



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Waqar Rizvi, Chair (District 2)
Rajan Nathaniel, Vice-Chair (District 1)
Greg Thompson, Commissioner (At-Large)
Terry Hull, Commissioner (District 3)
Anne N. Mallett, Commissioner (District 4)
Gurneel Boparai, Commissioner (District 5)
Brenda Jones, Commissioner (District 6)

Thursday, December 14, 2023

5:30 PM

Council Chamber, City Hall, 425 N. El Dorado
Street, Stockton CA

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [23-1100](#) PLANNING COMMISSION MEETING SCHEDULE FOR THE
CALENDAR YEAR 2024

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve, by motion, the meeting schedule for the Calendar Year 2024.

Department: Community Development

Attachments: [Attachment A - Procedural Rules](#)
[Attachment B - 2024 Planning Commission Calendar](#)

3.2 [23-1130](#) APPROVE A RESOLUTION REFLECTING THE PLANNING
COMMISSION'S NOVEMBER 9, 2023, INTENT TO APPROVE A
USE PERMIT TO ESTABLISH A CONVENIENCE STORE WITH THE
OFF-SALE OF BEER AND WINE, FUELING STATION, AND
GENERAL MERCHANDISE, WITH A CAR WASH FACILITY, AT
9036 THORNTON ROAD (P23-0083) (APN 072-410-43)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution that reflects the Commission's November 9, 2023 intent to approve a Commission Use Permit, requiring a Waiver of the location restrictions related to overconcentration of existing licenses in the census tract and proximity to existing off-sale establishments, at a proposed convenience store located at 9036 Thornton Road (APN 072-410-43), in accordance with the findings and subject to the conditions conveyed on the record and captured on the proposed resolution.

Department: Community Development
Attachments: [Attachment A - Planning Commission Staff Report](#)
[Proposed Resolution](#)
[Exhibit 1 - Project Plans](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [23-0990](#) RESOLUTION TO APPROVE A TENTATIVE SUBDIVISION MAP TO ESTABLISH A 224 LOT SUBDIVISION FOR THE DEVELOPMENT OF 211 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES AND 13 COMMON AREA LOTS AT 4849 CAROLYN WESTON BOULEVARD (APNS 166-030-05 AND -33) (P21-0999)

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission:
 1. Find no further environmental review is required for the proposed tentative subdivision map per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
 2. Adopt a Resolution approving a 224 lot Tentative Subdivision Map, consisting of 211 lots for single family homes and 13 lots for common area space subject to conditions.

Department: Community Development
Attachments: [Attachment A - Location Map And Aerial Photo](#)
[Attachment B - Zoning Map](#)
[Attachment C - General Plan Land Use Map](#)
[Attachment D - CEQA Initial Study](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Asano Tentative Map And Exhibits 11-21-23](#)

6. NEW BUSINESS*

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. COMMISSIONERS COMMENTS

10. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on December 6, 2023 in compliance with the Brown Act.

**Eliza R. Garza, CMC
City Clerk**

By: _____

Deputy

A. *The meeting will be conducted in accordance with Rosenberg's Rules of Order.*

B. *Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.*

The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:

- 1. e-Comment - follow the e-comment link on the City's agenda page stockton.granicusideas.com/meetings*
- 2. Email - you may email your comments to city.clerk@stocktonca.gov*
- 3. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 4. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to City.Clerk@stocktonca.gov. b) Address only issues over which the meeting body has jurisdiction. c) Each speaker will be limited to one 2-minute comment opportunity. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.*

**All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day.*

C. *All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.*

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.

D. *Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.*

E. *All rules of Decorum pursuant to Council Policy 4.07- Rules for Conduct of City Council Meetings apply equally to this Commission.*

Agendas, staff reports and minutes can be viewed on the City of Stockton web

site <http://www.stocktongov.com/government/Meetings/boardComMeetings.html>

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else

raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.



