2380
Decode for Program Element: 2380 - ADDITIONAL EXISTING UST - obsolete
Chemical Form: (none)
CAS#: Not reported
CERS ID: Not reported
Cross Ref Tank ID: Not reported
LEA ID: 9
Common Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MUSD-DISTRICT OFFICE (Continued)

U004024429

Date Installed: Not reported
Date of Closure: Not reported
Latitude: 37.8139438305
Longitude: -121.2558333585

Tank Rec ID: Not reported
Tank Number: 2
Tank Status: 02 - Inactive, non-billable
Tank Capacity: 12000
Product Type Desc: 1a - REGULAR UNLEADED
Program Element: 2380
Decode for Program Element: 2380 - ADDITIONAL EXISTING UST - obsolete
Chemical Form: (none)
CAS#: Not reported
CERS ID: Not reported
Cross Ref Tank ID: Not reported
LEA ID: 9
Common Name: Not reported
Date Installed: Not reported
Date of Closure: Not reported
Latitude: 37.8139438305
Longitude: -121.2558333585

Tank Rec ID: Not reported
Tank Number: 3
Tank Status: 02 - Inactive, non-billable
Tank Capacity: 12000
Product Type Desc: 1a - REGULAR UNLEADED
Program Element: 2380
Decode for Program Element: 2380 - ADDITIONAL EXISTING UST - obsolete
Chemical Form: (none)
CAS#: Not reported
CERS ID: Not reported
Cross Ref Tank ID: Not reported
LEA ID: 9
Common Name: Not reported
Date Installed: Not reported
Date of Closure: Not reported
Latitude: 37.8139438305
Longitude: -121.2558333585

Tank Rec ID: Not reported
Tank Number: 4
Tank Status: 02 - Inactive, non-billable
Tank Capacity: 250
Product Type Desc: 03 - DIESEL
Program Element: 2380
Decode for Program Element: 2380 - ADDITIONAL EXISTING UST - obsolete
Chemical Form: (none)
CAS#: Not reported
CERS ID: Not reported
Cross Ref Tank ID: Not reported
LEA ID: 9
Common Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MUSD-DISTRICT OFFICE (Continued)

U004024429

Date Installed: Not reported
Date of Closure: Not reported
Latitude: 37.8139438305
Longitude: -121.2558333585

Tank Rec ID: TA0508435
Tank Number: 5
Tank Status: 02 - Inactive, non-billable
Tank Capacity: 2300
Product Type Desc: (none)
Program Element: 2360
Decode for Program Element: 2360 - UST - PER TANK FEE
Chemical Form: (none)
CAS#: Not reported
CERS ID: Not reported
Cross Ref Tank ID: Not reported
LEA ID: 9
Common Name: Not reported
Date Installed: Not reported
Date of Closure: Not reported
Latitude: 37.8139438305
Longitude: -121.2558333585

A5
SW
< 1/8
0.048 mi.
255 ft.

MCI TELECOMMUNICATIONS CORP.
2551 E LOUISE AVE
MANTECA, CA 95336
Site 5 of 6 in cluster A

SWEEPS UST
CA FID UST
EMI
S101593498
N/A

Relative:
Lower
Actual:
43 ft.

SWEEPS UST:
Status: Active
Comp Number: 1659
Number: 1
Board Of Equalization: 44-024813
Referral Date: 07-22-88
Action Date: 08-30-91
Created Date: 07-14-88
Owner Tank Id: 183747
SWRCB Tank Id: 39-000-001659-000001
Tank Status: A
Capacity: 550
Active Date: 07-22-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

CA FID UST:
Facility ID: 39004207
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 21350 CABOT BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

MCI TELECOMMUNICATIONS CORP. (Continued)

S101593498

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

EMI:

Year: 2003
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 2004
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: 0.000422015
Reactive Organic Gases Tons/Yr: 0.0003531
Carbon Monoxide Emissions Tons/Yr: 0.001122
NOX - Oxides of Nitrogen Tons/Yr: 0.005159
SOX - Oxides of Sulphur Tons/Yr: 0.0003432
Particulate Matter Tons/Yr: 0.0003685
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.000359656

Year: 2005
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: .0004028325510408641
Reactive Organic Gases Tons/Yr: .000337049995455891
Carbon Monoxide Emissions Tons/Yr: .00107099998556077

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

MCI TELECOMMUNICATIONS CORP. (Continued)**S101593498**

NOX - Oxides of Nitrogen Tons/Yr: .00492449993360788
SOX - Oxides of Sulphur Tons/Yr: .000327599995583296
Particulate Matter Tons/Yr: .000351749995257705
Part. Matter 10 Micrometers and Smlr Tons/Yr: .0003433079953715200

Year: 2006
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: .0002934922928016600
Reactive Organic Gases Tons/Yr: .000245565001387149
Carbon Monoxide Emissions Tons/Yr: .000780300004407763
NOX - Oxides of Nitrogen Tons/Yr: .00358785002026707
SOX - Oxides of Sulphur Tons/Yr: .0000016218000091612
Particulate Matter Tons/Yr: .0002625768457455409
Part. Matter 10 Micrometers and Smlr Tons/Yr: .000256275001447648

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: .0004795625743744364
Reactive Organic Gases Tons/Yr: .000401250005979091
Carbon Monoxide Emissions Tons/Yr: .00127500001899898
NOX - Oxides of Nitrogen Tons/Yr: .00586250008735806
SOX - Oxides of Sulphur Tons/Yr: .0000026500000394880
Particulate Matter Tons/Yr: .0004290471375408411
Part. Matter 10 Micrometers and Smlr Tons/Yr: .000418750006239861

Year: 2008
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: .0001342775229686542
Reactive Organic Gases Tons/Yr: .000112350003467873
Carbon Monoxide Emissions Tons/Yr: .000357000011019409
NOX - Oxides of Nitrogen Tons/Yr: .00164150005066767
SOX - Oxides of Sulphur Tons/Yr: .0000007420000229030
Particulate Matter Tons/Yr: .0001201332004294262
Part. Matter 10 Micrometers and Smlr Tons/Yr: .00011725000361912

Year: 2009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCI TELECOMMUNICATIONS CORP. (Continued)

S101593498

County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: 1.3427752296865401E-4
Reactive Organic Gases Tons/Yr: 1.12350003467873E-4
Carbon Monoxide Emissions Tons/Yr: 3.5700001101940902E-4
NOX - Oxides of Nitrogen Tons/Yr: 1.6415000506676701E-3
SOX - Oxides of Sulphur Tons/Yr: 7.4200002290308496E-7
Particulate Matter Tons/Yr: 1.20133200429426E-4
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.00011725000361912

Year: 2010
County Code: 39
Air Basin: SJV
Facility ID: 3344
Air District Name: SJU
SIC Code: 4813
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: 1.3385920879646201E-4
Reactive Organic Gases Tons/Yr: 0.000112
Carbon Monoxide Emissions Tons/Yr: 0.000357
NOX - Oxides of Nitrogen Tons/Yr: 0.00164
SOX - Oxides of Sulphur Tons/Yr: 7.4199999999999995E-7
Particulate Matter Tons/Yr: 1.19877049180327E-4
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.000117

A6
SW
< 1/8
0.048 mi.
255 ft.

VERIZON BUSINESS: MANTCA
2551 E LOUISE AVE
MANTECA, CA 95336
Site 6 of 6 in cluster A

UST U004025279
N/A

Relative:
Lower

UST:

Facility ID: 9565
Permitting Agency: San Joaquin County Environmental Health
Latitude: Not reported
Longitude: Not reported

Actual:
43 ft.

UST SAN JOAQUIN:

Region: SJ
Facility Id: FA0003849
Mail Address: 18850 Orange St.
Mail Address 2: Not reported
Mail Care of: Verizon Business
Mail City,St,Zip: Bloomington, CA 92316

Tank Rec ID: TA0165901
Tank Number: 1
Tank Status: 01 - Active, billable
Tank Capacity: 550

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VERIZON BUSINESS: MANTCA (Continued)

U004025279

Product Type Desc: 03 - DIESEL
Program Element: 2361
Decode for Program Element: 2361 - UST FACILITY
Chemical Form: (none)
CAS#: Not reported
CERS ID: 10181481
Cross Ref Tank ID: Not reported
LEA ID: 1
Common Name: Not reported
Date Installed: 1/1/1985
Date of Closure: Not reported
Latitude: 37.8119125162
Longitude: -121.2616709630

7
ENE
1/8-1/4
0.241 mi.
1270 ft.

EDWARD MUNOZ
16225 S AUSTIN RD
MANTECA, CA 95336

HIST UST U001606187
N/A

Relative:
Higher
Actual:
50 ft.

HIST UST:
File Number: 0002FBC1
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002FBC1.pdf>
Region: STATE
Facility ID: 00000019119
Facility Type: Other
Other Type: FARM
Contact Name: Not reported
Telephone: 2098231833
Owner Name: EDWARD MUNOZ
Owner Address: 16225 S AUSTIN RD
Owner City,St,Zip: MANTECA, CA 95336
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000360
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Visual

[Click here for Geo Tracker PDF:](#)

ATTACHMENT 9

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MANTECA	S121652403	LOUISE AVE EAST COTTAGE AVE	LOUISE AVE EAST OF COTTAGE AVE	95336	CIWQS
MANTECA	S108723924		PRESCOTT RD, 1 MI N OF LOUISE	95336	CDL
MANTECA	S100186163	SPRECKELS SUGAR COMPANY, INC.	YOSEMITE AVE	95336	ENVIROSTOR
NEAR MANTECA	S108407439		LOUISE AVE, 0.5 MI E JACKTONE	95336	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: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING***Federal Delisted NPL site list*****Delisted NPL: National Priority List Deletions**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

Federal CERCLIS list**FEDERAL FACILITY: Federal Facility Site Information listing**

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 07/06/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	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: 05/18/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 07/30/2018
	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: 03/01/2018	Source: EPA
Date Data Arrived at EDR: 03/28/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/16/2018	Source: Department of the Navy
Date Data Arrived at EDR: 02/22/2018	Telephone: 843-820-7326
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/09/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 08/27/2018
	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: 02/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2018	Telephone: 703-603-0695
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/29/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 09/10/2018
	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: 02/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2018	Telephone: 703-603-0695
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/29/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 09/10/2018
	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: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
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: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 37

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**LUST REG 7: Leaking Underground Storage Tank Case Listing**

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
 Date Data Arrived at EDR: 02/26/2004
 Date Made Active in Reports: 03/24/2004
 Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
 Telephone: 760-776-8943
 Last EDR Contact: 08/01/2011
 Next Scheduled EDR Contact: 11/14/2011
 Data Release Frequency: No Update Planned

LUST: 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: 03/12/2018
 Date Data Arrived at EDR: 03/14/2018
 Date Made Active in Reports: 03/21/2018
 Number of Days to Update: 7

Source: State Water Resources Control Board
 Telephone: see region list
 Last EDR Contact: 06/13/2018
 Next Scheduled EDR Contact: 09/24/2018
 Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
 Date Data Arrived at EDR: 04/23/2001
 Date Made Active in Reports: 05/21/2001
 Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
 Telephone: 858-637-5595
 Last EDR Contact: 09/26/2011
 Next Scheduled EDR Contact: 01/09/2012
 Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
 Date Data Arrived at EDR: 02/15/2005
 Date Made Active in Reports: 03/28/2005
 Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
 Telephone: 909-782-4496
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: Varies

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
 Date Data Arrived at EDR: 06/07/2005
 Date Made Active in Reports: 06/29/2005
 Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
 Telephone: 760-241-7365
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
 Date Data Arrived at EDR: 09/10/2003
 Date Made Active in Reports: 10/07/2003
 Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
 Telephone: 530-542-5572
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

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 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
 Date Data Arrived at EDR: 09/07/2004
 Date Made Active in Reports: 10/12/2004
 Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
 Telephone: 213-576-6710
 Last EDR Contact: 09/06/2011
 Next Scheduled EDR Contact: 12/19/2011
 Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
 Date Data Arrived at EDR: 05/19/2003
 Date Made Active in Reports: 06/02/2003
 Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
 Telephone: 805-542-4786
 Last EDR Contact: 07/18/2011
 Next Scheduled EDR Contact: 10/31/2011
 Data Release Frequency: No Update Planned

LUST REG 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 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: 10/12/2017
 Date Data Arrived at EDR: 01/23/2018
 Date Made Active in Reports: 04/13/2018
 Number of Days to Update: 80

Source: EPA Region 8
 Telephone: 303-312-6271
 Last EDR Contact: 05/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 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: 09/30/2017
 Date Data Arrived at EDR: 01/23/2018
 Date Made Active in Reports: 04/13/2018
 Number of Days to Update: 80

Source: Environmental Protection Agency
 Telephone: 415-972-3372
 Last EDR Contact: 05/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017	Source: EPA, Region 5
Date Data Arrived at EDR: 01/23/2018	Telephone: 312-886-7439
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017	Source: EPA Region 7
Date Data Arrived at EDR: 01/23/2018	Telephone: 913-551-7003
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	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: 01/06/2018	Source: EPA Region 6
Date Data Arrived at EDR: 01/23/2018	Telephone: 214-665-6597
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	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: 10/14/2017	Source: EPA Region 4
Date Data Arrived at EDR: 01/23/2018	Telephone: 404-562-8677
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/16/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

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: 10/14/2017	Source: EPA Region 1
Date Data Arrived at EDR: 01/23/2018	Telephone: 617-918-1313
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017	Source: EPA Region 10
Date Data Arrived at EDR: 01/23/2018	Telephone: 206-553-2857
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

CPS-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: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 03/21/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 7	Next Scheduled EDR Contact: 09/24/2018
	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: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**UST: Active UST Facilities**

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/11/2018	Source: SWRCB
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-341-5851
Date Made Active in Reports: 07/09/2018	Last EDR Contact: 06/13/2018
Number of Days to Update: 26	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-327-7844
Date Made Active in Reports: 07/10/2018	Last EDR Contact: 06/13/2018
Number of Days to Update: 27	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Varies

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: 06/21/2018
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017	Source: EPA Region 9
Date Data Arrived at EDR: 01/23/2018	Telephone: 415-972-3368
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	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: 10/12/2017	Source: EPA Region 8
Date Data Arrived at EDR: 01/23/2018	Telephone: 303-312-6137
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018	Source: EPA Region 7
Date Data Arrived at EDR: 01/23/2018	Telephone: 913-551-7003
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/18/2018
Number of Days to Update: 134	Next Scheduled EDR Contact: 08/06/2018
	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: 10/24/2017	Source: EPA Region 10
Date Data Arrived at EDR: 01/23/2018	Telephone: 206-553-2857
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

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: 10/14/2017	Source: EPA, Region 1
Date Data Arrived at EDR: 01/23/2018	Telephone: 617-918-1313
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	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: 10/14/2017	Source: EPA Region 4
Date Data Arrived at EDR: 01/23/2018	Telephone: 404-562-9424
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/16/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

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: 10/16/2017	Source: EPA Region 5
Date Data Arrived at EDR: 01/23/2018	Telephone: 312-886-6136
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/18/2018
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/06/2018
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/30/2018
 Date Data Arrived at EDR: 05/02/2018
 Date Made Active in Reports: 06/22/2018
 Number of Days to Update: 51

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 05/02/2018
 Next Scheduled EDR Contact: 08/13/2018
 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
 Date Data Arrived at EDR: 04/22/2008
 Date Made Active in Reports: 05/19/2008
 Number of Days to Update: 27

Source: EPA, Region 7
 Telephone: 913-551-7365
 Last EDR Contact: 04/20/2009
 Next Scheduled EDR Contact: 07/20/2009
 Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
 Date Data Arrived at EDR: 09/29/2015
 Date Made Active in Reports: 02/18/2016
 Number of Days to Update: 142

Source: EPA, Region 1
 Telephone: 617-918-1102
 Last EDR Contact: 06/22/2018
 Next Scheduled EDR Contact: 10/08/2018
 Data Release Frequency: Varies

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: 03/26/2018
 Date Data Arrived at EDR: 03/27/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 38

Source: State Water Resources Control Board
 Telephone: 916-323-7905
 Last EDR Contact: 06/27/2018
 Next Scheduled EDR Contact: 10/08/2018
 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: 03/19/2018
 Date Data Arrived at EDR: 03/21/2018
 Date Made Active in Reports: 06/08/2018
 Number of Days to Update: 79

Source: Environmental Protection Agency
 Telephone: 202-566-2777
 Last EDR Contact: 06/20/2018
 Next Scheduled EDR Contact: 10/01/2018
 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 08/27/2018
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: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

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: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/22/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/01/2018	Telephone: 202-307-1000
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/30/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/10/2018
	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.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/30/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/02/2018	Telephone: 916-323-3400
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 05/02/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 08/13/2018
	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/18/2017	Telephone: 916-255-6504
Date Made Active in Reports: 09/21/2017	Last EDR Contact: 07/05/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/22/2018
 Date Data Arrived at EDR: 03/01/2018
 Date Made Active in Reports: 05/11/2018
 Number of Days to Update: 71

Source: Drug Enforcement Administration
 Telephone: 202-307-1000
 Last EDR Contact: 05/30/2018
 Next Scheduled EDR Contact: 09/10/2018
 Data Release Frequency: Quarterly

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/23/2018
 Date Data Arrived at EDR: 04/24/2018
 Date Made Active in Reports: 06/07/2018
 Number of Days to Update: 44

Source: CalEPA
 Telephone: 916-323-2514
 Last EDR Contact: 04/24/2018
 Next Scheduled EDR Contact: 08/06/2018
 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.

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: 03/28/2018
 Date Data Arrived at EDR: 05/25/2018
 Date Made Active in Reports: 07/10/2018
 Number of Days to Update: 46

Source: Department of Public Health
 Telephone: 707-463-4466
 Last EDR Contact: 05/22/2018
 Next Scheduled EDR Contact: 09/10/2018
 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

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/19/2018
 Date Data Arrived at EDR: 04/24/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 10

Source: San Francisco County Department of Public Health
 Telephone: 415-252-3896
 Last EDR Contact: 05/02/2018
 Next Scheduled EDR Contact: 08/20/2018
 Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/23/2018
 Date Data Arrived at EDR: 04/24/2018
 Date Made Active in Reports: 06/07/2018
 Number of Days to Update: 44

Source: California Environmental Protection Agency
 Telephone: 916-323-2514
 Last EDR Contact: 04/24/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Quarterly

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: 01/28/2018
 Date Data Arrived at EDR: 03/01/2018
 Date Made Active in Reports: 04/16/2018
 Number of Days to Update: 46

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 05/31/2018
 Next Scheduled EDR Contact: 09/17/2018
 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: 05/13/2018
 Date Data Arrived at EDR: 05/30/2018
 Date Made Active in Reports: 06/29/2018
 Number of Days to Update: 30

Source: Environmental Protection Agency
 Telephone: 202-564-6023
 Last EDR Contact: 07/06/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/08/2018
 Date Data Arrived at EDR: 02/08/2018
 Date Made Active in Reports: 02/08/2018
 Number of Days to Update: 0

Source: DTSC and SWRCB
 Telephone: 916-323-3400
 Last EDR Contact: 06/06/2018
 Next Scheduled EDR Contact: 09/17/2018
 Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-366-4555
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 03/27/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/09/2018
	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: 04/06/2018	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/24/2018	Telephone: 916-845-8400
Date Made Active in Reports: 06/14/2018	Last EDR Contact: 04/24/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Semi-Annually

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: 03/12/2018	Source: State Water Quality Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	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: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 03/21/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 7	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/2018
 Date Data Arrived at EDR: 03/28/2018
 Date Made Active in Reports: 06/22/2018
 Number of Days to Update: 86

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/28/2018
 Next Scheduled EDR Contact: 10/08/2018
 Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
 Date Data Arrived at EDR: 07/08/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
 Telephone: 202-528-4285
 Last EDR Contact: 05/25/2018
 Next Scheduled EDR Contact: 09/03/2018
 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
 Date Data Arrived at EDR: 11/10/2006
 Date Made Active in Reports: 01/11/2007
 Number of Days to Update: 62

Source: USGS
 Telephone: 888-275-8747
 Last EDR Contact: 04/13/2018
 Next Scheduled EDR Contact: 07/23/2018
 Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
 Date Data Arrived at EDR: 02/06/2006
 Date Made Active in Reports: 01/11/2007
 Number of Days to Update: 339

Source: U.S. Geological Survey
 Telephone: 888-275-8747
 Last EDR Contact: 04/11/2018
 Next Scheduled EDR Contact: 07/23/2018
 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.