City of Stockton

Legislation Text

File #: 23-1100, **Version:** 1

PLANNING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2024

RECOMMENDATION

Staff recommends that the Planning Commission approve, by motion, the meeting schedule for the Calendar Year 2024.

Summary

This agenda item serves to confirm the regular Planning Commission meeting dates for the Calendar Year 2024. Meetings would occur two times per month, on the second and fourth Thursdays, except for November 28 (Thanksgiving Day Holiday), and December 26 (week of Christmas Holiday observance by the City).

DISCUSSION

Background

Stockton Municipal Code (SMC) 16.212.040(B) provides that the Planning Commission set the date and time for meetings according to its 'Procedural Rules for Conducting Planning Commission Meetings' (Attachment A - Procedural Rules). Section 2 of the Procedural Rules states,

“Regular meetings of the Commission shall be held on the second and fourth Thursdays of each month unless the Commission, by majority vote, decides otherwise. If a regular Commission meeting falls on a legal holiday, that meeting shall be held on the preceding Monday in the Council Chambers on the second floor of City Hall, Stockton, California, and shall begin at 5:30 p.m.”

Present Situation

After reviewing the Procedural Rules and 2024 calendar year (Attachment B - 2024 Planning Commission Calendar), staff recommends that the Planning Commission adopt a calendar for the following regular meeting dates:

- January 11 and 25
- February 8 and 22
- March 14 and 28
- April 11 and 25
- May 9 and 23

- June 13 and 27
- July 11 and 25
- August 8 and 22
- September 12 and 26
- October 10 and 24
- November 14
- December 12

VOTES REQUIRED

Approval of a motion for this item requires a majority vote.

Attachment A - Procedural Rules

Attachment B - 2024 Planning Commission Meeting Calendar

CITY OF STOCKTON
PLANNING COMMISSION

Standards and Policies No. 1

Date Adopted: July 26, 1972

Date Amended: February 13, 1986
January 3, 1991
May 14, 1992
December 12, 1996
July 14, 2005
February 14, 2008
March 13, 2014
November 16, 2017

Title: **Procedural Rules for Conducting
Planning Commission Meetings**

Pursuant to Government Code Section 65804 and Stockton Municipal Code ("SMC") Section 16.212.040(C), and in supplement to City Council Policy No. 4.01.040 "Rules for Conducting Land Use Hearings" – (adopted by Council Resolution No. 88-0740 on November 28, 1988), the City of Stockton Planning Commission hereby adopts the following procedural rules for conducting planning commission meetings:

Section 1. OFFICERS

The Commission shall have the following officers: a Chairperson, Vice-Chairperson and secretary. The Chairperson and Vice-Chairperson shall be elected from the membership of the Commission by all of its members on an annual basis at the first meeting in February of each year. The City's Community Development Director or Designee shall serve as the secretary to the Commission. The Chairperson, or in his/her absence, the Vice-Chairperson shall be the presiding officer at the meetings. No person shall serve as Chairperson for two consecutive terms.

Section 2. REGULAR MEETINGS

Regular meetings of the Commission shall be held on the second and fourth Thursdays of each month unless the Commission, by majority vote, decides otherwise. If a regular Commission meeting falls on a legal holiday, that meeting shall be held on the preceding Monday in the Council Chambers on the second floor of City Hall, Stockton, California, and shall begin at 5:30 p.m.

Section 3. SPECIAL MEETINGS

Special meetings of the Commission may be called by the Chairperson or by a majority of the members of the Commission in compliance with the Brown Act. Only such matters as are stated in the notice for a special meeting may be voted and acted upon at such special meetings.

Section 4. QUORUM AND VOTING

A quorum for the transaction of the business of the Commission shall consist of a majority of the members of the Commission in accordance with SMC Section 16.212.040(C)(1) and Council Policies 3.03(2)(i)(5) and 4.01(3)(i)(3). A majority for purposes of the Planning Commission means a vote by four (4) members.

Approval of any motion before the Commission shall require a majority vote by the Commission in accordance with SMC Section 16.212.040(C)(2) and Council Policies 3.03(2)(i)(5), 4.01(3)(i)(3), and 4.01.040(5)(A), unless a greater number is specified herein or by policy, ordinance or resolution adopted by the City Council.

No member may abstain from voting on a matter before the Commission unless he/she has a stated conflict of interest in accordance with Council Policy 3.03(2)(i)(5) and 4.01(3)(i)(3).

On occasion, a mistake in voting will occur due to electronic malfunction and/or operator error. If such a mistake is made, the Commissioner who made the mistake shall immediately bring the mistake to the attention of the Chairperson and a new vote shall be cast.

Section 5. MOTIONS TO RECONSIDER

After discussion, debate, and a vote, a matter before the Commission is deemed closed. However, there may be occasions where a Commission member changes his/her mind and wishes to re-open a closed matter. A Motion to Reconsider is different from a mistake in voting because there is no error in casting the vote, rather the Commission member simply changes his/her mind.

When this situation occurs, the Commission member who changes his/her mind and wishes to reopen the matter may do so subject to the following:

1. **Timing:** The Motion to Reconsider must be made at the meeting where the item was first voted upon. A Motion to Reconsider may also be heard at the next regular meeting if at the meeting where the item was first

voted upon, a majority of the Commission votes to suspend the rules and hear the motion at its' next regular meeting in accordance with Rosenberg's Rules of Order.

2. **Making the Motion:** A Motion to Reconsider may only be made by a member of the Commission who voted in the majority when the original motion was heard and voted on. It may be seconded by any member regardless of how he/she voted when the matter was originally heard in accordance with Rosenberg's Rules of Order.
3. **Number of Votes:** Approval of a Motion to Reconsider requires a vote in accordance with SMC Section 16.100.020(D) and Rosenberg's Rules of Order.

Section 6. ORDER OF BUSINESS

All meetings of the Commission shall be open to the public. The business of the Commission shall be taken up for consideration and disposition in the following order:

- A. Call to Order/Roll Call
- B. Pledge to Flag
- C. Adoption of Consent Calendar
- D. Public Comment
- E. Public Hearings/Environmental Assessments
- F. New Business
- G. Unfinished Business
- H. Reports/ Communications/Informational Items
- I. Commissioner's Comments
- J. Adjournment

Note: Applications with related requests shall be listed concurrently on the agenda.

The Commission Secretary may make changes to the order of business to be taken up for consideration and disposition as he/she deems necessary in advance of the meeting. Thereafter, changes may be made to the agenda by the Chairperson or at the request of any member of the Commission provided that the Chairperson announces the intended change and no other Commission member has an objection to the change.

Section 7. AGENDA

The Secretary of the Planning Commission shall be responsible for publishing an agenda and establishing the order of business in accordance with Section 6. All public hearings scheduled for a particular date shall be heard in the order listed on the agenda unless that order is changed pursuant to Section 6 and with the consent of the applicant and other interested parties.

The Chairperson may also consider all requests for withdrawals or continuances as first order of business rather than in the order presented on the agenda.

Section 8. RULES OF CONDUCT

The Planning Commission Secretary shall print the following rules of conduct for Planning Commission meetings on the Planning Commission agenda:

- A. The meeting will be conducted in accordance with Rosenberg's Rules of Order as well as any other applicable procedural rules adopted by Council.
- B. Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.
- C. All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought

before the Commission. This rule applies to communications outside of the public hearing process.

- D. Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.
- E. All rules of Decorum pursuant to Council Policy 4.03- City Council Meetings- Decorum, apply equally to this Commission.