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: 05/15/2018
 Next Scheduled EDR Contact: 08/27/2018
 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: 03/01/2018
 Date Data Arrived at EDR: 03/27/2018
 Date Made Active in Reports: 06/22/2018
 Number of Days to Update: 87

Source: Environmental Protection Agency
 Telephone: 202-566-1917
 Last EDR Contact: 06/27/2018
 Next Scheduled EDR Contact: 10/08/2018
 Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/07/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/20/2018
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 05/08/2018
Number of Days to Update: 6	Next Scheduled EDR Contact: 08/20/2018
	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	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 06/22/2018
Number of Days to Update: 198	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 01/10/2018	Telephone: 202-566-0250
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 05/25/2018
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/03/2018
	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	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/09/2018
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 703-416-0223
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/15/2018
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/17/2017	Telephone: 202-564-8600
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 04/20/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 08/06/2018
	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	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

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: 07/06/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 08/20/2018
	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: 04/13/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 07/23/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 07/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/08/2016	Telephone: 301-415-7169
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 05/03/2018
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/20/2018
	Data Release Frequency: Quarterly

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: 06/07/2018
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/17/2018
	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: 06/04/2018
Number of Days to Update: 40	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**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: 04/27/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 08/06/2018
	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: 04/03/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2018	Telephone: 202-343-9775
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 07/05/2018
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

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: 12/17/2008
Number of Days to Update: 40	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	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 05/03/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/13/2018
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
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: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
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: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
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: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
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.

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: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/03/2018
 Date Data Arrived at EDR: 05/31/2018
 Date Made Active in Reports: 06/29/2018
 Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
 Telephone: 303-231-5959
 Last EDR Contact: 05/31/2018
 Next Scheduled EDR Contact: 09/10/2018
 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.

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: 05/30/2018
 Next Scheduled EDR Contact: 09/10/2018
 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: 05/30/2018
 Next Scheduled EDR Contact: 09/10/2018
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/08/2018	Source: Department of Interior
Date Data Arrived at EDR: 03/13/2018	Telephone: 202-208-2609
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 06/20/2018
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/24/2018
	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: 02/21/2018	Source: EPA
Date Data Arrived at EDR: 02/23/2018	Telephone: (415) 947-8000
Date Made Active in Reports: 03/23/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/17/2018	Telephone: 202-564-2280
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016	Source: Department of Defense
Date Data Arrived at EDR: 10/31/2017	Telephone: 703-704-1564
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 04/13/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/30/2018
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-564-0527
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 06/01/2018
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/10/2018
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/20/2018
 Date Data Arrived at EDR: 02/21/2018
 Date Made Active in Reports: 03/23/2018
 Number of Days to Update: 30

Source: EPA
 Telephone: 800-385-6164
 Last EDR Contact: 05/23/2018
 Next Scheduled EDR Contact: 09/03/2018
 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
 Date Data Arrived at EDR: 07/27/1994
 Date Made Active in Reports: 08/02/1994
 Number of Days to Update: 6

Source: Department of Health Services
 Telephone: 916-255-2118
 Last EDR Contact: 05/31/1994
 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: 03/26/2018
 Date Data Arrived at EDR: 03/27/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 38

Source: CAL EPA/Office of Emergency Information
 Telephone: 916-323-3400
 Last EDR Contact: 06/27/2018
 Next Scheduled EDR Contact: 10/08/2018
 Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA SAN FRANCISCO CO

Cupa facilities

Date of Government Version: 04/20/2018
 Date Data Arrived at EDR: 04/24/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 10

Source: San Francisco County Department of Environmental Health
 Telephone: 415-252-3896
 Last EDR Contact: 05/02/2018
 Next Scheduled EDR Contact: 08/20/2018
 Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 04/03/2018
 Date Data Arrived at EDR: 05/07/2018
 Date Made Active in Reports: 06/15/2018
 Number of Days to Update: 39

Source: Livermore-Pleasanton Fire Department
 Telephone: 925-454-2361
 Last EDR Contact: 05/07/2018
 Next Scheduled EDR Contact: 08/27/2018
 Data Release Frequency: Varies

DRYCLEAN AVAQMD: DRYCLEAN AVAQMD

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 03/08/2018
 Date Data Arrived at EDR: 03/13/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 52

Source: Antelope Valley Air Quality Management District
 Telephone: 661-723-8070
 Last EDR Contact: 06/22/2018
 Next Scheduled EDR Contact: 09/17/2018
 Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: DRYCLEAN SOUTH COAST

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/16/2018
 Date Data Arrived at EDR: 03/20/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 45

Source: South Coast Air Quality Management District
 Telephone: 909-396-3211
 Last EDR Contact: 06/11/2018
 Next Scheduled EDR Contact: 09/10/2018
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/27/2018	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 03/29/2018	Telephone: 916-327-4498
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 05/30/2018
Number of Days to Update: 36	Next Scheduled EDR Contact: 09/17/2018
	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: 06/20/2018
Number of Days to Update: 147	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Varies

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: 04/18/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/24/2018	Telephone: 916-445-9379
Date Made Active in Reports: 07/06/2018	Last EDR Contact: 04/18/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/18/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/20/2018	Telephone: 916-255-3628
Date Made Active in Reports: 06/19/2018	Last EDR Contact: 04/18/2018
Number of Days to Update: 60	Next Scheduled EDR Contact: 08/06/2018
	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: 05/14/2018	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 05/15/2018	Telephone: 916-341-6066
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 05/09/2018
Number of Days to Update: 38	Next Scheduled EDR Contact: 08/27/2018
	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: 04/12/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 07/23/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/20/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/21/2018	Telephone: 877-786-9427
Date Made Active in Reports: 04/03/2018	Last EDR Contact: 05/23/2018
Number of Days to Update: 41	Next Scheduled EDR Contact: 09/03/2018
	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

HWP: EnviroStor Permitted Facilities Listing

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

Date of Government Version: 02/20/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/21/2018	Telephone: 916-323-3400
Date Made Active in Reports: 04/03/2018	Last EDR Contact: 05/23/2018
Number of Days to Update: 41	Next Scheduled EDR Contact: 09/03/2018
	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: 04/09/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/11/2018	Telephone: 916-440-7145
Date Made Active in Reports: 06/19/2018	Last EDR Contact: 04/11/2018
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/23/2018
	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: 03/12/2018	Source: Department of Conservation
Date Data Arrived at EDR: 03/14/2018	Telephone: 916-322-1080
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 06/13/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	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: 02/27/2018	Source: Department of Public Health
Date Data Arrived at EDR: 03/05/2018	Telephone: 916-558-1784
Date Made Active in Reports: 04/16/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/14/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/16/2018	Telephone: 916-445-9379
Date Made Active in Reports: 07/05/2018	Last EDR Contact: 05/16/2018
Number of Days to Update: 50	Next Scheduled EDR Contact: 08/27/2018
	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: 03/05/2018	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 03/05/2018	Telephone: 916-445-4038
Date Made Active in Reports: 04/19/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/12/2018	Source: Department of Conservation
Date Data Arrived at EDR: 03/14/2018	Telephone: 916-323-3836
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 06/13/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	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: 03/23/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/27/2018	Telephone: 916-445-3846
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 06/14/2018
Number of Days to Update: 38	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: No Update Planned

UIC: UIC Listing

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

Date of Government Version: 03/12/2018	Source: Department of Conservation
Date Data Arrived at EDR: 03/14/2018	Telephone: 916-445-2408
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 06/13/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	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 boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/10/2018	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 04/13/2018	Telephone: 559-445-5577
Date Made Active in Reports: 06/19/2018	Last EDR Contact: 04/13/2018
Number of Days to Update: 67	Next Scheduled EDR Contact: 07/23/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**WDS: Waste Discharge System**

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 05/16/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 09/03/2018
	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	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 06/25/2018
Number of Days to Update: 13	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Varies

PROJECT: PROJECT (GEOTRACKER)

Projects sites

Date of Government Version: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Varies

NON-CASE INFO: NON-CASE INFO (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Varies

PROD WATER PONDS: PROD WATER PONDS (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Varies

OTHER OIL GAS: OTHER OIL & GAS (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/12/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/14/2018	Telephone: 866-480-1028
Date Made Active in Reports: 05/04/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/24/2018
	Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

SAMPLING POINT: SAMPLING POINT (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC GEO: UIC GEO (GEOTRACKER)

Underground control injection sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

CIWQS: The California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 60

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

WELL STIM PROJ: WELL SAMP PROJ (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**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: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 65

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:**CUPA Facility List**

Cupa Facility List

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 70

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

BUTTE COUNTY:**CUPA Facility Listing**

Cupa facility list.

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: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:**CUPA Facility Listing**

Cupa Facility Listing

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 05/09/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 36

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/25/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

COLUSA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**CUPA Facility List**

Cupa facility list.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 14

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
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: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:**CUPA Facility List**

Cupa Facility list

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 44

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

EL DORADO COUNTY:**CUPA Facility List**

CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 39

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
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: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 9

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/26/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**CUPA Facility List**

Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:**CUPA Facility List**

CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 53

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:**CUPA Facility List**

Cupa facility list.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 50

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INYO COUNTY:**CUPA Facility List**

Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

KERN COUNTY:**Underground Storage Tank Sites & Tank Listing**

Kern County Sites and Tanks Listing.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 54

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**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: 05/16/2018
 Next Scheduled EDR Contact: 09/03/2018
 Data Release Frequency: Varies

LAKE COUNTY:**CUPA Facility List**

Cupa facility list

Date of Government Version: 05/09/2018
 Date Data Arrived at EDR: 05/11/2018
 Date Made Active in Reports: 06/14/2018
 Number of Days to Update: 34

Source: Lake County Environmental Health
 Telephone: 707-263-1164
 Last EDR Contact: 04/16/2018
 Next Scheduled EDR Contact: 07/30/2018
 Data Release Frequency: Varies

LASSEN COUNTY:**CUPA Facility List**

Cupa facility list

Date of Government Version: 01/22/2018
 Date Data Arrived at EDR: 01/24/2018
 Date Made Active in Reports: 03/14/2018
 Number of Days to Update: 49

Source: Lassen County Environmental Health
 Telephone: 530-251-8528
 Last EDR Contact: 04/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Varies

LOS ANGELES COUNTY:**San Gabriel Valley Areas of Concern**

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
 Date Data Arrived at EDR: 03/31/2009
 Date Made Active in Reports: 10/23/2009
 Number of Days to Update: 206

Source: EPA Region 9
 Telephone: 415-972-3178
 Last EDR Contact: 06/13/2018
 Next Scheduled EDR Contact: 10/01/2018
 Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/12/2018
 Date Data Arrived at EDR: 04/16/2018
 Date Made Active in Reports: 06/15/2018
 Number of Days to Update: 60

Source: Department of Public Works
 Telephone: 626-458-3517
 Last EDR Contact: 07/05/2018
 Next Scheduled EDR Contact: 10/22/2018
 Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/16/2018
 Date Data Arrived at EDR: 04/17/2018
 Date Made Active in Reports: 06/19/2018
 Number of Days to Update: 63

Source: La County Department of Public Works
 Telephone: 818-458-5185
 Last EDR Contact: 04/17/2018
 Next Scheduled EDR Contact: 07/30/2018
 Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
 Date Data Arrived at EDR: 05/01/2018
 Date Made Active in Reports: 05/14/2018
 Number of Days to Update: 13

Source: Engineering & Construction Division
 Telephone: 213-473-7869
 Last EDR Contact: 04/11/2018
 Next Scheduled EDR Contact: 07/30/2018
 Data Release Frequency: Varies

Site Mitigation List

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

Date of Government Version: 04/01/2018
 Date Data Arrived at EDR: 04/17/2018
 Date Made Active in Reports: 06/19/2018
 Number of Days to Update: 63

Source: Community Health Services
 Telephone: 323-890-7806
 Last EDR Contact: 04/17/2018
 Next Scheduled EDR Contact: 07/30/2018
 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: 04/11/2018
 Next Scheduled EDR Contact: 07/30/2018
 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: 04/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
 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: 07/05/2018
 Next Scheduled EDR Contact: 10/22/2018
 Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 40

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 03/30/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 28

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/12/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 18

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 07/02/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 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: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
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: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 30

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:**CUPA Facility List**

CUPA facility list.

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 45

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

ORANGE COUNTY:**List of Industrial Site Cleanups**

Petroleum and non-petroleum spills.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 42

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 45

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 63

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**Master List of Facilities**

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/19/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 46

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:**CUPA Facility List**

Plumas County CUPA Program facilities.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 50

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:**Listing of Underground Tank Cleanup Sites**

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:**Toxic Site Clean-Up List**

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

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 71

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**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: 05/16/2018
 Next Scheduled EDR Contact: 08/20/2018
 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: 04/09/2018
 Date Data Arrived at EDR: 04/11/2018
 Date Made Active in Reports: 06/19/2018
 Number of Days to Update: 69

Source: San Bernardino County Fire Department Hazardous Materials Division
 Telephone: 909-387-3041
 Last EDR Contact: 04/06/2018
 Next Scheduled EDR Contact: 08/20/2018
 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: 03/05/2018
 Date Data Arrived at EDR: 03/07/2018
 Date Made Active in Reports: 04/16/2018
 Number of Days to Update: 40

Source: Hazardous Materials Management Division
 Telephone: 619-338-2268
 Last EDR Contact: 06/06/2018
 Next Scheduled EDR Contact: 09/17/2018
 Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
 Date Data Arrived at EDR: 04/24/2018
 Date Made Active in Reports: 06/19/2018
 Number of Days to Update: 56

Source: Department of Health Services
 Telephone: 619-338-2209
 Last EDR Contact: 04/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Varies

Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 04/18/2018
 Date Data Arrived at EDR: 04/23/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 11

Source: Department of Environmental Health
 Telephone: 858-505-6874
 Last EDR Contact: 04/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**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: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
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: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 06/07/2018
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 28

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
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: 03/20/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 43

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
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: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:**Business Inventory**

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/14/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Fuel Leak List

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

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
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: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:**Cupa Facility List**

Cupa facility list

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
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: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/04/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 42

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:**CUPA Facility List**

CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
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: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
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: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 16

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:**Cupa Facility List**

Cupa Facility list

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 20

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**Leaking Underground Storage Tank Sites**

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

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/09/2018
Number of Days to Update: 33

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:**CUPA Facility List**

Cupa facility list

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 35

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

SUTTER COUNTY:**Underground Storage Tanks**

Underground storage tank sites located in Sutter county.

Date of Government Version: 01/08/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 29

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:**CUPA Facility List**

Cupa facilities

Date of Government Version: 01/26/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TRINITY COUNTY:**CUPA Facility List**

Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**CUPA Facility List**

Cupa program facilities

Date of Government Version: 03/19/2018
 Date Data Arrived at EDR: 03/22/2018
 Date Made Active in Reports: 04/17/2018
 Number of Days to Update: 26

Source: Tulare County Environmental Health Services Division
 Telephone: 559-624-7400
 Last EDR Contact: 07/02/2018
 Next Scheduled EDR Contact: 08/20/2018
 Data Release Frequency: Varies

TUOLUMNE COUNTY:**CUPA Facility List**

Cupa facility list

Date of Government Version: 04/23/2018
 Date Data Arrived at EDR: 04/25/2018
 Date Made Active in Reports: 06/25/2018
 Number of Days to Update: 61

Source: Division of Environmental Health
 Telephone: 209-533-5633
 Last EDR Contact: 04/18/2018
 Next Scheduled EDR Contact: 08/06/2018
 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: 03/26/2018
 Date Data Arrived at EDR: 04/25/2018
 Date Made Active in Reports: 06/22/2018
 Number of Days to Update: 58

Source: Ventura County Environmental Health Division
 Telephone: 805-654-2813
 Last EDR Contact: 04/23/2018
 Next Scheduled EDR Contact: 08/06/2018
 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: 06/27/2018
 Next Scheduled EDR Contact: 10/15/2018
 Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
 Date Data Arrived at EDR: 06/24/2008
 Date Made Active in Reports: 07/31/2008
 Number of Days to Update: 37

Source: Environmental Health Division
 Telephone: 805-654-2813
 Last EDR Contact: 05/09/2018
 Next Scheduled EDR Contact: 08/27/2018
 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: 03/26/2018
 Date Data Arrived at EDR: 04/25/2018
 Date Made Active in Reports: 06/25/2018
 Number of Days to Update: 61

Source: Ventura County Resource Management Agency
 Telephone: 805-654-2813
 Last EDR Contact: 04/23/2018
 Next Scheduled EDR Contact: 08/06/2018
 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: 02/28/2018
 Date Data Arrived at EDR: 03/14/2018
 Date Made Active in Reports: 03/30/2018
 Number of Days to Update: 16

Source: Environmental Health Division
 Telephone: 805-654-2813
 Last EDR Contact: 06/13/2018
 Next Scheduled EDR Contact: 09/24/2018
 Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/27/2018
 Date Data Arrived at EDR: 04/03/2018
 Date Made Active in Reports: 05/04/2018
 Number of Days to Update: 31

Source: Yolo County Department of Health
 Telephone: 530-666-8646
 Last EDR Contact: 06/27/2018
 Next Scheduled EDR Contact: 10/15/2018
 Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/10/2018
 Date Data Arrived at EDR: 05/15/2018
 Date Made Active in Reports: 06/15/2018
 Number of Days to Update: 31

Source: Yuba County Environmental Health Department
 Telephone: 530-749-7523
 Last EDR Contact: 04/25/2018
 Next Scheduled EDR Contact: 08/13/2018
 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: 01/03/2018
 Date Data Arrived at EDR: 02/14/2018
 Date Made Active in Reports: 03/22/2018
 Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
 Telephone: 860-424-3375
 Last EDR Contact: 05/18/2018
 Next Scheduled EDR Contact: 08/27/2018
 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: 04/23/2018
 Next Scheduled EDR Contact: 07/23/2018
 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: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
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[®] - PHYSICAL SETTING SOURCE ADDENDUM**TARGET PROPERTY ADDRESS**

9683 E. LOUISE AVE.
9683 E. LOUISE AVE.
MANTECA, CA 95336

TARGET PROPERTY COORDINATES

Latitude (North):	37.813861 - 37° 48' 49.90"
Longitude (West):	121.186311 - 121° 11' 10.72"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	659649.4
UTM Y (Meters):	4186507.0
Elevation:	46 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property 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).