Section 9. PUBLIC HEARINGS

The following procedures shall apply to each item scheduled for public hearing:

- A. The agenda item shall be introduced by the Chairperson.
- B. The Chairperson shall announce the opening of the public hearing.
- C. Any member of the hearing body who has received evidence outside of the public hearing or has viewed the subject property or is familiar with the subject property shall disclose at the hearing such evidence, observations and familiarity with the property so that all interested persons may be aware of the information upon which the member is relying and have an opportunity to respond to such information in accordance with Council Policy 4.01.040(4)(J) - City Council Hearings- Land Use.
- D. The Chairperson shall call for the staff report, after which members of the Commission may ask questions with respect to the report.
- E. Staff shall provide a verbal summary of any communications received outside of the agenda packet pertaining to the item in question, including comments from other public agencies.
- F. The applicant will be permitted to make a statement with respect to his/her request. The Commission and/or city staff may then question the applicant regarding the application.
- G. The Chairperson shall invite those in support of the application to make comments to the Commission. The Commission and/or city staff may then ask clarifying questions to those in support of the application.

- H. The Chairperson shall then invite those in opposition of the application to make comments to the Commission. The Commission and/or city staff may then ask clarifying questions to those in opposition of the application.
- I. The Chairperson shall then allow one person to make rebuttal comments; however, the Chairperson may place a time limit on the rebuttal to limit debate as well as any other actions the Chairperson deems necessary to maintain order.
- J. The Chairperson shall then determine if all evidence has been presented and if it has, declare the public hearing closed.
- K. The Commission may, upon the request of the applicant or other interested party, and for good cause shown, grant a continuance to a date certain for any matter before the Commission subject to the following rules:
 - (1) All continuances must be approved by a majority vote of the Planning Commission members present.
 - (2) Continued public hearings must be set at a date and time certain.
 - (3) Re-notification of a continued public hearing is not required.
 - (4) The conduct of a continued public hearing shall be the same as that of the initial hearing.

Good cause includes **but is not limited to:**

- a. The collection of additional data;
 - b. Obtaining an interpreter;
 - c. The illness of an interested party or witness; and
 - d. Any unforeseen event which might result in the denial of a fair hearing to an interested party.
- L. After the public hearing is closed, discussion shall take place between the Commission and City staff. Neither the applicant nor any other interested party shall be permitted to make any additional statement after the public hearing is closed. However, the public hearing may be re-opened at the request of a member of the Commission.

- M. After the Public hearing is closed and all discussions have ended, the Commission shall take such action(s) as it deems appropriate.
- (1) The request may be approved or denied or recommended for approval or denial as the code requires. For any request which is denied, the Chairperson shall immediately inform the applicant of his/her rights of appeal in accordance with the procedures laid out in SMC Section 16.100.010-16.100.040.
 - (2) The secretary of the Planning Commission shall file a written Staff Report with the City Council regarding any recommendation or action of the Planning Commission, which is subject to Council review.
- N. No member of the Commission shall act as an interpreter for any interested party appearing before the Commission upon any matter or topic going to the merits of the item before such body for consideration. This rule shall in no way be interpreted to require the Commission or the City of Stockton to furnish an interpreter for any interested party who is not fluent in the English language.

Section 10. NON-PUBLIC HEARINGS

The following procedures shall apply to all other agenda items which do not require a public hearing, except for those approved as Consent items.

- A. The agenda item shall be introduced by the Chairperson who shall state the nature of the request, the property affected, and the name of the applicant making the request.
- B. The Chairperson shall call for the staff report; after which members of the Commission may ask questions with respect to the report.
- C. Any communications pertaining to the item in question shall be read including comments from other public agencies.
- D. The Commission and staff may question the applicant or other interested persons for purposes of clarification.
- E. The Commission shall either approve or deny the item under consideration or approve a continuance where applicable in accordance with the procedure for the continuance of public hearing items.