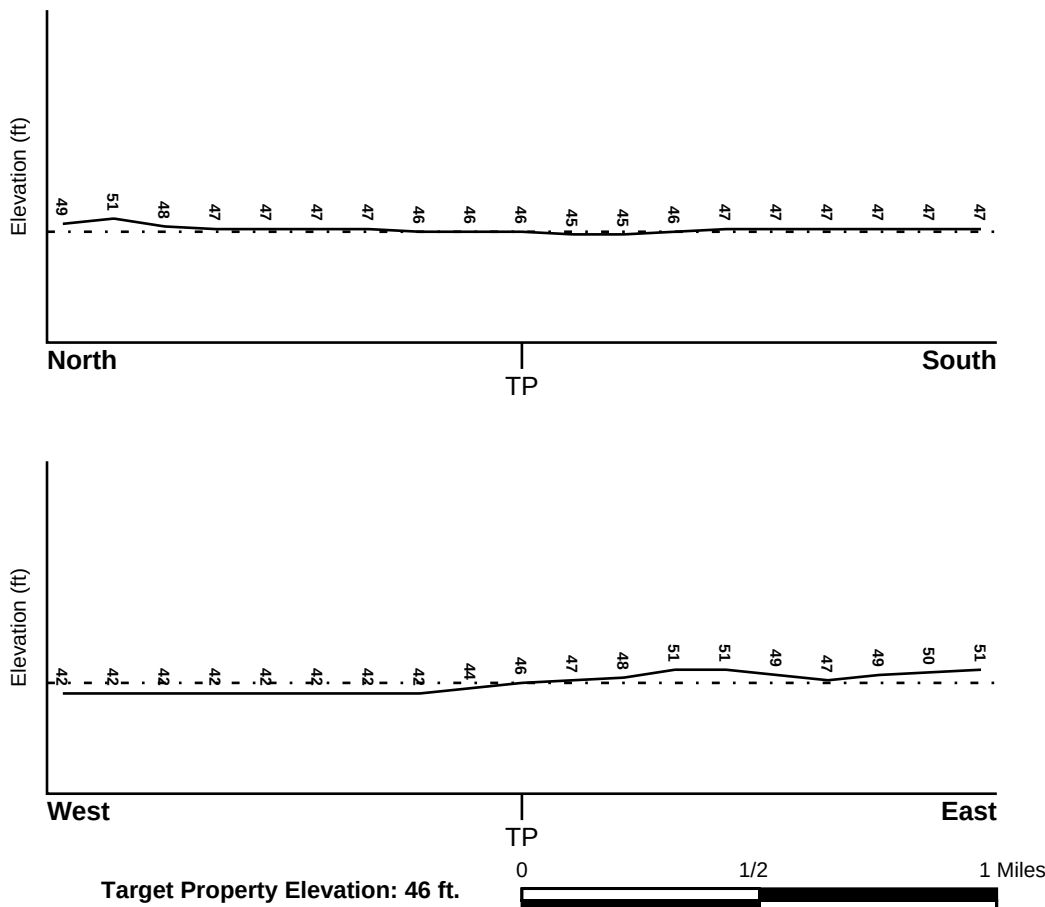
TOPOGRAPHIC INFORMATION

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 West

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>
06077C0635F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06077C0630F	FEMA FIRM Flood data
0602990610A	FEMA Q3 Flood data
06077C0640F	FEMA FIRM Flood data
0602990620A	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

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

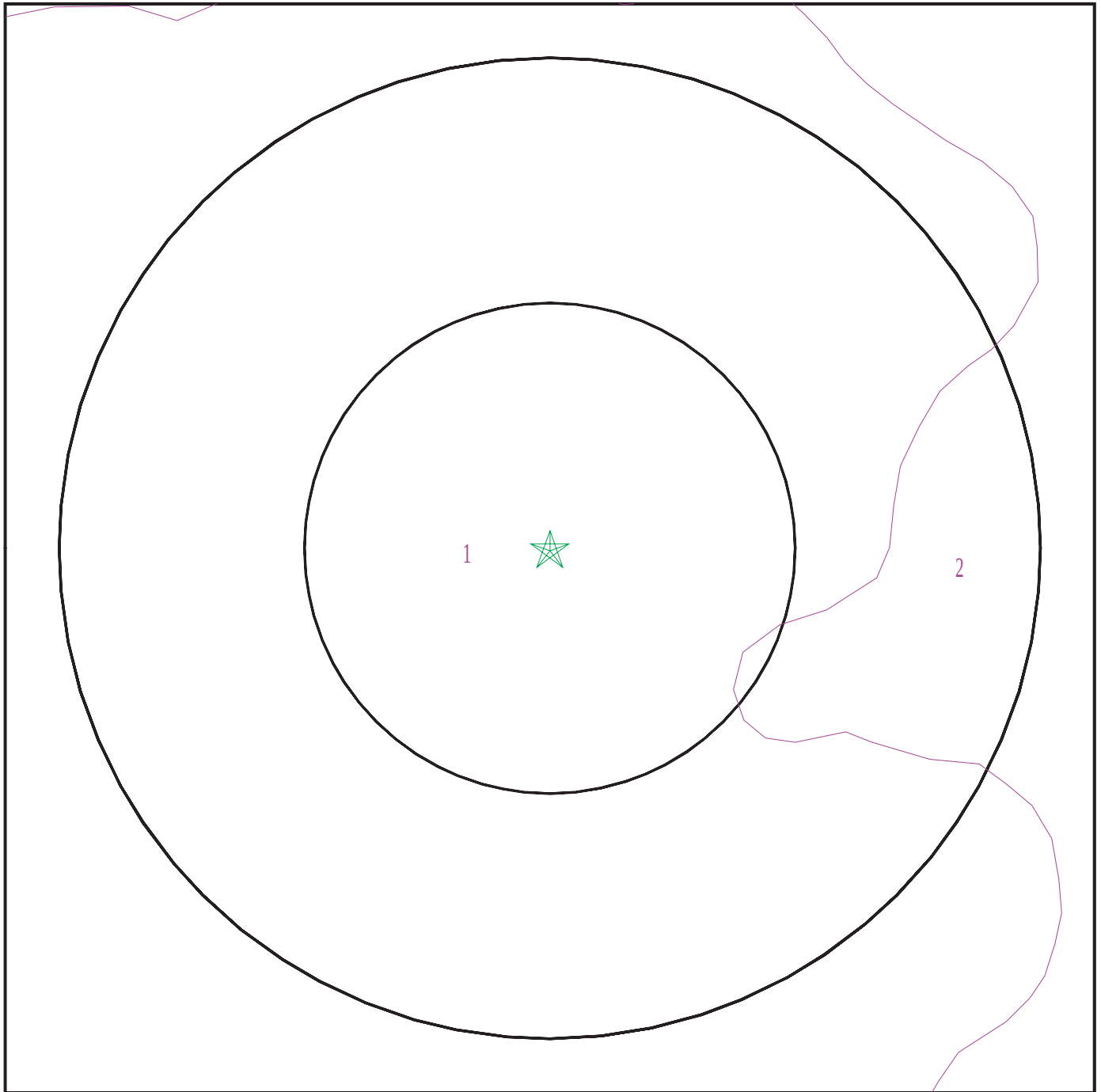
GEOLOGIC AGE IDENTIFICATION

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).

ATTACHMENT 9

SSURGO SOIL MAP - 5357734.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 9683 E. Louise Ave.
ADDRESS: 9683 E. Louise Ave.
Manteca CA 95336
LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
CONTACT: Mike
INQUIRY #: 5357734.2s
DATE: July 11, 2018 1:36 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

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B3	USGS40000185810	1/4 - 1/2 Mile North
5	USGS40000185777	1/4 - 1/2 Mile ESE
6	USGS40000185805	1/4 - 1/2 Mile WNW
C8	USGS40000185774	1/2 - 1 Mile WSW
C9	USGS40000185785	1/2 - 1 Mile West
10	USGS40000185775	1/2 - 1 Mile WSW
11	USGS40000185817	1/2 - 1 Mile WNW
14	USGS40000185799	1/2 - 1 Mile ENE
15	USGS40000185836	1/2 - 1 Mile North
16	USGS40000185721	1/2 - 1 Mile SSW

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

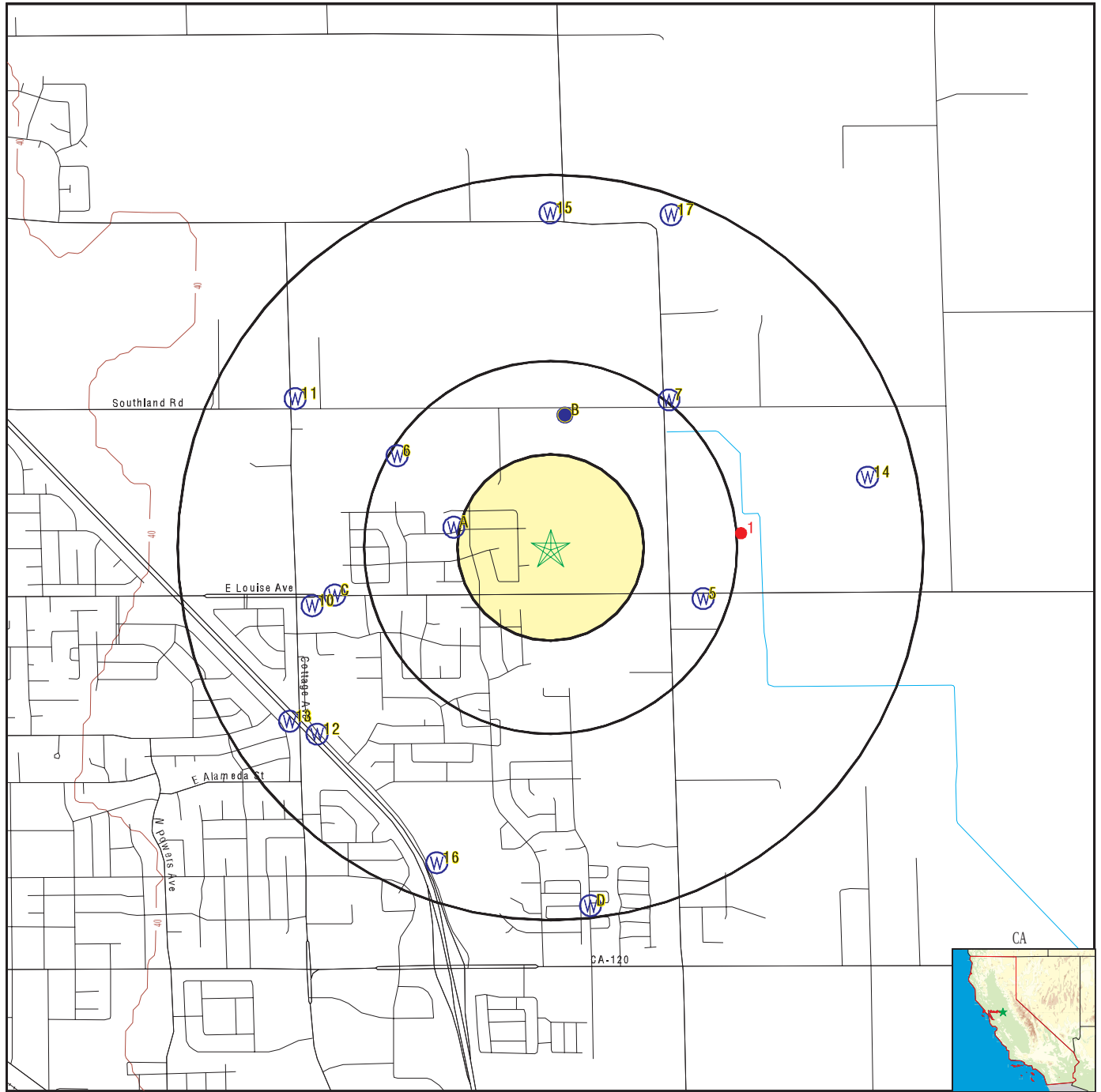
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	23150	1/4 - 1/2 Mile WNW
A2	23163	1/4 - 1/2 Mile WNW
B4	CADW60000017240	1/4 - 1/2 Mile North
7	CADW60000017237	1/2 - 1 Mile NE
12	1059	1/2 - 1 Mile SW
13	CADW60000017540	1/2 - 1 Mile WSW
17	CADW60000017233	1/2 - 1 Mile NNE
D18	1060	1/2 - 1 Mile South
D19	23156	1/2 - 1 Mile South

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000235796	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 5357734.2s



- 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: 9683 E. Louise Ave.
 ADDRESS: 9683 E. Louise Ave.
 Manteca CA 95336
 LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike
 INQUIRY #: 5357734.2s
 DATE: July 11, 2018 1:36 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
WNW
1/4 - 1/2 Mile
Lower

CA WELLS 23150

Water System Information:

Prime Station Code:	J39/005-018	User ID:	PTA
FRDS Number:	3910005030	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	374853.0 1211124.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 18		
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:	03-JAN-12	Findings:	44.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-FEB-12	Findings:	28.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	06-MAR-12	Findings:	27.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-APR-12	Findings:	30.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01-MAY-12	Findings:	28.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-JUN-12	Findings:	23.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-JUL-12	Findings:	23.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-AUG-12	Findings:	24.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04-SEP-12	Findings:	26.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	11-SEP-12	Findings:	450. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	11-SEP-12	Findings:	8.2
Chemical:	PH, LABORATORY		
Sample Collected:	11-SEP-12	Findings:	180. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	11-SEP-12	Findings:	220. MG/L
Chemical:	BICARBONATE ALKALINITY		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	11-SEP-12	Findings:	160. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO ₃		
Sample Collected:	11-SEP-12	Findings:	43. MG/L
Chemical:	CALCIUM		
Sample Collected:	11-SEP-12	Findings:	13. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	11-SEP-12	Findings:	38. MG/L
Chemical:	SODIUM		
Sample Collected:	11-SEP-12	Findings:	4.5 MG/L
Chemical:	POTASSIUM		
Sample Collected:	11-SEP-12	Findings:	10. MG/L
Chemical:	CHLORIDE		
Sample Collected:	11-SEP-12	Findings:	19. MG/L
Chemical:	SULFATE		
Sample Collected:	11-SEP-12	Findings:	0.2 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	11-SEP-12	Findings:	9.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	11-SEP-12	Findings:	170. UG/L
Chemical:	BARIUM		
Sample Collected:	11-SEP-12	Findings:	310. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	11-SEP-12	Findings:	0.55
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	11-SEP-12	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	02-OCT-12	Findings:	25.6 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	06-NOV-12	Findings:	26. MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	04-DEC-12	Findings:	35.4 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	08-JAN-13	Findings:	44.9 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	05-FEB-13	Findings:	26.6 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	05-MAR-13	Findings:	22.9 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	02-APR-13	Findings:	36.2 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	07-MAY-13	Findings:	24.6 MG/L
Chemical:	NITRATE (AS NO ₃)		
Sample Collected:	04-JUN-13	Findings:	23.1 MG/L
Chemical:	NITRATE (AS NO ₃)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	11-JUN-13	Findings:	23.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-JUL-13	Findings:	26.5 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	06-AUG-13	Findings:	24.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-SEP-13	Findings:	26.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01-OCT-13	Findings:	26. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-NOV-13	Findings:	26.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-DEC-13	Findings:	24.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	14-JAN-14	Findings:	25.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	25-FEB-14	Findings:	25.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	11-MAR-14	Findings:	24.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-APR-14	Findings:	25.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-APR-14	Findings:	0.191 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08-APR-14	Findings:	3.6 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	08-APR-14	Findings:	1.16 PCI/L
Chemical:	GROSS ALPHA MDA95		
Sample Collected:	25-JUN-14	Findings:	27. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01-JUL-14	Findings:	48.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-JUL-14	Findings:	27. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-AUG-14	Findings:	25.5 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-SEP-14	Findings:	24.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-OCT-14	Findings:	38.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04-NOV-14	Findings:	25.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-DEC-14	Findings:	24.9 MG/L
Chemical:	NITRATE (AS NO3)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	09-DEC-14	Findings:	4.2 UG/L
Chemical:	CHROMIUM, HEXAVALENT		
Sample Collected:	06-JAN-15	Findings:	28.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-APR-15	Findings:	26.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-MAY-15	Findings:	25.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-JUN-15	Findings:	24.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-JUL-15	Findings:	24.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04-AUG-15	Findings:	24.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01-SEP-15	Findings:	50. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-SEP-15	Findings:	27.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-SEP-15	Findings:	640. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08-SEP-15	Findings:	7.9
Chemical:	PH, LABORATORY		
Sample Collected:	08-SEP-15	Findings:	240. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	08-SEP-15	Findings:	290. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08-SEP-15	Findings:	11. MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	08-SEP-15	Findings:	240. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	08-SEP-15	Findings:	64. MG/L
Chemical:	CALCIUM		
Sample Collected:	08-SEP-15	Findings:	20. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08-SEP-15	Findings:	37. MG/L
Chemical:	SODIUM		
Sample Collected:	08-SEP-15	Findings:	5.8 MG/L
Chemical:	POTASSIUM		
Sample Collected:	08-SEP-15	Findings:	9.5 MG/L
Chemical:	CHLORIDE		
Sample Collected:	08-SEP-15	Findings:	28. MG/L
Chemical:	SULFATE		
Sample Collected:	08-SEP-15	Findings:	3.7 UG/L
Chemical:	ARSENIC		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	08-SEP-15	Findings:	210. UG/L
Chemical:	BARIUM		
Sample Collected:	08-SEP-15	Findings:	420. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08-SEP-15	Findings:	0.53
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	08-SEP-15	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	03-NOV-15	Findings:	11.8 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	01-DEC-15	Findings:	11.2 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	06-JAN-16	Findings:	11.2 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	13-JAN-16	Findings:	1.4e-002 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	02-MAR-16	Findings:	10.9 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	05-APR-16	Findings:	11.2 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	02-MAY-16	Findings:	11.2 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	07-JUN-16	Findings:	11.2 MG/L
Chemical:	NITRATE (AS N)		
Sample Collected:	05-JUL-16	Findings:	10.8 MG/L
Chemical:	NITRATE (AS N)		

A2
WNW
1/4 - 1/2 Mile
Lower

CA WELLS 23163

Water System Information:

Prime Station Code:	J39/005-18TRT	User ID:	PTA
FRDS Number:	3910005031	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN
Water Type:	Well/Groundwater	Well Status:	Active Treated
Source Lat/Long:	374853.0 1211124.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 18 - 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		

B3
North
1/4 - 1/2 Mile
Higher

FED USGS USGS40000185810

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier: USGS-CA
 Formal name: USGS California Water Science Center
 Monloc Identifier: USGS-374909121110101
 Monloc name: 001S007E27J001M
 Monloc type: Well
 Monloc desc: NAWQA GWSI data entry verif. by krburow on 6/6/01
 Huc code: 18040002 Drainagearea value: Not Reported
 Drainagearea Units: Not Reported Contrib drainagearea: Not Reported
 Contrib drainagearea units: Not Reported Latitude: 37.8189333
 Longitude: -121.1851139 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: 46
 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: Quaternary Alluvium
 Aquifer type: Unconfined single aquifer
 Construction date: Not Reported Welldepth: 122
 Welldepth units: ft Wellholeddepth: 130
 Wellholeddepth units: ft

Ground-water levels, Number of Measurements: 2

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2001-10-15	30.88				
Note: The site had been pumped recently.					
1974-02-21	20				

B4
North
1/4 - 1/2 Mile
Higher

CA WELLS

CADW60000017240

Objectid: 17240
 Latitude: 37.8191
 Longitude: -121.1861
 Site code: 378191N1211861W001
 State well numbe: 01S07E27K001M
 Local well name: '01S07E27K001'
 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: CADW60000017240

5
ESE
1/4 - 1/2 Mile
Higher

FED USGS

USGS40000185777

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374843121104001		
Monloc name:	001S007E35D001M		
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:	37.8118715
Longitude:	-121.1788298	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:	45.00
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:	19761001	Welldepth:	143
Welldepth units:	ft	Wellholedepth:	150
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1976-10-01	26.00	

6

WNW

1/4 - 1/2 Mile

Lower

FED USGS

USGS40000185805

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374903121113401		
Monloc name:	001S007E27L002M		
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:	37.8174269
Longitude:	-121.1938302	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:	40.00
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		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type:	Not Reported	Welldepth:	140
Construction date:	19731217	Wellholedepth:	188
Welldepth units:	ft		
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1973-12-17	16.50	

7
NE
1/2 - 1 Mile
Higher

CA WELLS CADW60000017237

Objectid:	17237
Latitude:	37.8196
Longitude:	-121.1805
Site code:	378196N1211805W001
State well numbe:	01S07E26E001M
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:	CADW60000017237

C8
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000185774

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374842121114401		
Monloc name:	001S007E34D002M		
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:	37.8115937
Longitude:	-121.196608	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	39.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refs:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type:	Not Reported	Welldepth:	103
Construction date:	19770408	Wellholedepth:	120
Welldepth units:	ft		
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1977-04-08	22.00	

C9

West
1/2 - 1 Mile
Lower

FED USGS

USGS40000185785

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374845121114601		
Monloc name:	001S007E27N001M		
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:	37.812427
Longitude:	-121.1971635	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	37.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refs:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19770415	Welldepth:	102
Welldepth units:	ft	Wellholedepth:	120
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1977-04-15	22.00	

10

WSW
1/2 - 1 Mile
Lower

FED USGS

USGS40000185775

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374842121114901		
Monloc name:	001S007E34D001M		
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:	37.8115937
Longitude:	-121.1979969	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:	38.00
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:	19761002	Welldepth:	110
Welldepth units:	ft	Wellholedepth:	120
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1976-10-02	12.00	

11
WNW
1/2 - 1 Mile
Lower

FED USGS USGS40000185817

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374911121115201		
Monloc name:	001S007E27M001M		
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:	37.8196491
Longitude:	-121.1988304	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:	40.00
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:	19770224	Welldepth:	95
Welldepth units:	ft	Wellholedepth:	128
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1977-02-24	32.00	