Section 11. PRIORITY OF CONFLICTING RULES

In the event of a conflict between the procedural rules contained herein and any other applicable rule of law, the following priority of authority shall be given:

- (1) City of Stockton Charter;
- (2) City of Stockton Municipal Code;
- (3) City of Stockton Council Policies or Resolutions;
- (4) Rosenberg's Rules of Order;
- (5) City of Stockton Planning Commission Procedural Rules of Conducting Planning Commission Meetings; and
- (6) Applicable State Law.

Section 12. CONFLICTS

If a Commission Member suspects that he/she has or might have a conflict with regard to a hearing that will come before the Commission, he/she should consult with the City Attorney's Office in advance to determine if an actual conflict exists.

If there is an actual conflict, once the Chairperson has announced the hearing item, the member must:

- (1) Identify the basis of the conflict for the record; and
- (2) Remove himself/herself from Council Chambers for the duration of the hearing for the item for which the conflict exists.

Section 13. TIME LIMIT

No new business (except Reports, Communications, Informational Items, and Adjournment) shall be considered after 11 p.m. consistent with Council Policy 4.01.010(5).

Section 14. AMENDMENTS AND SUSPENSIONS

Any of the above-listed procedural rules may be amended or suspended at any time with five affirmative votes of the Commission, provided no such amendments or suspensions place the rules in conflict with applicable local and state laws.

Section 15. REPEALING PRIOR PROCEDURAL RULES

All prior procedural rules previously adopted by the Planning Commission for conducting planning commission meetings are hereby repealed.

Community Development Department Planning Commission Meetings **2024**

Closed
 Planning Commission

January 24						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
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February 24						
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March 24						
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31						

April 24						
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July 24						
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August 24						
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September 24						
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29	30					

October 24						
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November 24						
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December 24						
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29	30	31				



City of Stockton

Legislation Text

File #: 23-1130, **Version:** 1

APPROVE A RESOLUTION REFLECTING THE PLANNING COMMISSION'S NOVEMBER 9, 2023, INTENT TO APPROVE A USE PERMIT TO ESTABLISH A CONVENIENCE STORE WITH THE OFF-SALE OF BEER AND WINE, FUELING STATION, AND GENERAL MERCHANDISE, WITH A CAR WASH FACILITY, AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)

RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution that reflects the Commission's November 9, 2023 intent to approve a Commission Use Permit, requiring a Waiver of the location restrictions related to overconcentration of existing licenses in the census tract and proximity to existing off-sale establishments, at a proposed convenience store located at 9036 Thornton Road (APN 072-410-43), in accordance with the findings and subject to the conditions conveyed on the record and captured on the proposed resolution.

SUMMARY

On November 9, 2023, the Planning Commission considered a Use Permit (UP) to allow a proposed convenience store with the off-sale of beer and wine. The approval of the convenience store requires the waiver of the 500' separation requirement to an existing off-sale establishment, the waiver of the grouping maximum of four (4) within a 1,000' radius, and the approval of a Public Convenience and Necessity determination for the State of California's Alcohol Beverage Control (ABC). (Attachment A - Planning Commission Staff Report)

Following public testimony and discussion, the Planning Commission unanimously approved Motion 2023-11-09-0501 directing staff to bring back a resolution approving the UP and a Waiver with appropriate findings, that includes standard conditions for the requested off-sale of beer and wine use. Clarification was provided to limit the sale of alcohol between the hours of 6AM and 10PM. The proposed resolution carries out the Planning Commission's direction.

Attachment A - Planning Commission Staff Report

This report was prepared by Nicole D. Moore, LEED-AP, Contract Planner, (209) 227-3138; Nicole.Moore.CTR@stocktonca.gov.