12
SW
1/2 - 1 Mile
Lower

CA WELLS 1059

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water System Information:

Prime Station Code:	01S/07E-34E02 M	User ID:	39C
FRDS Number:	3901052001	County:	San Joaquin
District Number:	69	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	374824.0 1211148.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	3901052		
System Name:	MIEKO'S PROPERTIES		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

13**WSW****1/2 - 1 Mile****Lower****CA WELLS****CADW60000017540**

Objectid:	17540
Latitude:	37.8071
Longitude:	-121.1991
Site code:	378071N1211991W001
State well numbe:	01S07E33H001M
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:	CADW60000017540

14**ENE****1/2 - 1 Mile****Higher****FED USGS****USGS40000185799**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374900121101101		
Monloc name:	001S007E26K001M		
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:	37.8165936
Longitude:	-121.1707741	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	47.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refs:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type:	Not Reported	Welldepth:	245
Construction date:	19770202	Wellholedepth:	295
Welldepth units:	ft		
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

15
North
1/2 - 1 Mile
Higher

FED USGS USGS40000185836

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374937121110701		
Monloc name:	001S007E22Q001M		
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:	37.8268711
Longitude:	-121.1863302	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	45.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refs:	NGVD29	Countrycode:	US
Aquifername:	Central Valley aquifer system		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19740705	Welldepth:	155
Welldepth units:	ft	Wellholedepth:	200
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1974-07-05	21.00	

16
SSW
1/2 - 1 Mile
Higher

FED USGS USGS40000185721

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-374806121112701		
Monloc name:	001S007E34L001M		
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:	37.8015939
Longitude:	-121.1918854	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:	45.00
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:	19700101	Welldepth:	370
Welldepth units:	ft	Wellholedepth:	370
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

17
NNE
1/2 - 1 Mile
Higher

CA WELLS

CADW60000017233

Objectid: 17233
 Latitude: 37.8268
 Longitude: -121.1804
 Site code: 378268N1211804W001
 State well numbe: 01S07E23N001M
 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: CADW60000017233

D18
South
1/2 - 1 Mile
Higher

CA WELLS

1060

Water System Information:

Prime Station Code:	01S/07E-34L01 M	User ID:	PTA
FRDS Number:	3910005011	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	374800.0 1211100.0	Precision:	Undefined
Source Name:	WELL 11 - INACTIVE		
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
Elevation

Database EDR ID Number

D19
South
1/2 - 1 Mile
Higher

CA WELLS 23156

Water System Information:

Prime Station Code: J39/005-10TRT
FRDS Number: 3910005023
District Number: 10
Water Type: Well/Groundwater
Source Lat/Long: 374800.0 1211100.0
Source Name: WELL 10 - TREATED
System Number: 3910005
System Name: MANTECA, CITY OF
Organization That Operates System:
1001 W. CENTER STREET
MANTECA, CA 95337

Pop Served: 44500
Area Served: MANTECA

User ID: PTA
County: San Joaquin
Station Type: WELL/AMBNT/MUN
Well Status: Active Treated
Precision: 0.5 Mile (30 Seconds)

Connections: 11417

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
East
1/2 - 1 Mile

OIL_GAS CAOG11000235796

District nun:	6	Api number:	07700332
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	H. W. Reynolds, Jr.		
County name:	San Joaquin	Fieldname:	Any Field
Area name:	Any Area	Section:	26
Township:	01S	Range:	07E
Base meridian:	MD	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Status Code 006		
Leasename:	Manteca Unit	Wellnumber:	26-3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	25-JUN-64
Welldeptha:	8700		
Redrillfoo:	0		
Abandonedd:	06-JUL-64	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000235796		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95336	5	0

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 Zip Code: 95336

Number of sites tested: 3

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.967 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED**TOPOGRAPHIC INFORMATION****USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION**AQUIFLOW^R Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION**Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation 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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Due Diligence Questionnaire

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user of this Phase I Environmental Site Assessment must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "All Appropriate Inquiry" is not complete.

Please complete the entire questionnaire carefully and to the best of your knowledge. Attach extra sheets of paper as necessary.

Owner

Name: Pauline Consoli Declaration of Trust dated October 10, 2002 (Trustee - Pauline Consoli)

Address: 819 Terra California #1, Walnut Creek, CA 94595

Phone: 925-297-7139

Key Site Manager (the person identified by the owner or operator of the property as having good knowledge of the uses and physical characteristics of the property.)

Name: Tom Consoli

Address: 819 Terra California #1, Walnut Creek, Ca94595

Phone: 925-297-7139

Occupants (if more than one, please list others on a separate sheet.)

Name: _____

Address: _____

Phone: _____

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Please check the appropriate box.

YES NO

	☒	Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law? If yes, please explain.
	☒	Did a search of recorded land title records identify any activity and land use limitations (AUL's), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?
	☒	Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? If yes, please explain.
X	☒	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? If no, please describe. Correct answer is YES per conversation with Tom
	☒	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, a) Do you know the past uses of the property? b) Do you know of specific chemical that are present or once were present at the property? c) Do you know of spills or other chemical releases that have taken place at the property? d) Do you know of any environmental cleanups that have taken place at the property? If yes, please describe.
	☒	Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or like presence of releases at the property? If yes, please describe.

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Current Site Operations and Conditions

Please describe current site operations: Home and acreage leased to farmer
Construction dates of all buildings present on the property: 1940's
Please describe the Current and Previous uses of Adjoining Sites: farming. Housing now on 2 sides
Please describe any regulatory agency violations, pending environmental lawsuits, environmental permits for the use, storage or generation of hazardous materials or waste (if any): n/a

Please check the appropriate box.

YES	NO	
	☒	Is construction, redevelopment or significant rehab to the site planned? If yes, please describe.
	☒	Has an environmental risk study ever been performed for the property? If yes, please submit copies of all previous reports. List the type of report and date completed.
	☒	Has the property ever been contaminated or included on any government list of contaminated sites? If yes, please describe.
	☒	Are chemicals used on the property? Attach a list describing the type of material, the amount used, source, storage, usage, and disposal method for each waste product or describe in the space provided.
	☒	Are you aware of Asbestos at the property? If yes, describe and indicate if an O&M Plan is in place.

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YES	NO				
	☒	Are you aware of Lead-based Paint at the property? If yes, describe.			
	☒	Are you aware of PCBs at the property? If yes, describe.			
Check if applicable to the property & list agency providing service:					
☐ Public Sewer	☒ On-site Septic	☐ Public Water ☒ On-site Well			
Agency: _____		Agency: _____			
Are any of the following characteristics present at the property? If applicable provide size, contents and age in the space provided or on an additional sheet.					
YES	NO		YES	NO	
	☒	Above ground storage tank(s)		☒	Stockpiled soils
	☒	Underground storage tank(s)		☒	Mold
	☒	Heating oil tank		☒	Dry Cleaning
	☒	Wood treatment		☒	Monitoring Wells
	☒	Drains, clarifiers, pits or sumps, oil/water separators		☒	Foundry
	☒	Stained soils or paving		☒	Manufacturing or Metal Fabrication
	☒	Oil or gas wells		☒	Landfill
	☒	Auto salvage yard		☒	Fill Dirt
	☒	Gas station/fuel dispensing			

Historic Site Operations and Conditions

Please describe past site operations. (All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier): Home and farming					
Have any of the following characteristics existed at the property? If applicable provide size, contents and age in the space provided or on an additional sheet.					
YES	NO		YES	NO	
		Above ground storage tank(s)		✓	Stockpiled soils
	✓	Underground storage tank(s)		✓	Mold
	✓	Heating oil tank		✓	Dry Cleaning
	✓	Wood treatment		✓	Monitoring Wells
	✓	Drains, clarifiers, pits or sumps, oil/water separators		✓	Foundry
	✓	Stained soils or paving		✓	Manufacturing or Metal Fabrication
	✓	Oil or gas wells		✓	Landfill
	✓	Auto salvage yard		✓	Fill Dirt
	✓	Gas station/fuel dispensing			

Please check the appropriate box

YES	NO	
	✓	Is the <i>property</i> used for an industrial use?
	✓	Is any <i>adjoining property</i> used for an industrial use?
	✓	Do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?
	✓	Do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?
	✓	Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?
	✓	Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?
	✓	Do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?
	✓	Do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?
	✓	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?
	✓	Do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?
	✓	Are there currently any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?
	✓	Do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?

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YES	NO	
	☒	Do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that originated from a contaminated site?
	☒	Do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?
	☒	Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?
	☒	Do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?
	☒	Is there currently any stained soil on the <i>property</i> ?
	☒	Do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?
	☒	Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?
	☒	Do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?
	☒	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?
	☒	Do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?
	☒	Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?
	☒	Do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?
	☒	If the property is served by a private well or non-public water system, do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?
	no	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?

YES	NO	
	☒	Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?
	☒	Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?
	☒	Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?
	☒	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?
	☒	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?
	☒	Does the <i>property</i> discharge <i>waste-water</i> (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system?
	☒	Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?
	☒	Do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried, and/or burned on the <i>property</i> ?
	☒	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of <i>PCBs</i> ?
	☒	Do you know of specific chemicals that are present or once were present at the property? If yes, please explain.
	☒	Do you know of spills or other chemical releases that have taken place at the property? If yes, please explain.
	☒	Do you know of any environmental cleanups that have taken place at the property? If yes, please explain.
	☒	Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? If yes, please explain.

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916-564-3838

Completed by:

Name Tom Consoli

Title son

Firm _____

Address 819 Terra California #1, Walnut Creek, Ca

Phone 9252977139

Revised January 2016

9683 E. Louise Ave.

9683 E. Louise Ave.

Manteca, CA 95336

Inquiry Number: 5357734.2s

July 26, 2018

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	2	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	not searched	-	-	-
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	1	0
Local Land Records	0.5	0	0	0
Records of Emergency Release Reports	0.5	0	0	0
Other Ascertainable Records	1.0	0	3	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY**EDR RECOVERED GOVERNMENT ARCHIVES**

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY**TARGET PROPERTY INFORMATION****ADDRESS**

9683 E. LOUISE AVE.
9683 E. LOUISE AVE.
MANTECA, CA 95336

COORDINATES

Latitude (North):	37.813861 - 37° 48' 49.90265"
Longitude (West):	121.186311 - 121° 11' 10.715332"
Elevation:	46 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
MANTECA UNIFIED SCHOOL DIST CERS: CERS SWEEPS UST: SWEEPS UST LUST: LUST EMI: EMI CA FID UST: CA FID UST	2901 LOUISE AVE (CASE #2)	<1/10 SSW	◆ A1	8
MANTECA SCHOOL DIST (CASE #1) CERS: CERS LUST: LUST	2901 LOUISE AVE E	<1/10 SSW	◆ A2	8

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
MANTECA UNIFIED SCHOOL DIST CERS: CERS SWEEPS UST: SWEEPS UST LUST: LUST EMI: EMI CA FID UST: CA FID UST	2901 LOUISE AVE (CASE #2)	<1/10 SSW	◆ A1	8
MANTECA SCHOOL DIST (CASE #1) CERS: CERS LUST: LUST	2901 LOUISE AVE E	<1/10 SSW	◆ A2	8
MANTECA UNIFIED SCHOOL DI HIST CORTESE: HIST CORTESE	2901 LOUISE	<1/10 SSW	◆ A3	8

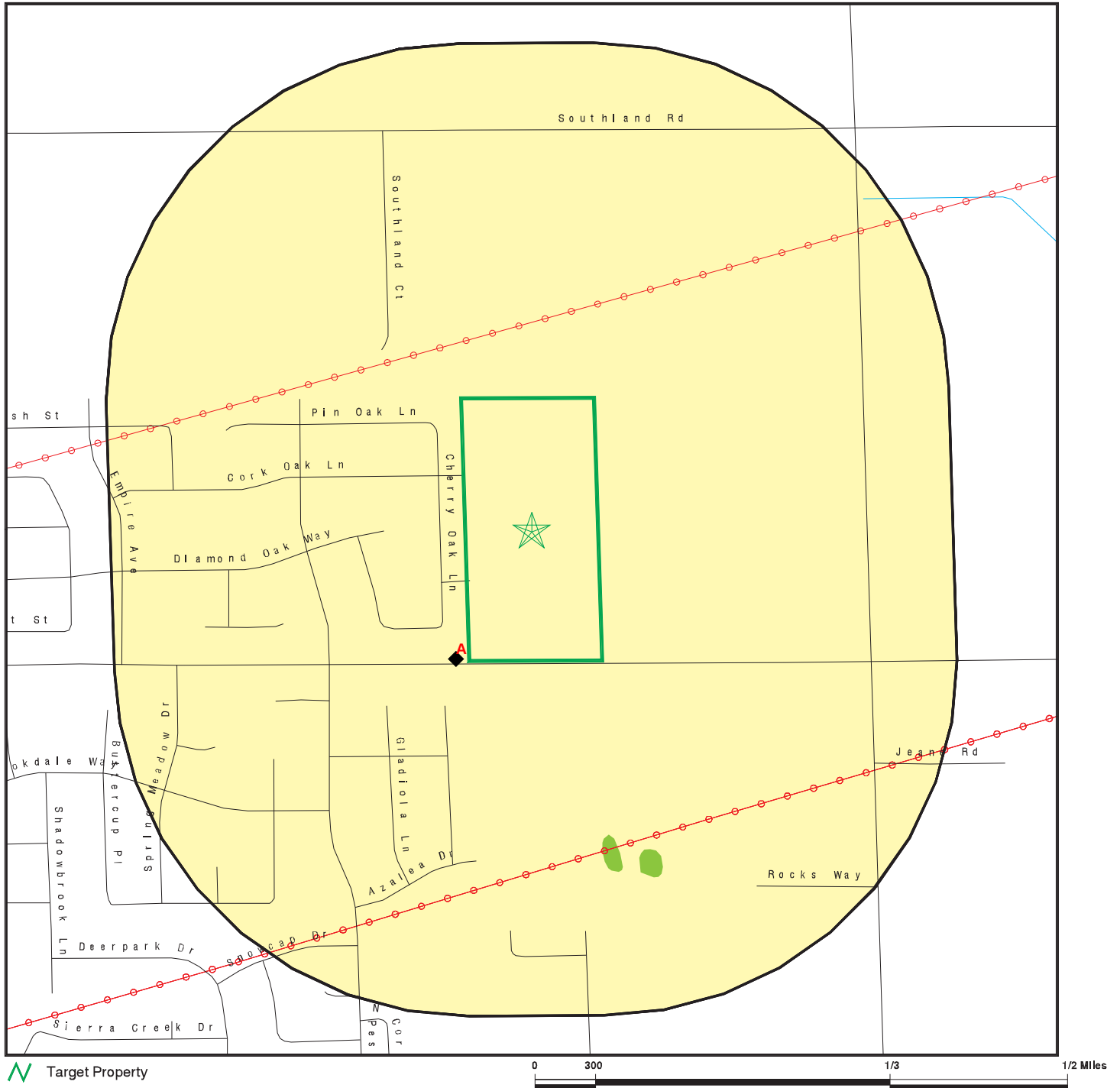
EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 5357734.2S



- 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

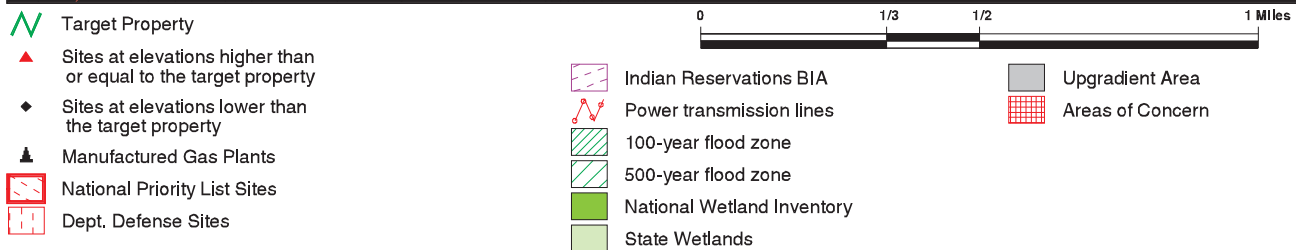
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

- Areas of Concern

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

SITE NAME: 9683 E. Louise Ave.
ADDRESS: 9683 E. Louise Ave.
Manteca CA 95336
LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
CONTACT: Mike
INQUIRY #: 5357734.2s
DATE: July 11, 2018 1:33 pm



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: 9683 E. Louise Ave.
ADDRESS: 9683 E. Louise Ave.
Manteca CA 95336
LAT/LONG: 37.813861 / 121.186311

CLIENT: Nelson Enviro, LLC
CONTACT: Mike
INQUIRY #: 5357734.2s
DATE: July 11, 2018 1:30 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP			EDR SITE ID NUMBER
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level	
Worksheet:			
Comments:			
Comments may be added on the online Vapor Encroachment Worksheet.			

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

MANTECA UNIFIED SCHOOL DIST 2901 LOUISE AVE (CASE #2), MANTECA, CA, 95336			S101592760
◆ A1	SSW <1/10	(67 ft. / 0.013 mi.)	State and tribal leaking storage tank lists Local Lists of Registered Storage Tanks Other Ascertainable Records
	2 ft. Lower Elevation	44 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Groundwater Flow Gradient:

Hydrogeologically: YES

Downgradient: YES

MANTECA SCHOOL DIST (CASE #1) 2901 LOUISE AVE E, MANTECA, CA, 95336			S105557388
◆ A2	SSW <1/10	(67 ft. / 0.013 mi.)	State and tribal leaking storage tank lists Other Ascertainable Records
	2 ft. Lower Elevation	44 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Groundwater Flow Gradient:

Hydrogeologically: YES

Downgradient: YES

MANTECA UNIFIED SCHOOL DI 2901 LOUISE, MANTECA, CA, 95336			S104857260
◆ A3	SSW <1/10	(67 ft. / 0.013 mi.)	Other Ascertainable Records
	2 ft. Lower Elevation	44 ft. Above Sea Level	

MAP FINDINGS

Worksheet:

Impact on Target Property: VEC does not exist

Groundwater Flow Gradient:

Hydrogeologically: YES

Downgradient: YES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	05/13/2018	05/30/2018	06/22/2018
US	Proposed NPL	Proposed National Priority List Sites	EPA	05/13/2018	05/30/2018	06/22/2018
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	05/18/2018	05/30/2018	06/22/2018
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	03/01/2018	03/28/2018	06/22/2018
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	02/16/2018	02/22/2018	05/11/2018
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2018	02/27/2018	05/11/2018
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	02/13/2018	02/27/2018	05/11/2018
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/19/2018	03/27/2018	06/08/2018
State and tribal - equivalent NPL						
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	04/30/2018	05/02/2018	06/22/2018
State and tribal - equivalent CERCLIS						
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	04/30/2018	05/02/2018	06/22/2018
State and tribal landfill / solid waste disposal						
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/14/2018	05/16/2018	06/22/2018
State and tribal leaking storage tank lists						
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	03/21/2018
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2017	01/23/2018	04/13/2018
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	09/30/2017	01/23/2018	04/13/2018
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2017	01/23/2018	04/13/2018
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2017	01/23/2018	04/13/2018
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	01/06/2018	01/23/2018	04/13/2018
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2017	01/23/2018	04/13/2018
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/14/2017	01/23/2018	04/13/2018
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/16/2017	01/23/2018	04/13/2018
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	03/21/2018
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
State and tribal registered storage tank lists						
CA	UST	Active UST Facilities	SWRCB	06/11/2018	06/13/2018	07/09/2018
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	06/11/2018	06/13/2018	07/10/2018
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	03/28/2018	05/25/2018	07/10/2018
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2017	01/23/2018	04/13/2018
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	09/30/2017	01/23/2018	04/13/2018
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2017	01/23/2018	04/13/2018
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	01/13/2018	01/23/2018	04/13/2018
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/24/2017	07/27/2017	12/08/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/14/2017	01/23/2018	04/13/2018
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2017	01/23/2018	04/13/2018
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/16/2017	01/23/2018	04/13/2018
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal voluntary cleanup sites						
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	04/30/2018	05/02/2018	06/22/2018
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
State and tribal Brownfields sites						
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	03/26/2018	03/27/2018	05/04/2018
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2018	04/16/2018	06/29/2018
US	ROD	Records Of Decision	EPA	05/13/2018	05/30/2018	06/29/2018
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	05/13/2018	05/30/2018	06/29/2018
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
CA	SWRCY	Recycler Database	Department of Conservation	03/12/2018	03/14/2018	05/04/2018
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Health	04/19/2018	04/24/2018	05/04/2018
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	05/13/2018	05/30/2018	06/29/2018
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/22/2018	03/01/2018	05/11/2018
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	12/23/2016	12/27/2016	02/17/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/01/2018	03/27/2018	06/22/2018
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	Delisted NPL	National Priority List Deletions	EPA	05/13/2018	05/30/2018	06/22/2018
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	05/18/2018	05/30/2018	06/22/2018
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/26/2018	03/27/2018	06/08/2018
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeline	07/31/2012	08/07/2012	09/18/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/22/2018	03/01/2018	05/11/2018
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/19/2018	03/21/2018	06/08/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/03/2018	05/31/2018	06/29/2018
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	06/01/2017	06/09/2017	10/13/2017
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/03/2018	04/05/2018	06/29/2018
US	FINDS	Facility Index System/Facility Registry System	EPA	02/21/2018	02/23/2018	03/23/2018
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	11/02/2017	11/17/2017	12/08/2017
US	BRIS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2017	08/18/2017	09/21/2017
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	04/06/2018	04/24/2018	06/14/2018
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	03/26/2018	03/27/2018	05/04/2018
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	04/03/2018	05/07/2018	06/15/2018
CA	CUPA SAN FRANCISCO CO	CUPA SAN FRANCISCO CO	San Francisco County Department of Environmen	04/20/2018	04/24/2018	05/04/2018
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	02/08/2018	02/08/2018	02/08/2018
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	03/27/2018	03/29/2018	05/04/2018
CA	DRYCLEAN SOUTH COAST	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District	03/16/2018	03/20/2018	05/04/2018
CA	DRYCLEAN AVAQMD	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management Distri	03/08/2018	03/13/2018	05/04/2018
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2015	03/21/2017	08/15/2017
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	04/18/2018	04/24/2018	07/06/2018
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	04/18/2018	04/20/2018	06/19/2018
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/14/2018	05/15/2018	06/22/2018
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	02/08/2018	02/09/2018	03/20/2018
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2016	07/12/2017	10/17/2017
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	02/20/2018	02/21/2018	04/03/2018
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	04/09/2018	04/11/2018	06/19/2018
CA	ICE	ICE	Department of Toxic Substances Control	02/20/2018	02/21/2018	04/03/2018
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	03/12/2018	03/14/2018	05/04/2018
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	01/28/2018	03/01/2018	04/16/2018
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	03/21/2018
CA	MINES	Mines Site Location Listing	Department of Conservation	03/12/2018	03/14/2018	05/04/2018
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	02/27/2018	03/05/2018	04/16/2018
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/14/2018	05/16/2018	07/05/2018
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	03/05/2018	03/05/2018	04/19/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	PROC	Certified Processors Database	Department of Conservation	03/12/2018	03/14/2018	05/04/2018
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	03/23/2018	03/27/2018	05/04/2018
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	04/30/2018	05/02/2018	06/22/2018
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	03/12/2018	03/14/2018	05/04/2018
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/10/2018	04/13/2018	06/19/2018
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
CA	CIWQS	The California Integrated Water Quality System	State Water Resources Control Board	03/05/2018	03/05/2018	05/04/2018
CA	WELL STIM PROJ	WELL SAMP PROJ (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
CA	SAMPLING POINT	SAMPLING POINT (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	NON-CASE INFO	NON-CASE INFO (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	04/23/2018	04/24/2018	06/07/2018
CA	PROJECT	PROJECT (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	04/23/2018	04/24/2018	06/07/2018
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/30/2016	10/31/2017	01/12/2018
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	01/04/2018	01/19/2018	04/13/2018
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	03/12/2018	03/14/2018	05/04/2018
CA	UIC GEO	UIC GEO (GEOTRACKER)	State Water Resource Control Board	03/12/2018	03/14/2018	05/04/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/08/2018	03/13/2018	06/08/2018
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	02/25/2018	03/17/2018	06/08/2018
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/20/2018	02/21/2018	03/23/2018
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	04/23/2018	04/24/2018	06/07/2018

HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
COUNTY RECORDS						
CA	CS ALAMEDA	Contaminated Sites	Alameda County Environmental Health Services	04/05/2018	04/10/2018	06/14/2018
CA	UST ALAMEDA	Underground Tanks	Alameda County Environmental Health Services	04/05/2018	04/10/2018	05/04/2018
CA	CUPA AMADOR	CUPA Facility List	Amador County Environmental Health	03/31/2018	04/05/2018	06/14/2018
CA	CUPA BUTTE	CUPA Facility Listing	Public Health Department	04/21/2017	04/25/2017	08/09/2017
CA	CUPA CALVERAS	CUPA Facility Listing	Calveras County Environmental Health	05/07/2018	05/09/2018	06/14/2018
CA	CUPA COLUSA	CUPA Facility List	Health & Human Services	02/26/2018	03/01/2018	03/15/2018
CA	SL CONTRA COSTA	Site List	Contra Costa Health Services Department	02/22/2018	02/27/2018	04/16/2018
CA	CUPA DEL NORTE	CUPA Facility List	Del Norte County Environmental Health Divisio	04/27/2018	05/02/2018	06/15/2018
CA	CUPA EL DORADO	CUPA Facility List	El Dorado County Environmental Management Dep	03/05/2018	03/08/2018	04/16/2018
CA	CUPA FRESNO	CUPA Resources List	Dept. of Community Health	03/01/2018	03/05/2018	03/14/2018
CA	CUPA GLENN	CUPA Facility List	Glenn County Air Pollution Control District	01/22/2018	01/24/2018	03/14/2018
CA	CUPA HUMBOLDT	CUPA Facility List	Humboldt County Environmental Health	03/05/2018	03/08/2018	04/30/2018
CA	CUPA IMPERIAL	CUPA Facility List	San Diego Border Field Office	04/23/2018	04/25/2018	06/14/2018
CA	CUPA INYO	CUPA Facility List	Inyo County Environmental Health Services	04/02/2018	04/03/2018	06/14/2018
CA	UST KERN	Underground Storage Tank Sites & Tank Listing	Kern County Environment Health Services Depar	02/02/2018	02/02/2018	03/28/2018
CA	CUPA KINGS	CUPA Facility List	Kings County Department of Public Health	11/14/2017	11/17/2017	12/15/2017
CA	CUPA LAKE	CUPA Facility List	Lake County Environmental Health	05/09/2018	05/11/2018	06/14/2018
CA	CUPA LASSEN	CUPA Facility List	Lassen County Environmental Health	01/22/2018	01/24/2018	03/14/2018
CA	AOCONCERN	San Gabriel Valley Areas of Concern	EPA Region 9	03/30/2009	03/31/2009	10/23/2009
CA	HMS LOS ANGELES	HMS: Street Number List	Department of Public Works	04/12/2018	04/16/2018	06/15/2018
CA	LF LOS ANGELES	List of Solid Waste Facilities	La County Department of Public Works	04/16/2018	04/17/2018	06/19/2018
CA	LF LOS ANGELES CITY	City of Los Angeles Landfills	Engineering & Construction Division	01/01/2018	05/01/2018	05/14/2018
CA	SITE MIT LOS ANGELES	Site Mitigation List	Community Health Services	04/01/2018	04/17/2018	06/19/2018
CA	UST EL SEGUNDO	City of El Segundo Underground Storage Tank	City of El Segundo Fire Department	01/21/2017	04/19/2017	05/10/2017
CA	UST LONG BEACH	City of Long Beach Underground Storage Tank	City of Long Beach Fire Department	03/09/2017	03/10/2017	05/03/2017
CA	UST TORRANCE	City of Torrance Underground Storage Tank	City of Torrance Fire Department	01/04/2018	01/05/2018	01/18/2018
CA	CUPA MADERA	CUPA Facility List	Madera County Environmental Health	02/21/2018	02/22/2018	04/03/2018
CA	UST MARIN	Underground Storage Tank Sites	Public Works Department Waste Management	03/30/2018	04/06/2018	05/04/2018
CA	CUPA MERCED	CUPA Facility List	Merced County Environmental Health	01/11/2018	01/12/2018	02/08/2018
CA	CUPA MONO	CUPA Facility List	Mono County Health Department	02/22/2018	02/27/2018	03/14/2018
CA	CUPA MONTEREY	CUPA Facility Listing	Monterey County Health Department	03/27/2018	03/29/2018	04/16/2018
CA	LUST NAPA	Sites With Reported Contamination	Napa County Department of Environmental Manag	01/09/2017	01/11/2017	03/02/2017
CA	UST NAPA	Closed and Operating Underground Storage Tank Sites	Napa County Department of Environmental Manag	02/22/2018	02/27/2018	03/29/2018
CA	CUPA NEVADA	CUPA Facility List	Community Development Agency	04/24/2018	05/01/2018	06/15/2018
CA	IND_SITE ORANGE	List of Industrial Site Cleanups	Health Care Agency	04/02/2018	05/11/2018	06/22/2018
CA	LUST ORANGE	List of Underground Storage Tank Cleanups	Health Care Agency	04/02/2018	05/11/2018	06/25/2018
CA	UST ORANGE	List of Underground Storage Tank Facilities	Health Care Agency	04/02/2018	05/08/2018	07/10/2018
CA	MS PLACER	Master List of Facilities	Placer County Health and Human Services	03/15/2018	03/19/2018	05/04/2018
CA	CUPA PLUMAS	CUPA Facility List	Plumas County Environmental Health	01/22/2018	01/24/2018	03/15/2018
CA	LUST RIVERSIDE	Listing of Underground Tank Cleanup Sites	Department of Environmental Health	04/05/2018	04/10/2018	05/04/2018
CA	UST RIVERSIDE	Underground Storage Tank Tank List	Department of Environmental Health	04/05/2018	04/10/2018	05/04/2018
CA	CS SACRAMENTO	Toxic Site Clean-Up List	Sacramento County Environmental Management	02/02/2018	04/04/2018	06/14/2018
CA	ML SACRAMENTO	Master Hazardous Materials Facility List	Sacramento County Environmental Management	02/02/2018	04/04/2018	06/19/2018
CA	CUPA SAN BENITO	CUPA Facility List	San Benito County Environmental Health	11/01/2017	11/03/2017	11/17/2017
CA	PERMITS SAN BERNARDINO	Hazardous Material Permits	San Bernardino County Fire Department Hazardo	04/09/2018	04/11/2018	06/19/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	HMDM SAN DIEGO	Hazardous Materials Management Division Database	Hazardous Materials Management Division	03/05/2018	03/07/2018	04/16/2018
CA	LF SAN DIEGO	Solid Waste Facilities	Department of Health Services	04/18/2018	04/24/2018	06/19/2018
CA	SAN DIEGO CO LOP	Local Oversight Program Listing	Department of Environmental Health	04/18/2018	04/23/2018	05/04/2018
CA	SAN DIEGO CO. SAM	Environmental Case Listing	San Diego County Department of Environmental	03/23/2010	06/15/2010	07/09/2010
CA	LUST SAN FRANCISCO	Local Oversight Facilities	Department Of Public Health San Francisco Cou	09/19/2008	09/19/2008	09/29/2008
CA	UST SAN FRANCISCO	Underground Storage Tank Information	Department of Public Health	06/07/2018	06/12/2018	07/10/2018
CA	UST SAN JOAQUIN	San Joaquin Co. UST	Environmental Health Department	03/20/2018	03/22/2018	05/04/2018
CA	CUPA SAN LUIS OBISPO	CUPA Facility List	San Luis Obispo County Public Health Departme	11/16/2017	11/17/2017	12/18/2017
CA	BI SAN MATEO	Business Inventory	San Mateo County Environmental Health Service	03/14/2018	03/20/2018	05/04/2018
CA	LUST SAN MATEO	Fuel Leak List	San Mateo County Environmental Health Service	03/15/2018	03/20/2018	05/04/2018
CA	CUPA SANTA BARBARA	CUPA Facility Listing	Santa Barbara County Public Health Department	09/08/2011	09/09/2011	10/07/2011
CA	CUPA SANTA CLARA	Cupa Facility List	Department of Environmental Health	02/20/2018	02/20/2018	03/19/2018
CA	HIST LUST SANTA CLARA	HIST LUST - Fuel Leak Site Activity Report	Santa Clara Valley Water District	03/29/2005	03/30/2005	04/21/2005
CA	LUST SANTA CLARA	LOP Listing	Department of Environmental Health	03/03/2014	03/05/2014	03/18/2014
CA	SAN JOSE HAZMAT	Hazardous Material Facilities	City of San Jose Fire Department	02/04/2018	02/06/2018	03/20/2018
CA	CUPA SANTA CRUZ	CUPA Facility List	Santa Cruz County Environmental Health	01/21/2017	02/22/2017	05/23/2017
CA	CUPA SHASTA	CUPA Facility List	Shasta County Department of Resource Manageme	06/15/2017	06/19/2017	08/09/2017
CA	LUST SOLANO	Leaking Underground Storage Tanks	Solano County Department of Environmental Man	03/08/2018	03/13/2018	05/04/2018
CA	UST SOLANO	Underground Storage Tanks	Solano County Department of Environmental Man	03/08/2018	03/13/2018	03/29/2018
CA	CUPA SONOMA	Cupa Facility List	County of Sonoma Fire & Emergency Services De	03/01/2018	03/27/2018	04/16/2018
CA	LUST SONOMA	Leaking Underground Storage Tank Sites	Department of Health Services	04/03/2018	04/06/2018	05/09/2018
CA	CUPA STANISLAUS	CUPA Facility List	Stanislaus County Department of Ennvironmenta	05/08/2018	05/11/2018	06/15/2018
CA	UST SUTTER	Underground Storage Tanks	Sutter County Department of Agriculture	01/08/2018	03/01/2018	03/30/2018
CA	CUPA TEHAMA	CUPA Facility List	Tehama County Department of Environmental Hea	01/26/2018	02/02/2018	03/21/2018
CA	CUPA TRINITY	CUPA Facility List	Department of Toxic Substances Control	04/23/2018	04/25/2018	06/15/2018
CA	CUPA TULARE	CUPA Facility List	Tulare County Environmental Health Services D	03/19/2018	03/22/2018	04/17/2018
CA	CUPA TUOLUMNE	CUPA Facility List	Division of Environmental Health	04/23/2018	04/25/2018	06/25/2018
CA	BWT VENTURA	Business Plan, Hazardous Waste Producers, and Operating Unde	Ventura County Environmental Health Division	03/26/2018	04/25/2018	06/22/2018
CA	LF VENTURA	Inventory of Illegal Abandoned and Inactive Sites	Environmental Health Division	12/01/2011	12/01/2011	01/19/2012
CA	LUST VENTURA	Listing of Underground Tank Cleanup Sites	Environmental Health Division	05/29/2008	06/24/2008	07/31/2008
CA	MED WASTE VENTURA	Medical Waste Program List	Ventura County Resource Management Agency	03/26/2018	04/25/2018	06/25/2018
CA	UST VENTURA	Underground Tank Closed Sites List	Environmental Health Division	02/28/2018	03/14/2018	03/30/2018
CA	UST YOLO	Underground Storage Tank Comprehensive Facility Report	Yolo County Department of Health	03/27/2018	04/03/2018	05/04/2018
CA	CUPA YUBA	CUPA Facility List	Yuba County Environmental Health Department	05/10/2018	05/15/2018	06/15/2018

STREET AND ADDRESS INFORMATION

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Appendix D: Noise Report



Environmental Noise Assessment

4-C Ranch Subdivision

City of Manteca, California

July 26, 2024

Project #240705

Prepared for:

DE NOVO PLANNING GROUP



De Novo Planning Group

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Table of Contents

INTRODUCTION	1
ENVIRONMENTAL SETTING	1
<i>BACKGROUND INFORMATION ON NOISE</i>	<i>1</i>
EXISTING NOISE AND VIBRATION ENVIRONMENTS.....	6
<i>EXISTING NOISE RECEPTORS</i>	<i>6</i>
<i>EXISTING GENERAL AMBIENT NOISE LEVELS</i>	<i>6</i>
FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS	7
<i>OFF-SITE TRAFFIC NOISE IMPACT ASSESSMENT METHODOLOGY.....</i>	<i>7</i>
EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE.....	7
CONSTRUCTION NOISE ENVIRONMENT	9
CONSTRUCTION VIBRATION ENVIRONMENT	9
REGULATORY CONTEXT.....	10
<i>FEDERAL</i>	<i>10</i>
<i>STATE.....</i>	<i>10</i>
<i>LOCAL.....</i>	<i>10</i>
<i>CRITERIA FOR ACCEPTABLE VIBRATION</i>	<i>13</i>
IMPACTS AND MITIGATION MEASURES.....	14
<i>THRESHOLDS OF SIGNIFICANCE</i>	<i>14</i>
<i>PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES</i>	<i>15</i>
REFERENCES	21

List of Figures

Figure 1: Site Plan.....	2
Figure 2: Noise Measurement Sites and Receptor Locations	3
Figure 3: Future Transportation Noise Levels on Project Site	8
Figure 4: Recommended Sound Wall Location	18



List of Tables

Table 1: Typical Noise Levels.....	4
Table 2: Summary of Existing Background Noise Measurement Data	6
Table 3: Predicted Traffic Noise Level and Project-Related Traffic Noise Level Increases	7
Table 4: Construction Equipment Noise	9
Table 5: Vibration Levels for Various Construction Equipment.....	9
Table 6: Maximum Allowable Noise Exposure From Mobile Noise Sources.....	12
Table 7: Performance Standards for Stationary Noise Sources, Including Affected Projects ^{1,2,3,4}	13
Table 8: Effects of Vibration on People and Buildings	14

Appendices

Appendix A: Acoustical Terminology
Appendix B: Field Noise Measurement Data
Appendix C: Traffic Noise Calculations



INTRODUCTION

The 4-C Ranch Subdivision project is located in the City of Manteca, California. The project includes the construction of 68 new single-family lots and a residential park area. The project will be bordered by other single-family homes to the west and south, residential land use to the north and east.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

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 and awkward range of numbers. To avoid this, the decibel scale was devised. 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 practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) 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.

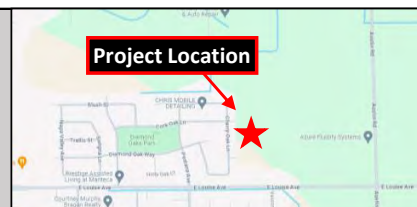


4-C Ranch Subdivision

City of Manteca, California

Figure 1

Project Site Plan







The decibel scale is logarithmic, not linear. In other words, two sound 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 is the average, or equivalent, sound level (L_{eq}), 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 L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (DNL or L_{dn}) 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_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--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 Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.



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
- 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 regards 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-dB 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 AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise-sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses to the west and south of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

The existing noise environment in the project area is primarily defined by traffic on East Louise Avenue. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 20 ft. to CL of E. Louise Ave.	7/17/24	69	67	56	86	61	49	82
LT-2: 130 ft. to CL of Cherry Oak Ln.	7/17/24	55	47	43	63	48	47	60

- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics, 2024.



FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS

OFF-SITE TRAFFIC NOISE IMPACT ASSESSMENT METHODOLOGY

To assess noise impacts due to project-related traffic increases on the local roadway network, traffic noise levels are predicted at sensitive receptors for existing no project and existing plus project conditions.

Existing and existing plus project noise levels due to traffic are calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon the Calveno reference noise factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The FHWA model was developed to predict hourly L_{eq} values for free-flowing traffic conditions. To predict traffic noise levels in terms of L_{dn} , it is necessary to adjust the input volume to account for the day/night distribution of traffic.

Project trip generation volumes were provided by the project traffic engineer (Fehr & Peers 2024), truck usage and vehicle speeds on the local area roadways were estimated from field observations. Existing traffic volumes were obtained from the City of Manteca General Plan traffic analysis. The predicted increases in traffic noise levels on the local roadway network for existing conditions which would result from the project are provided in terms of L_{dn} .

Traffic noise levels are predicted at the sensitive receptors located at the closest typical setback distance along each project-area roadway segment. In some locations sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance.

Table 3 summarizes the modeled traffic noise levels at the nearest sensitive receptors along each roadway segment in the Project area. **Appendix C** provides the complete inputs and results of the FHWA traffic modeling.

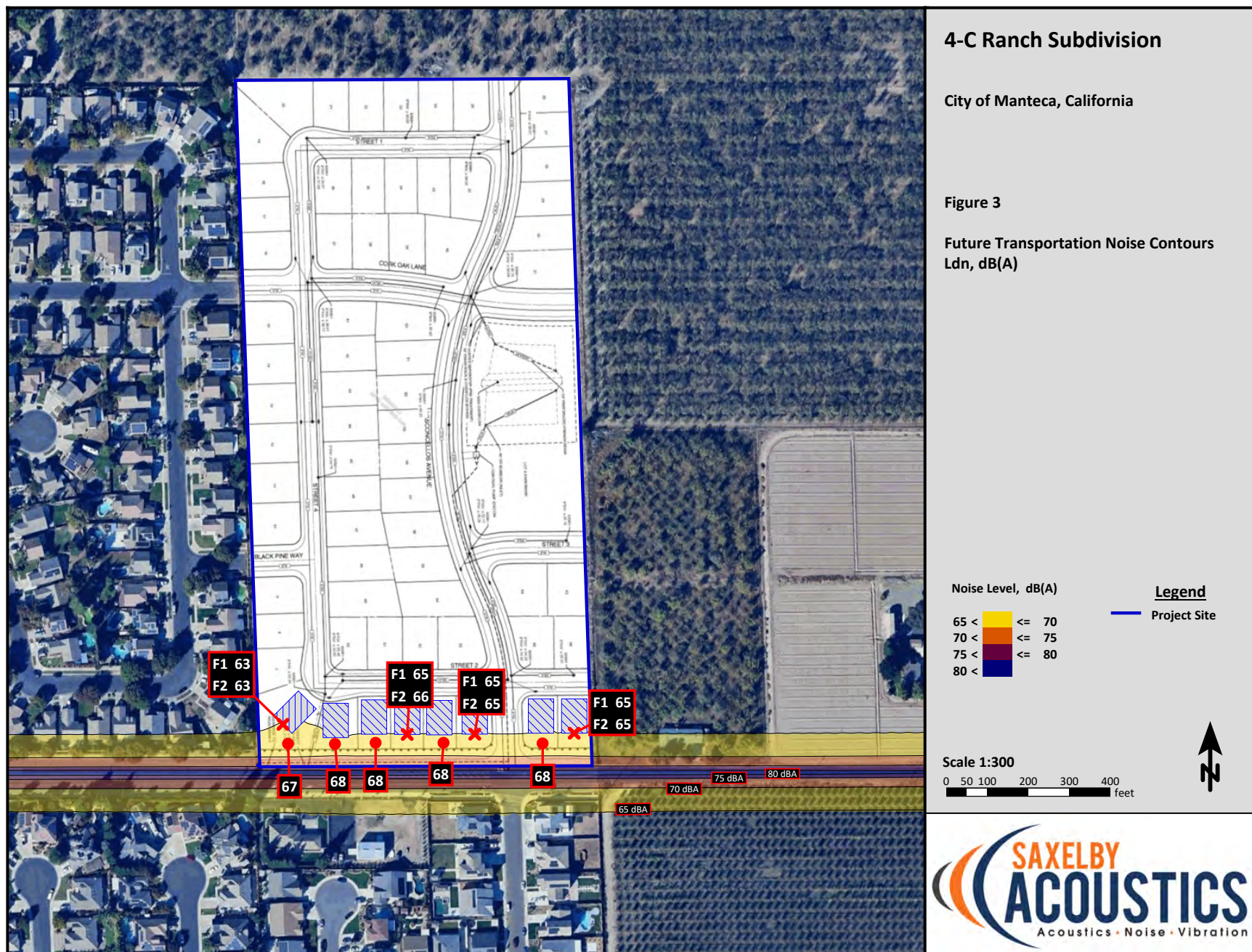
TABLE 3: PREDICTED TRAFFIC NOISE LEVEL AND PROJECT-RELATED TRAFFIC NOISE LEVEL INCREASES

Roadway	Segment	Existing no Project	Existing + Project	Change
Louise Avenue	East of Tulip Place	69.8	69.9	0.1

Based upon **Table 3** data, the proposed project is predicted to result in an increase in a maximum traffic noise level increase of 0.1 dBA.

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate traffic noise levels at the proposed residential uses due to traffic on Louise Avenue. Inputs to the SoundPLAN noise model include topography, existing structures, roadway elevations, and the proposed building pad elevations. Louise Avenue was estimated to increase by +0.1 dBA based upon project traffic increases provided by the project traffic engineer (Fehr & Peers 2024). The results of this analysis are shown graphically on **Figure 3**.





CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 4**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 4: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Roadway Construction Noise Model User's Guide. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 5** shows the typical vibration levels produced by construction equipment.

TABLE 5: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.



REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed in more detail under the Thresholds of Significance section.

LOCAL

City of Manteca General Plan Noise Element

S-6.4 Require residential and other noise-sensitive development projects to satisfy the noise level criteria in Tables S-1 (**Table 6**) and S-2 (**Table 7**).

S-6.6 Regulate construction-related noise to reduce impacts on adjacent uses to the criteria identified in Table S-2 (**Table 7**) or, if the criteria in Table S-2 (**Table 7**) cannot be met, to the maximum level feasible using best management practices and complying with the MMC Chapter 9.52.

S-6.15 Recognizing that existing noise-sensitive uses may be exposed to increase noise levels due to circulation improvement projects associated with development under the General Plan and that it may not be feasible to reduce increased traffic noise levels to the criteria identified in Table S-1 (**Table 6**), the following criteria may be used to determine the significance of noise impacts associated with circulation improvement projects:

- Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB L_{dn} in the outdoor activity areas of noise-sensitive uses, a +1.5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant.

S-6c *Update the City's Noise Ordinance (Chapter 9.52) to reflect the noise standards established in this Safety Element and proactively enforce the City's Noise Ordinance, including requiring the following measures for construction:*

- *Restrict construction activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday,*



and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City. No exemption shall be issued for construction within 200 feet of residential uses.

- A Construction Noise Management Plan shall be submitted by the applicant for construction projects that exceed ambient noise levels by more than 12 dBA or produce perceptible vibrations at any off-site structures. The Construction Noise Management Plan shall include proper posting of construction schedules, appointment of a noise
- Noise reduction measures shall include, but are not limited to, the following:
 - a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible.
 - b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. This muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available. This would achieve a reduction of up to 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
 - c. Temporary power poles or zero-emission power sources shall be used instead of generators where feasible.
 - d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
 - e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.
 - f. Delivery of materials shall observe the hours of operation described above.
 - g. Truck traffic shall avoid residential areas to the greatest extent feasible.

S-6d In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels are have a substantial increase. Generally, a 3 dB increase in noise levels is barely perceptible, and a 5 dB increase in noise levels is clearly perceptible. Therefore, increases in noise levels shall be considered to be substantial when the following occurs:



Transportation Noise

- When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;
- When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;
- When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.

Non-Transportation Noise

- A 5 dB increase in noise will be considered substantial.

Construction Noise

- An increase of 12 dB in noise will be considered substantial.

TABLE 6: MAXIMUM ALLOWABLE NOISE EXPOSURE FROM MOBILE NOISE SOURCES

Land Use ¹	Outdoor Activity Areas ^{2, 3}	Interior Spaces	
		L _{dn} /CNEL, dBA	Leq, dBA ⁴
Residential	60	45	-
Motels/Hotels	65	45	-
Mixed-Use	65	45	-
Hospitals, Nursing Homes	60	45	-
Theaters, Auditoriums	-	-	35
Churches	60	-	40
Office Buildings	65	-	45
Schools, Libraries, Museums	70	-	45
Playgrounds, Neighborhood Parks	70	-	-
Industrial	75	-	45
Golf Courses, Water Recreation	70	-	-

¹Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.

²Outdoor activity areas for residential development are considered to be the back yard patios or decks of single family units and the common areas where people generally congregate for multi-family developments. Where common outdoor activity areas for multi-family developments comply with the outdoor noise level standard, the standard will not be applied at patios or decks of individual units provided noise-reducing measures are incorporated (e.g., orientation of patio/deck, screening of patio with masonry or other noise-attenuating material). Outdoor activity areas for non-residential developments are the common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities; not all residential developments include outdoor activity areas.

³In areas where it is not possible to reduce exterior noise levels to achieve the outdoor activity area standard using a practical application of the best noise-reduction technology, an increase of up to 5 L_{dn} over the standard will be allowed provided that available exterior noise reduction measures have been implemented and interior noise levels are in compliance with this table

⁴Determined for a typical worst-case hour during periods of use.

Source: City of Manteca General Plan Table S-1.

**TABLE 7: PERFORMANCE STANDARDS FOR STATIONARY NOISE SOURCES, INCLUDING AFFECTED PROJECTS^{1,2,3,4}**

Noise Level Descriptor	Daytime	Nighttime
	7 am to 10 pm	10 pm to 7 am
Hourly L_{eq} , dBA	55	45

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

² 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.

³ Stationary noise sources which are typically of concern include, but are not limited to, the following:

HVAC System	Cooling Towers/Evaporative Condensers
Pump Stations	Lift Stations
Emergency Generators	Boilers
Steam Valves	Steam Turbines
Generators	Fans
Air Compressors	Heavy Equipment
Conveyor Systems	Transformers
Pile Drivers	Grinders
Drill Rigs	Gas or Diesel Motors
Welders	Cutting Equipment
Outdoor Speakers	Blowers

⁴ The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities, pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

CRITERIA FOR ACCEPTABLE VIBRATION

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 a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 8**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

Table 8 indicates that the threshold for architectural damage to structures is 0.20 in/sec p.p.v. A threshold of 0.20 in/sec p.p.v. is considered to be a reasonable threshold for short-term construction projects.



TABLE 8: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
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: *Transportation Related Earthborne Vibrations*. Caltrans. TAV-02-01-R9601. February 20, 2002.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-c]).

Would the project:

- Generate 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?
- Generate excessive groundborne vibration or groundborne noise levels?
- 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?



The proposed project is not located within two miles of a public or private airport, therefore item “c” is not discussed any further in this study.

Noise Level Increase Criteria for Long-Term Project-Related Noise Level Increases

The City of Manteca establishes noise level increase criteria for long-term project-related increases due to transportation noise in the General Plan. The relevant criteria are reproduced below:

S-6d In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels have a substantial increase. Generally, a 3 dB increase in noise levels is barely perceptible, and a 5 dB increase in noise Manteca General Plan April 2023 9-20 levels is clearly perceptible. Therefore, increases in noise levels shall be considered to be substantial when the following occurs:

Transportation Noise

- When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;
- When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;
- When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.

Non-Transportation Noise

- A 5 dB increase in noise will be considered substantial.

Temporary Construction Noise Impacts

With temporary noise impacts (construction), identification of “substantial increases” depends upon the duration of the impact, the temporal daily nature of the impact, and the absolute change in decibel levels. Per the City of Manteca Municipal Code, construction activities operating between 7:00 p.m. and 7:00 a.m. are exempt from the ordinance. For short-term noise associated with Project construction, the City of Manteca establishes an increase criterion of 12 dBA in Policy S-6d. This level of increase is approximately equivalent to a doubling of sound energy.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: *Would the project generate 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?*

Traffic Noise Increases at Off-Site Receptors

The City of Manteca General Plan specifies criteria to determine the significance of traffic noise impacts. Where existing traffic noise levels are greater than 65 dB L_{dn} , a +1.5 dB L_{dn} increase in roadway noise levels will be considered significant. According to **Table 3**, the maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 0.1 dBA. Therefore, impacts resulting from increased traffic noise would be considered **less-than-significant**, and no mitigation is required.



Operational Noise at Existing Sensitive Receptors

The proposed project would include typical residential noise which would be compatible with the existing adjacent residential uses.

Therefore, this is a ***less-than-significant*** impact, and no mitigation is required.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 4**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours. The City of Manteca General Plan exempts construction noise from the noise ordinance between the hours 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.

The City defines a significant increase due to construction noise as an increase of 12 dBA over existing ambient noise levels; Saxelby Acoustics used this criterion to evaluate increases due to construction noise associated with the project. As shown in **Table 4**, construction equipment is predicted to generate noise levels of up to 90 dBA L_{max} at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the project site. The nearest residential uses are located approximately 300 feet as measured from the center of the project site. At this distance, maximum construction noise levels would be up to 74 dBA. The average daytime maximum noise level in the vicinity of the sensitive receptors was measured to be 63 dBA, resulting in an increase of 11 dBA. Therefore, project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered ***potentially significant***. Mitigation measure 1(a) would reduce construction noise impacts to ***less-than-significant***.

Transportation Noise on Project Site (Non-CEQA Issue)

Exterior Transportation Noise

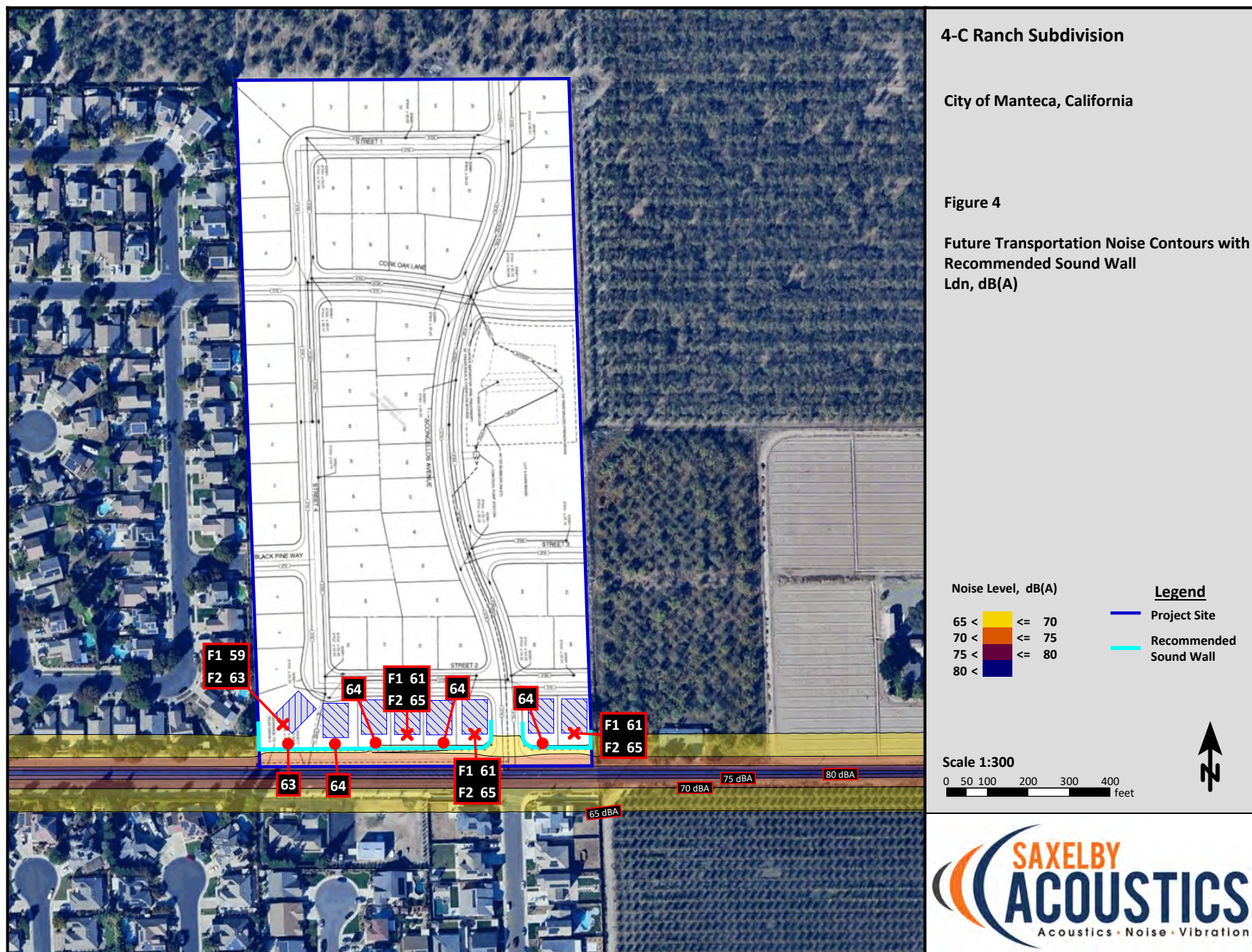
Compliance with City's standards on new noise-sensitive receptors is not a CEQA consideration. However, this information is provided here so that a determination can be made regarding the ability of the proposed project to meet the requirements of the City of Manteca for exterior and interior noise levels at new sensitive uses proposed under the project.



As shown on **Figure 3**, several of the proposed outdoor activity areas are predicted to be exposed to exterior transportation noise levels up to approximately 68 dBA L_{dn} . This would exceed the 60 dBA limit for outdoor areas established by the City of Manteca. Therefore, additional noise control measures would be required.

Saxelby Acoustics determined the effect of including a sound wall in the project design. A 6-foot-tall barrier was modeled along the southern project boundary. The barrier is predicted to lower noise levels at all outdoor activity areas on the project site to 64 dBA L_{dn} or lower. The City of Manteca General Plan allows for a 5 dB L_{dn} increase to the City's exterior transportation noise standard to 65 dBA L_{dn} if practical application of noise-reduction technology have been implemented. **Figure 4** shows the recommended sound wall and resulting noise level contours.







Interior Transportation Noise

Modern building construction methods typically yield an exterior-to-interior noise level reduction of 25 dBA¹. Therefore, where exterior noise levels are 70 dBA L_{dn}, or less, no additional interior noise control measures are typically required. For this project, exterior noise levels are predicted to be up to 65 dBA L_{dn} at the second story of the buildings closest to Louise Avenue. This would result in interior noise levels of up to 40 dBA L_{dn} at the second story receivers based on typical building construction. This meets the City of Manteca which requires that interior noise levels do not exceed 45 dB L_{dn}. Therefore, no additional noise control measures are required to reduce interior noise to acceptable levels.

Mitigation Measures

- 1(a) The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:
- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible.
 - Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. This muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available. This would achieve a reduction of up to 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
 - Temporary power poles or zero-emission power sources shall be used instead of generators where feasible.
 - Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
 - The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.
 - Delivery of materials shall observe the hours of operation described above.
 - Truck traffic shall avoid residential areas to the greatest extent feasible.
 - Restrict construction activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.

¹ Assuming standard construction with a minimum STC rating of 29 for exterior window assemblies



- Unnecessary idling of internal combustion engines is prohibited.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Timing/Implementation: Implemented prior to approval of grading and/or building permits

Enforcement/Monitoring: City of Manteca Community Development Services Department

Implementation of mitigation measures 1(a) would help to reduce construction-generated noise levels. With mitigation, this impact would be considered ***less-than-significant***.

Recommended Condition of Approval

*Prior to approval of project improvement plans, the plans for the proposed project shall show that the southern area of the project site shall be shielded from Louise Avenue through the use of minimum six-foot-tall sound walls per the approval of the City Engineer. Sound wall may include a combination of earthen berm and masonry wall to achieve the required wall height. Wall heights shall be measured relative to either pad or roadway centerline elevations, whichever is higher. The approximate locations of these barriers are shown on **Figure 4**. Other types of barrier may be employed but shall be reviewed by an acoustical engineer prior to being constructed.*

Impact 2: Would the project generate excessive groundborne vibration or groundborne noise levels?

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.

The **Table 5** data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At distances greater than 26 feet 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.

This is a ***less-than-significant*** impact and no mitigation is required.

Impact 3: 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?

There are no airports within two miles of the project vicinity. Therefore, this impact is not applicable to the proposed project.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.