City of Stockton

Legislation Text

File #: 23-0769, **Version:** 1

REQUEST FOR A GENERAL PLAN AMENDMENT, REZONE, USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, AND A FUELING STATION, WITH A CAR WASH FACILITY, AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1) Adopt a Resolution recommending the City Council approve a General Plan Land Use Map Amendment to change approximately 1.48-acres of APN 072-410-43 from Administrative Professional to Commercial and the remaining .62-acres from Administrative Professional to Medium Density Residential; and
- 2) Adopt a Resolution recommending the City Council approve a Zoning Map Amendment to change approximately 1.48-acres of APN 072-410-43 from Commercial, Office (CO) to Commercial, General (CG) and the remaining .62-acres from Commercial, Office (CO) to Residential, Medium Density (RM); based on the findings and subject to the conditions in the proposed resolution.
- 3) Adopt a Resolution denying a request for a Use Permit to allow a new convenience store with off sale of beer and wine, general merchandise, a fueling station, and car wash facility, at 9036 Thornton Road, based on the inability to make required findings.
- 4) Adopt a Resolution approving Design Review for a proposed mini-mart with fueling station and car wash at 9036 Thornton Road, based on the ability to make required findings.

Summary

The applicant, Al Shaghghi, is requesting a General Plan and Zoning Map Amendment, Use Permit and Design Review to develop a new convenience store with off-sale of beer and wine, fueling station, and car wash facility on a portion of an approximately 1.8-acre site at the above-noted location, and a future residential project to be developed at a later date. Said portion shall be a new 1.48-acre parcel created through a separate lot line adjustment application (processed ministerially).

The convenience store, fueling station, and car wash facility, also known as the "Project", consists of the construction of a 3,400 square foot (SF) convenience store, 816 SF car wash facility, six fueling stations with 12 parking stalls under a 4,606 square foot overhead canopy, 25 off-street parking spaces, and on-site landscaping and site improvements.

Convenience Store, Fueling Station, and Car Wash land uses are not permitted under the current

File #: 23-0769, Version: 1

General Plan designation of Administrative Professional and Zoning designation of Commercial, Office (CO). Amending the General Plan designation to Commercial, and amending the Zoning designation to Commercial, General (CG), would permit the Project's proposed land uses. Additionally, amending the General Plan designation from Administrative Professional to Medium Density Residential, and Zoning designation to Residential, Medium Density (RM) would allow for future residential development compatible with the existing neighborhood.

In accordance with Stockton Municipal Code (SMC) Section 16.20.020, Table 2-2, "Allowable Land Uses and Permit Requirements," a Use Permit is required for a convenience store which is defined as: "Easy access retail stores selling a combination of alcohol, gasoline, and a range of merchandise to provide a variety of items primarily for the motoring public". Convenience stores are required to comply with the alcoholic beverage sales (off-sale, SMC Section 16.80.040) and for Problem Uses (SMC Section 16.80.270). The off-sale establishment complies with all location restrictions under SMC 16.80.040, and all findings required under Section 16.80.270, "Problem Uses" can be made.

Staff recommends that the requested General Plan Land Use and Zoning Map Amendments be recommended for City Council approval by the Planning Commission, based on the required findings provided herein. Further, staff recommends approval of Design Review based on required Findings. However, staff is unable to provide the required findings for Planning Commission approval of the requested Use Permit for a Convenience Store use since it does not comply with location requirements for alcoholic beverage sales and therefore recommends denial of that request.

Should the Planning Commission accept Staff's proposed findings and deny the Use Permit, the applicant requests and staff recommends that the General Plan and Zoning Map Amendment requests be recommended for City Council approval. This allows the applicant to change the project type to a mini-mart selling general merchandise, a fueling station, and carwash use - without the off-sale of alcohol; thus, not requiring a Commission Use Permit.

DISCUSSION

Background

The proposed convenience store, fueling station, and car wash facility is located at the southeast corner of Thornton Road and Waudman Avenue at 9036 Thornton Road. This site has a General Plan designation of Administrative Professional and is currently zoned Commercial, Office (CO) (Attachment A - Aerial Photo, General Plan & Zoning Map) and is bound to the:

- North by a small commercial strip center zoned Commercial, General (CG) and single-family residential which is zoned Residential, Low Density (RL).
- South by properties zoned Commercial, Office (CO).
- East by single-family residential zoned RL and Residential, Medium Density (RM).
- West by single-family residential within the County of San Joaquin and vacant land within the City of Stockton zoned CG.