Appendix B: Continuous Long-Term Ambient Noise Measurement Results



Appendix B1: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, July 17, 2024	11:00	66	81	55	44
Wednesday, July 17, 2024	12:00	66	81	56	43
Wednesday, July 17, 2024	13:00	68	95	55	45
Wednesday, July 17, 2024	14:00	68	92	58	45
Wednesday, July 17, 2024	15:00	68	89	60	47
Wednesday, July 17, 2024	16:00	68	82	61	47
Wednesday, July 17, 2024	17:00	67	85	59	46
Wednesday, July 17, 2024	18:00	69	100	55	44
Wednesday, July 17, 2024	19:00	64	79	53	44
Wednesday, July 17, 2024	20:00	66	90	55	46
Wednesday, July 17, 2024	21:00	64	86	51	46
Wednesday, July 17, 2024	22:00	61	79	50	47
Wednesday, July 17, 2024	23:00	60	88	49	46
Thursday, July 18, 2024	0:00	59	89	46	44
Thursday, July 18, 2024	1:00	56	80	46	43
Thursday, July 18, 2024	2:00	56	78	45	42
Thursday, July 18, 2024	3:00	57	75	47	45
Thursday, July 18, 2024	4:00	60	80	50	46
Thursday, July 18, 2024	5:00	65	85	54	49
Thursday, July 18, 2024	6:00	65	84	54	51
Thursday, July 18, 2024	7:00	67	82	58	50
Thursday, July 18, 2024	8:00	65	79	56	47
Thursday, July 18, 2024	9:00	66	81	57	48
Thursday, July 18, 2024	10:00	66	86	55	44

Statistics	Leq	Lmax	L50	L90
Day Average	67	86	56	46
Night Average	61	82	49	46
Day Low	64	79	51	43
Day High	69	100	61	50
Night Low	56	75	45	42
Night High	65	89	54	51
Ldn	69	Day %		86
CNEL	69	Night %		14

Site: LT-1

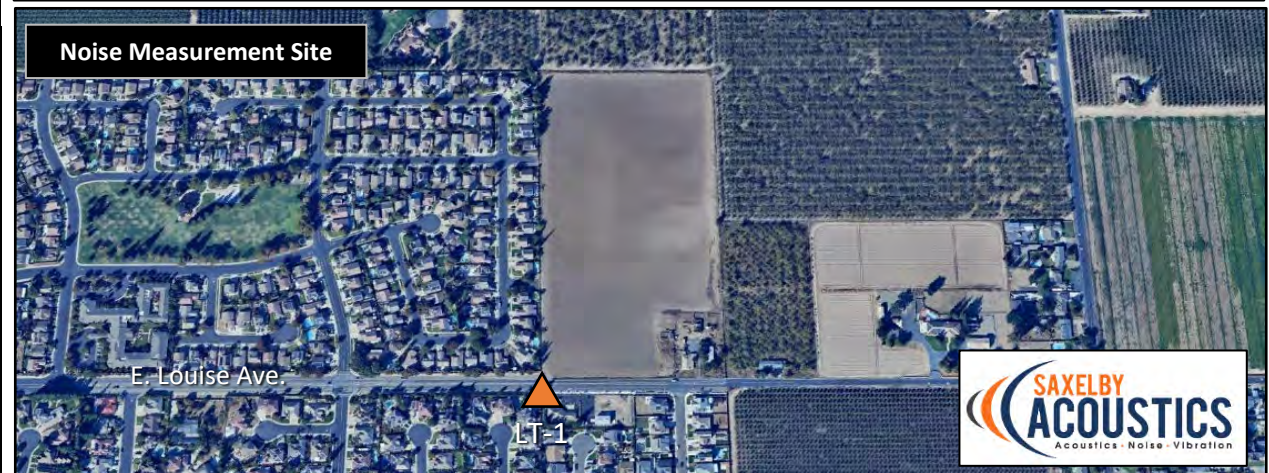
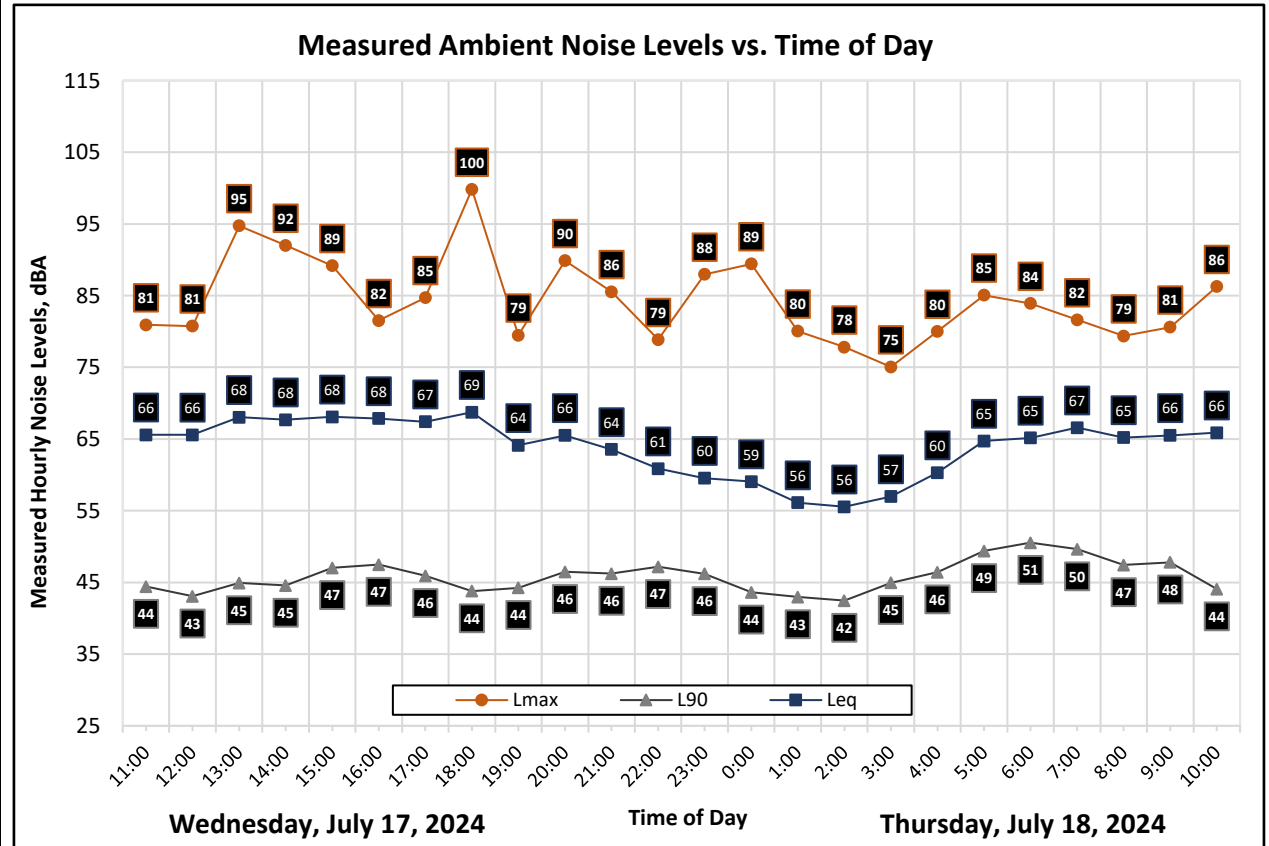
Project: 4-C Ranch Subdivision

Location: Southern Project Boundary

Coordinates: (37.8121234, -121.1874007)

Meter: LDL 820-1

Calibrator: CAL200



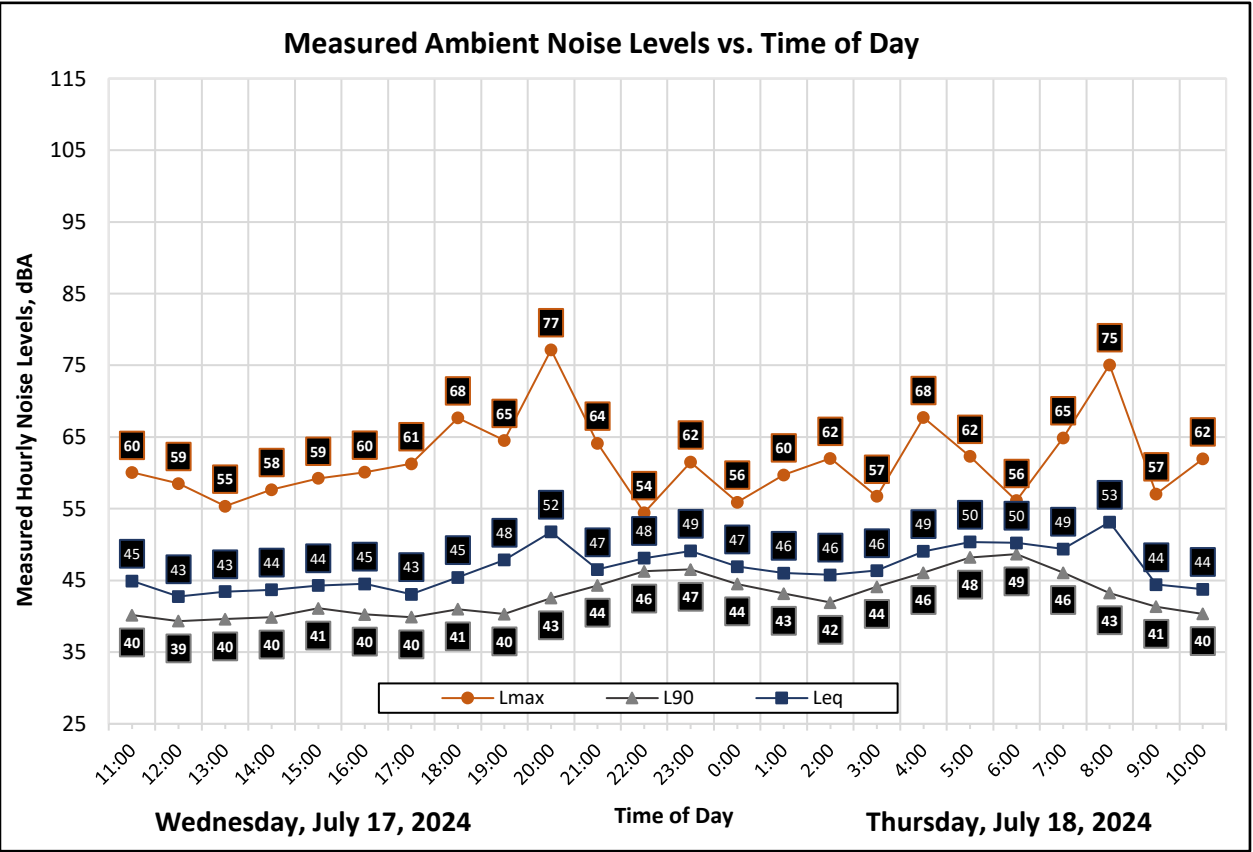
Appendix B2: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, July 17, 2024	11:00	45	60	42	40
Wednesday, July 17, 2024	12:00	43	59	42	39
Wednesday, July 17, 2024	13:00	43	55	42	40
Wednesday, July 17, 2024	14:00	44	58	43	40
Wednesday, July 17, 2024	15:00	44	59	43	41
Wednesday, July 17, 2024	16:00	45	60	42	40
Wednesday, July 17, 2024	17:00	43	61	42	40
Wednesday, July 17, 2024	18:00	45	68	42	41
Wednesday, July 17, 2024	19:00	48	65	42	40
Wednesday, July 17, 2024	20:00	52	77	44	43
Wednesday, July 17, 2024	21:00	47	64	46	44
Wednesday, July 17, 2024	22:00	48	54	48	46
Wednesday, July 17, 2024	23:00	49	62	48	47
Thursday, July 18, 2024	0:00	47	56	46	44
Thursday, July 18, 2024	1:00	46	60	45	43
Thursday, July 18, 2024	2:00	46	62	44	42
Thursday, July 18, 2024	3:00	46	57	46	44
Thursday, July 18, 2024	4:00	49	68	48	46
Thursday, July 18, 2024	5:00	50	62	50	48
Thursday, July 18, 2024	6:00	50	56	50	49
Thursday, July 18, 2024	7:00	49	65	48	46
Thursday, July 18, 2024	8:00	53	75	45	43
Thursday, July 18, 2024	9:00	44	57	43	41
Thursday, July 18, 2024	10:00	44	62	42	40

Statistics	Leq	Lmax	L50	L90
Day Average	47	63	43	41
Night Average	48	60	47	45
Day Low	43	55	42	39
Day High	53	77	48	46
Night Low	46	54	44	42
Night High	50	68	50	49
Ldn	55	Day %		57
CNEL	55	Night %		43

Site: LT-2
Project: 4-C Ranch Subdivision
Location: Northwestern Project Boundary
Coordinates: (37.8145973, -121.1875137)

Meter: LDL 820-6
Calibrator: CAL200



Appendix C-1

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 240705

Description: 4-C Ranch Subdivision

Ldn/CNEL: Ldn

Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset			Level, dBA
												60 dBA	65 dBA	70 dBA	
1	Louise Ave	East of Tulip Place (Existing)	23,510	83	0	17	1.0%	1.0%	40	50	-5	225	105	49	64.8
2	Louise Ave	East of Tulip Place (Plus Project)	24,218	83	0	17	1.0%	1.0%	40	50	-5	230	107	50	64.9
Difference															0.1

Appendix E: Traffic Report

Memorandum

Date: July 11, 2024
To: Steve McMurtry – De Novo Planning Group
From: Jonathan Murillo, Francisco Martin – Fehr & Peers
Subject: **Trip Generation and Preliminary Transportation CEQA Analysis for the Proposed 4-C Ranch Project in Manteca, CA**

RS24-4361

1. Introduction

This memorandum outlines the trip generation and preliminary transportation analysis required by the California Environmental Quality Act (CEQA) for the proposed 4-C Ranch single-family home development project in Manteca, CA. Although the project site is in unincorporated San Joaquin County, it falls within the City of Manteca Sphere of Influence. If approved, the project site would be annexed to the City of Manteca. Therefore, Fehr & Peers conducted this study based on our understanding of the project and our knowledge of the *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022).

The primary aim of this study is to inform the scope of work for the upcoming non-CEQA Local Transportation Assessment (LTA) required by the City of Manteca. Additionally, it aims to confirm whether the project can be exempted from a detailed vehicle miles traveled (VMT) CEQA analysis. The study also includes an analysis of the proposed project's consistency with transportation-related policies and plans outlined in the General Plan and other applicable transportation plans.

This memorandum is provided for review by City of Manteca staff to ensure that the proposed scope of work for the upcoming LTA report is sufficient and that the preliminary CEQA analysis meets the City's LTA guidelines. Fehr & Peers will commence preparation of the LTA once the City of Manteca confirms the adequacy of the proposed scope of work presented in **Appendix A**.



1.1 Project Description

The project site includes approximately 20 acres located adjacent to the northeast area boundary of the City of Manteca, and within the City's Sphere of Influence. The project site is identified as Assessor's Parcel Number (APN) 208-080-10 by the San Joaquin County Assessor's Office. The project site is located along Louise Avenue with planned connections at the Louise Avenue/Vasconcellos Avenue intersection, Cork Oak Lane and Black Pine Way. **Figure 1** shows the project site location, the project site plan is provided in **Appendix B**.

The proposed project includes 68 single-family home residential parcels and one open space area designated as a park/open-space basin. The currently adopted City of Manteca General Plan (2023) land use map designates the project site as low density residential, which is consistent to the proposed project land use.

The project proposes construction of the following new streets within the site:

- Six New Residential Streets:
 - Streets: Cork Oak Lane extension, Black Pine Way extension, Street 1, Street 2, Street 3, and Street 4.
 - Right-of-Way (ROW): 50 feet.
 - Features: Five-foot wide sidewalks on both sides and a 36-foot curb-to-curb width that includes a travel lane and a parking lane in both directions.
- One New Collector Street:
 - Street: Vasconcellos Avenue extension.
 - ROW: 60 feet.
 - Features: Five-foot wide sidewalks on both sides and a 44-foot curb-to-curb width that includes a travel lane and a parking lane in both directions.

2. Project Trip Generation

This section presents the forecasted project trip generation, including trip distribution and assignment. It also includes the recommended study intersections to be evaluated as part of the upcoming LTA based on the City's TIA Guidelines.

2.1 Trip Generation

The project's trip generation was estimated using trip rates published in the Trip Generation Manual 11th Edition (Institute of Transportation Engineers, 2021). **Table 1** displays the estimated number of daily, AM peak hour, and PM peak hour vehicle trips for the proposed project. As



shown in **Table 1**, the project is projected to generate 708 daily, 52 AM peak hour, and 69 PM peak hour trips.

Table 1: Project Trip Generation

Land Use	Quantity	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE 210) ¹	68 Dwelling Units	708	13	39	52	44	25	69

Notes:

1. ITE Trip Generation (11th Edition) land use category 310 (Single Family Detached Housing – Adj. Streets, 7-9 AM, 4-6 PM, General Urban/Suburban):
 - a. Daily: $\ln(T) = 0.92 \ln(X) + 2.68$
 - b. AM Peak Hour: $\ln(T) = 0.91 \ln(X) + 0.12$ (25% in, 75% out)
 - c. PM Peak Hour: $\ln(T) = 0.94 \ln(X) + 0.27$ (63% in, 37% out)

Source: Fehr & Peers, July 2024.

2.2 Trip Distribution

Project trips were distributed using the City of Manteca General Plan travel demand model, which accounts for location of complementary land uses and likely paths that will be used to travel to and from the site. Project trip distribution is presented below:

- 68% of trips travel to/from Louise Avenue west of Pestana Avenue
- 10% of trips travel to/from Pestana Avenue south of Louise Avenue
- 19% of trips travel to/from Autin Road south of Louise Avenue
- 2% of trips travel to/from Autin Road north of Louise Avenue
- 1% of trips travel to/from Louise Avenue east of Austin Road

2.3 Trip Assignment

Trips generated by the project were assigned to the roadway network according to the trip distribution summarized above. **Table 2** presents the estimated trip assignment for key intersections near the project site.



Table 2: Trip Assignment at Nearby Intersections

AM Peak Hour	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
1. Louise Ave/Pestana Ave			1		1	7	3	6		3	19	
2. Louise Ave/Vasconcellos Ave / Project Driveway				9		22	7					3
3. Louise Ave/Austin Rd	2					1	1	1	7			
PM Peak Hour	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
1. Louise Ave/Pestana Ave		1	3		1	4	8	22		2	12	
2. Louise Ave/ Vasconcellos Ave / Project Driveway				6		14	25					10
3. Louise Ave/Austin Rd	8					1	1		5		1	

Source: Fehr & Peers, July 2024.

2.4 Recommended Study Intersections

According to the *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022): *A project that generates between 500-1,000 ADT will be required to analyze existing conditions, existing conditions plus project, existing conditions plus near-term cumulative projects, and existing conditions plus near-term cumulative projects plus project.*

The LTA should analyze the project's influence on the surrounding intersections and roadway network utilizing level of service (LOS) for all project scenarios. The purpose of a LTA is to ensure the goals, objectives, and policies adopted by the City are supported and implemented while monitoring the vehicular capacity for the roadway network.

Considering the existing intersection operating conditions and the number of project trips added to nearby intersections, we recommend evaluating the following three intersections as part of the upcoming LTA:

1. Louise Avenue / Pestana Avenue
2. Louise Avenue / Vasconcellos Avenue
3. Louise Avenue / Austin Road



The proposed LTA scope is presented in **Appendix A** and was informed by the trip generation analysis presented in this memorandum.

3. CEQA Analysis

This section summarizes the transportation CEQA analysis required per the *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022). We addressed the following four questions for the project:

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (requirement to use VMT)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

The CEQA analysis results are presented below.

3.1 Policy Consistency

Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

We reviewed the *City of Manteca 2040 General Plan* (2023), *City of Manteca Public Facilities Improvement Plan* (PFIP, 2013), *City of Manteca Active Transportation Plan* (2020), and existing transit service to determine if the proposed project results in any inconsistencies with adopted transportation related policies or design standards.

Manteca General Plan

Land Use & Zoning

The currently adopted City of Manteca General Plan designates the project site as low density residential allowing 2.1 to 8.0 dwelling units per acre. The project is consistent with the adopted General Plan land use designation and density as the project proposes an average density of 3.4 single family dwelling units per acre.