Present Situation

For the applicant to construct and occupy the proposed Convenience Store with off-sale beer and wine, fueling station, and car wash facility, the Planning Commission must consider approving a Use

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Permit and Design Review, which would be subject to approval of a General Plan Amendment and Zoning Map Amendment by the City Council.

The Project's 2.12-acre site is currently vacant and comprised of four parcels combined to form APN 072-410-43. The Project applicant is proposing to merge the parcels into two new parcels, which is a ministerial process and handled administratively. Parcel One will be 1.48-acres and where the Project will be situated; Parcel Two is .62-acres and will be developed at a later time.

The convenience store, fueling station, and car wash facility, would consist of the construction of 3,400 square foot (SF) convenience store, 816 SF car wash facility, six fueling stations with 12 parking stalls under an overhead canopy, 25 off-street parking spaces, and on-site landscaping and site improvements. (Attachment B - Site Plan, Floor Plan and Elevations). In accordance with SMC Section 16.80.320, the Project complies with all applicable Development Code standards for fueling stations, including the number of driveways and off-street parking spaces, landscaping requirements, and minimum separations from pump islands to structures, property lines, and other pump islands.

The Stockton Municipal Code (SMC) Section 16.120.020(A)(2) requires Design Review for all new commercial development throughout the City. Design Review requests are evaluated for conformance with the Citywide Design Guidelines. For this project, Citywide Design Guidelines Section 4.02.060 (Special Commercial Use - Drive-Through Businesses) provides criteria for the achievement of quality development, compatibility with surrounding uses, functional site arrangement, safe/convenient parking and circulation, and architectural character.

Convenience stores, per their definition in SMC 16.240 (Definitions), include an alcohol component, and off-sale beer and wine sales are allowed in the CG zoning districts, subject to securing a Commission Use Permit per SMC Section 16.20.020, Table 2-2. SMC Section 16.80.040 defines Alcoholic Beverage Sales Activity, which includes convenience stores, as businesses having less than 20% of their gross floor area devoted to the sale, display, and/or storage of alcohol. The applicant has advised staff that the convenience store will not have more than 20% of its gross floor area devoted to the sale, display, and/or storage of alcohol, thereby avoiding classification as a "liquor store." The proposed hours of operation for the convenience store and gasoline sales will be 24 hours per day, seven days a week. The sale of alcoholic beverages will comply with Alcoholic Beverage Control (ABC) regulations and only be offered between 6:00 a.m. to 2:00 a.m., seven days a week. While the City has the authority to regulate and permit the use, the sale of alcohol is regulated by ABC.

STAFF ANALYSIS

General Plan Amendment

The proposed project would require a General Plan Amendment to the Land Use Element to change the land use designation on the project site to match the project land use plan and future project that will be designed at a later date. As proposed, the Land Use Element would change approximately 1.48 acres from Administrative Professional to Commercial; the remaining .62-acre portion would change to Medium Density Residential and would be developed in the future under a separate application. The Commercial designation allows for a wide variety of retail, service, and commercial recreational uses, business, medical and professional offices, residential uses, public and quasi-public uses, and other similar and compatible uses. The Residential designation allows for a wide range of residential uses and densities.

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The extension of the Commercial designation across the 1.48-acre area is considered consistent with General Plan policies and objectives and would be consistent with the overall adjacent commercial development in this area, and therefore would represent a minor adjustment to the General Plan land use map. The extension of the Residential, Medium Density designation across the .62-acres site is considered consistent with General Plan policies and objectives and would be consistent with overall adjacent residential uses and densities in the area and would represent a minor adjustment to the General Plan land use map.