Transportation

Relevant policies include:



- **C-2.6:** Align residential and collector street intersections with collector and arterial streets with other residential and collector streets, where feasible, to maintain a high degree of connectivity between neighborhoods, minimize circuitous travel, and to allow bicyclists and pedestrians to travel more conveniently and more safely from one neighborhood to another without using major streets.
- **C-2.1:** Promote development of a future roadway system as shown in the Major Streets Master Plan, Figure C-1, with streets designed in accordance with the City's standard plans to provide multiple, direct and convenient routes for all modes and to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility.
- **C-2.12:** Require new development to establish joint-use driveways and/or cross access easements to provide access when feasible and/or if: 1) located on street segments identified in C-1.2, 2) located on streets with intersections approaching not meeting LOS D, or 3) the shared access will reduce vehicle miles traveled as determined by the City's Development Services Department. The requirement is intended to preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads, providing more efficient connections to destinations, and reducing air emissions.

The proposed roadway layout maintains a high degree of connectivity between the neighborhoods by connecting with the neighborhood at Cork Oak Lane and Black Pine Way. This will reduce circuitry and allow for more direct access to the existing neighborhood to the west. The proposed project driveway at the Louise Avenue / Vasconcellos Avenue intersection provides joint access between the neighborhood to the south and the proposed project.

The City's design standards shown on Drawing No. ST-2 in the *Standard Street Cross Sections* (City of Manteca, 2004) require a minimum 50-foot ROW, 36-foot curb-to-curb width, and five-foot wide sidewalks on both sides of the street for new residential streets. The proposed cross-section for new residential streets (Cork Oak Lane extension, Black Pine Way extension, Street 1, Street 2, Street 3, and Street 4) meets the minimum City of Manteca design standards for residential streets.

Drawing No. ST-2 in the *Standard Street Cross Sections* (City of Manteca, 2004) also shows design standards for new small collector streets, which require a minimum 60-foot ROW, 44-foot curb-to-curb width, and five-foot wide sidewalks on both sides of the street. The proposed cross-section for the Vasconcellos Avenue extension meets the minimum City of Manteca design standards for small collector streets.



Public Facilities Improvement Plan (PFIP)

The City of Manteca PFIP identifies planned roadway improvements and design standards for the City's transportation system. The four-lane street section shown on Plate E-2.03 of the PFIP provides the minimum design standards for Louise Avenue along the project site frontage. The design standards require the following minimum dimensions:

- ROW: 60 feet.
- Features: Five-foot wide sidewalks on both sides with six-foot landscape buffers on both sides of each sidewalk, five-foot Class II bike lanes along both directions, 11-foot travel lanes (two travel lanes per direction), and 14-foot median.

The project's proposed frontage improvements along Louise Avenue meet the minimum design standards specified on Plate E-2.03 of the PFIP. It is assumed that the project will improve Louise Avenue along the project frontage between the roadway centerline and the ROW/project site boundary. Improvements to the roadway area south of the centerline are assumed to be implemented by others.

Manteca Active Transportation Plan

Bicycle Facilities

The *City of Manteca Active Transportation Plan* identifies the following planned improvements near the project site:

- Planned Class II bike lanes along both directions of Louise Avenue between Pestana Avenue to Austin Road

The project proposes frontage improvements along Louise Avenue. These improvements are assumed to include median adjustments to provide adequate left-turn access to the site, as well as enhancements to travel lanes, a Class II bike lane, and a new sidewalk with landscape buffers on each side. These improvements will extend from the Louise Avenue centerline to the ROW limit along the southern boundary of the project site, with a minimum cross-section distance of 54 feet from the centerline to the ROW line.

As part of the project, a westbound Class II bike lane will be implemented along the Louise Avenue frontage. This will not preclude the future implementation of an eastbound Class II bike lane, which is expected to be constructed by others. In general, improvements south of the Louise Avenue centerline are expected to be implemented by others as the project is only proposing frontage improvements for the segment north of the centerline. The proposed improvements along westbound Louise Avenue align with the City of Manteca Active Transportation Plan and are not expected to conflict with planned bicycle network improvements or the City of Manteca design standards.



Pedestrian Facilities

Primary access between the project site and surrounding neighborhood will be provided via new connections to the existing Cork Oak Lane and Black Pine Way. All existing streets connecting to the west side of the project site provide four-foot-wide sidewalks with a five-foot wide landscaped buffer between the sidewalk and the gutter. The project proposes five-foot-wide sidewalks on both sides of all new residential and collector streets with rolled curbs. The four-foot-wide sidewalks meet the minimum City of Manteca design standards for local residential streets.

The project proposes eight-foot-wide sidewalks with six-foot-wide landscape buffers on both sides of the sidewalk along the Louise Avenue site frontage. This design meets the minimum cross-sectional requirements specified on the Plate E-2.03 drawings of the the PFIP design standards for Louise Avenue. The project proposes continuous and connected sidewalks throughout the site and will connect to the existing sidewalk network along Louise Avenue, Cork Oak Lane and Black Pine Way.

Transit Network

Two existing bus stops for Route 3 are provided within a half-mile walk of the project site. Transit service is provided by Manteca Transit, Route 3 serves north Manteca with connections to the Manteca Transit Center and Downtown Manteca; route information is summarized in **Table 3**. Based on our review of readily available local information, we are not aware of major planned transit service improvements within the study area.

The project can lead to increased transit ridership along existing routes given that the project site is within a half-mile of the nearest transit stop. The project is not expected to conflict with existing or planned transit services.

Table 3: Transit Services Near Project Site

Route	Route Limits	Nearest Stop (Distance from Project Site)	Weekdays		Weekends (Saturday Only)	
			Hours	Headway ¹	Hours	Headway ¹
3	Diamond Oak Park to Manteca Transit Center to East Union High School	Louise Avenue / Empire Lane (0.50 miles)	6:00 AM – 6:48 PM	60 minutes	9:00 AM – 3:48 PM	60 minutes

Notes:

1. The frequency, or interval of time between buses traveling in any given direction along a designated route.

Source: City of Manteca website visited in July 2024; Fehr & Peers, July 2024.



Policy Consistency Determination

The proposed project aligns with adopted transportation-related programs, plans, ordinances, and policies. The project's street improvements are consistent with adopted plans and design standards. Therefore, the project is not expected to impact the proposed and surrounding circulation system, including planned transit, roadway, bicycle, and pedestrian facilities.

3.2 VMT Screening

b. Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

As of July 1, 2020, CEQA Guidelines Section 15064.3(b) states that the recommended metric for the evaluation of transportation impacts is VMT. It outlines the criteria for analyzing a project's transportation impacts. For land use projects, this section states that "vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact."

According to *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022), a project would result in a significant transportation VMT impact if it would:

- Not qualify for screening per the screening criteria outlined in the City's VMT screening guidelines, which states that a project may be screened from additional VMT analysis if it complies with one or more of the following conditions: (1) is a small project generating fewer than 1,000 trips a day and consistent with City's General Plan; or (2) 100% affordable housing; or (3) is local-serving retail less than 125,000 square feet in building floor area; or (4) located in a High-Quality Transit Area; or (5) located in a low VMT area.
- Exceed the applicable VMT threshold, which for a residential project is set to 15% below Citywide baseline for VMT per single-family dwelling unit

The proposed project does qualify for screening criteria (1) listed above given that the project would generate fewer than 1,000 daily trips and is consistent with the City's General Plan land use designation and density limits established by the City of Manteca for the project site.

VMT Screening Determination

The project meets the small project screening criteria specified in the *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022) since the project is consistent with the General Plan land use plan and zoning standards. As a result, the project is presumed to not require a detailed VMT analysis for CEQA purposes.

Furthermore, CEQA Guidelines Section 15183(a) states that: "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant



effects which are peculiar to the project or its site.” The General Plan Environmental Impact Report (EIR), which was certified in 2023, identified a significant and unavoidable VMT impact on the transportation system. The project proposes detached single-family homes with an average density of 3.8 dwelling units per acre, which is consistent with the low-density residential land use designation of the General Plan.

3.3 Hazards Due to Geometric Design Features

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Proposed street sections (provided in **Appendix B**) for new streets to be constructed by the project meet the minimum City of Manteca design standards (City of Manteca Standard Street Cross Sections, ST-2) for residential streets. The project also meets the City’s PFIP improvement design standards for proposed Louise Avenue improvements along the site frontage. Furthermore, proposed street improvements would provide continuous and connected sidewalks. Although the project does not propose on-site dedicated bike lanes, the proposed on-site streets are expected to be low volume and low speed, which would facilitate a low stress bicycling environment.

The proposed improvements and corresponding design features are compatible with the proposed and neighborhood uses; therefore, no impact would occur.

3.4 Emergency Vehicle Access

d. Would the project result in inadequate emergency access?

The project includes three access points (on Louise Avenue, Cork Oak Lane, and Black Pine Way) connecting the project site with the surrounding neighborhood. All proposed on-site streets would provide a minimum clear width of 20 feet, meeting the City of Manteca Fire Code minimum 20-foot clear-width requirement for streets that provide access to buildings under 30 feet in height. Thus, there would be no impact on emergency vehicle access.

4. Conclusions

The proposed project is projected to generate 708 daily, 52 AM peak hour, and 69 PM peak hour trips during typical weekday conditions. The City of Manteca requires preparation of a LTA. Fehr & Peers will commence preparation of the LTA once City of Manteca staff confirm the adequacy of the proposed scope of work presented in **Appendix A**.

Steve McMurtry – De Novo Planning Group
July 11, 2024
Page 11 of 11



The project aligns with the City of Manteca General Plan, zoning standards, and other local plans and policies related to the land use designations, including density limits, and the circulation system. It is not anticipated to increase hazards and will provide adequate emergency vehicle access. Given its consistency with the General Plan and the project size, the project is presumed to not require additional VMT analysis for CEQA purposes.

Please contact Francisco Martin (209-210-5609) or Jonathan Murillo (916-379-7015) if you have any questions or comments on the information presented in this memorandum.

Attachments

Figure 1 – Project Site and Proposed Study Intersections

Appendix A – Proposed Non-CEQA Local Transportation Assessment Scope of Work

Appendix B – Project Site Plan



Figure 1



Project Site and Proposed Study Intersections

Appendix A

Proposed Non-CEQA Local Transportation Assessment Scope of Work

Fehr & Peers
July 2024

Scope of Work

Fehr & Peers will prepare the following non-CEQA local transportation analysis (LTA) for the project. The project is estimated to generate between 500 – 1,000 weekday trips, which triggers the need to complete a Local Transportation Assessment (LTA) per the *City of Manteca SB 743 Implementation Policy* (City of Manteca, 2022). Fehr & Peers will commence preparation of the LTA once City of Stockton staff confirm the adequacy of the proposed scope of work.

Task 1. Non-CEQA Local Transportation Assessment

The following intersections are the recommended study locations based on the project trip assignment analysis results.

1. Louise Avenue/Vasconcellos Avenue/Project Driveway
2. Louise Avenue/Pestana Avenue
3. Louise Avenue/Austin Road

New traffic counts (including heavy vehicles, pedestrians, and bicycles) will be collected at up to three study intersections during the AM peak period (7 – 9 AM) and PM peak period (4 – 6 PM) on a typical weekday.

Study intersections will be analyzed for weekday AM and PM peak hours using procedures described in the Highway Capacity Manual 6th Edition (Transportation Research Board, 2016). HCM procedures will be applied using the Synchro version 11 software application. Intersection operations including delay and level of service (LOS) will be evaluated at each intersection. Additionally, the peak hour traffic volumes will be used to evaluate whether any of the unsignalized intersections meet the peak hour signal warrant based on the methodology provided in the *California Manual of Uniform Traffic Control Devices* (2014).

The analysis will be completed for the following scenarios:

- Existing Conditions
- Existing Plus Project Conditions
- Near-Term (Existing Plus Approved Projects) No Project Conditions
- Near-Term Plus Project Conditions

Travel characteristics of the proposed project identified during Phase 1 of the study will be applied to Existing traffic counts to develop the Existing Plus Project traffic volume forecast. Near-Term forecasts will be developed by manually assigning trips from approved projects using the trip generation and distribution assumptions from the transportation impact studies completed for each project. These assumptions will be verified with the City prior to starting work on Phase 2.

Task 2. Multi-Modal Site Access Evaluation

Fehr & Peers will conduct a multimodal site access and circulation plan review, including review of:

- Site access and interface with public roadway network including adequacy of turn-pocket lengths, driveway throat lengths, sight distance, and intersection operations
- Emergency vehicle access and circulation

- Vehicular circulation within the site
- Pedestrian and bicycle access and circulation within and adjacent to the site
- Proximity to and access to/from public transit
- Adequacy of vehicle and bicycle parking per City Code

Fehr & Peers will identify recommendations to improve site access and circulation, as necessary. Fehr & Peers will prepare a graphic illustrating our recommendations to improve site access and internal circulation.

Task 4. Documentation

Fehr & Peers will document the assumptions, methodologies, and findings in a draft transportation impact study report. The report will include pertinent technical calculations and appropriate tables and figures to support the documentation.

Appendix B

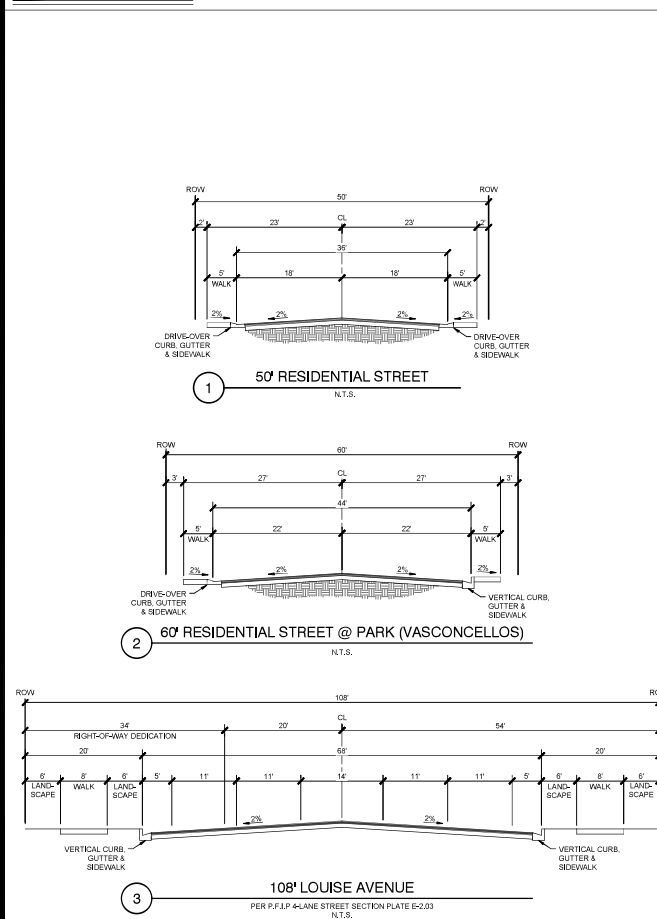
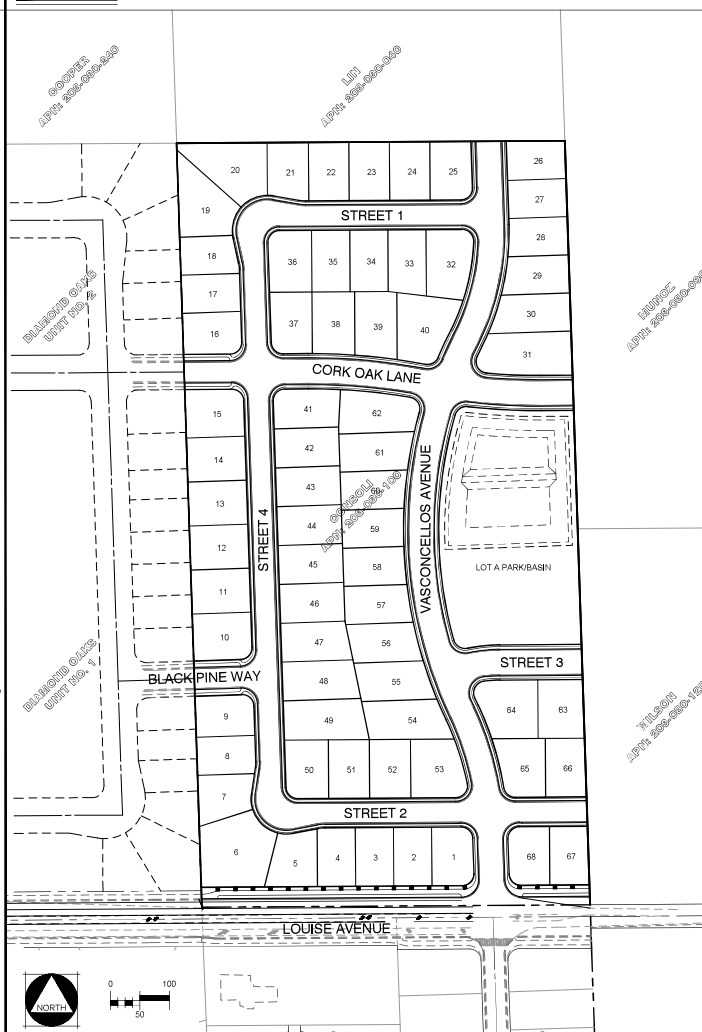
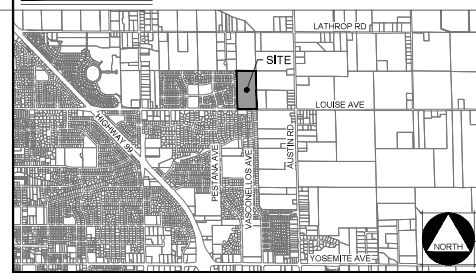
Project Site Plan

Fehr & Peers
July 2024

TENTATIVE SUBDIVISION MAP FOR:

4-C RANCH

TRACT NO. 4087

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, T.1S., R.7E., M.D.B.M.,
SAN JOAQUIN COUNTY, CALIFORNIA**STREET SECTIONS****SITE PLAN****VICINITY MAP****NOTES**

- OWNER: PAULINE CONSOLI
PAULINE CONSOLI DECLARATION OF TRUST
9833 EAST LOUISE AVENUE
MANTECA, CA 95336
- APPLICANT: TOM RAYMUS
RAYMUS HOMES
1463 MOFFAT BOULEVARD, SUITE 5
MANTECA, CA 95336
- ENGINEER: MCR ENGINEERING INC.
1242 DUPONT COURT
MANTECA, CA 95336
- NO. OF LOTS: 68 (SINGLE FAMILY RESIDENTIAL) & 1 PARK/BASIN
- PROPOSED LAND USE: SINGLE FAMILY HOME
- LAND USE: EXISTING: AGRICULTURAL
- ZONING: R1
- GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)
- UTILITIES: WATER: CITY OF MANTECA
SEWER: CITY OF MANTECA
TELEPHONE: VERIZON
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
IRRIGATION: S.S.J.I.D.
- APN: 208-080-10
- THIS SITE CONTAINS A SUBDIVISION WITH 68 LOT SINGLE FAMILY RESIDENTIAL LOTS AND A PARK/RESIDENTIAL BASIN LOT ON 20 +/- ACRES.
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 44'-4'.
- BOUNDARY LINES ARE BASED ON RECORD INFORMATION.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY. BENCHMARK: CITY OF MANTECA BENCHMARK NO. 30, ELEVATION: 41.44
- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON SITE SHALL BE ABANDONED PER SAN JOAQUIN COUNTY STANDARDS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, P.U.E. NOT PROVIDED ALONG LOUISE AVENUE FRONTAGE.
- UTILITIES TO BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY GOVERNING AGENCIES
- THIS PROJECT MAY BE DEVELOPED IN PHASES. PARCEL MAPS MAY BE FILED ON PHASE BOUNDARIES FOR PURCHASE OF SALE OR FARMING.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - TOPOGRAPHIC SURVEY
SHEET 3 - DIMENSION PLAN
SHEET 4 - UTILITY PLAN

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1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

TENTATIVE SUBDIVISION MAP FOR:

4-C RANCH**GENERAL NOTES, KEY MAP AND LEGEND**

MANTECA, CA

9833 E LOUISE AVENUE



Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 20-117
DATE: JANUARY, 2024
SCALE: AS SHOWN
D.R. BY: SLS/RP/RP
C.K. BY: DE

SHEET NO.

1

OF 4 SHEET