The subject development would also further the following General Plan policies:

- Policy LU-4.2 “Attract employment- and tax-generating businesses that support the economic diversity of the city.”
- Policy LU-6.2 “Prioritize development and redevelopment of vacant, underutilized and blighted infill areas.”
- Action CH-2.1C: “Develop incentives to promote reuse of distressed areas, such as through re-zoning, permit streamlining, density bonuses, and other appropriate tools.”
- Policy CH-2.2: “Stimulate investment through partnerships with private property owners, neighborhood groups, health and housing advocates, nongovernmental organizations, and other community supporters.”
- Action CH-2.2A: “...Encourage private investment in older neighborhoods. Cooperate in joint public-private partnerships to invest in older neighborhoods.”

As reflected in the attached Proposed Resolution, all necessary findings can be made to support the proposed General Plan Land Use Map Amendment action.

Zoning Map Amendment

The project proposes rezoning from Commercial, Office (CO) to Commercial, General (CG), coinciding with the 1.48-acre portion of the project site that would implement the General Plan designation of Commercial. As reflected in the attached Proposed Resolution, all necessary findings can be made to support the proposed Zoning Map Amendment action.

The project also proposes rezoning from Commercial, Office (CO) to Residential, Medium Density (RM), coinciding with the .62-acre portion of the project site that would implement the General Plan designation of Medium Density Residential. As reflected in the attached Proposed Resolution, all necessary findings can be made to support the proposed Zoning Map Amendment action.

Use Permit

When evaluating applications for new alcoholic beverage sales establishments, the proposed Commission Use Permit must be evaluated against the location restrictions identified in SMC Section 16.80.040 as referenced below.

Location Requirements

SMC Section 16.80.040(D)(2)(a)

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Per SMC Section 16.80.040(D)(2)(a), new alcoholic beverage sales activities or establishments shall not be located within 500 feet of a public or private kindergarten through grade 12 academic school, nursery school, preschool, daycare facility, public park, playground, recreational area, or youth facility. Staff thoroughly researched and evaluated the surrounding area in relation to the proposed site and concluded the proposed location is in compliance with this section. Most of the land uses within 500' of the proposed use are commercial or residential uses. The subject use **complies** with the noted minimum required separation.

Crime Reporting District - SMC Section 16.80.040(D)(2)(d)(ii)(A)

Per SMC Section 16.80.040(D)(2)(d)(i)(a), the establishment shall not be in a crime reporting district, where the average number of crimes in that district exceeds the average number of crimes for all reporting districts citywide by more than 20%.

The subject site is located within Crime Report District 0311. Data provided by the Stockton Police Department for the 2021-2023 reporting period shows the citywide average for all reporting districts is 425 calls for service. Crime Reporting District 0311 has 423 calls for service during the two-year period, and therefore, does not exceed the city-wide average number of crimes by over 20%, as there were less calls in the district than the citywide average.

The Stockton Police Department provided data for site-specific calls for service that shows a total of 12 calls for service between August 22, 2021, and August 22, 2023. Of the 12 calls for service at the Project site, Police Department staff indicate that the nature of the crimes reported are largely related to the site being vacant, such as disturbing the peace, trespassing, and vagrants. (Attachment C - Calls for Service).

The subject use **complies** with the Crime Reporting District requirement.

Existing Off-sale Licenses - SMC Section 16.80.040(D)(2)(ii)(B)

The establishment shall not be located in an area within 500 feet of an existing off-sale alcoholic beverage establishment or any location that will lead to the grouping of more than four off-sale alcoholic beverage establishments within a 1,000-foot radius.

Based on ABC records, there are three (3) existing off-sale establishments located within 500' of the site (Attachment D - Existing Off-Sale Locations).

- 9110 Thornton Road (7-Eleven), approximately 55' from the site.
- 9160 Thornton Road (Thornton Market & Liquor), approximately 212 feet from the site.
- 8909 Thornton Road (Country Liquor N Market), approximately 373 feet from the project site.

There are two (2) additional establishments located within 1,000' feet of the Project site:

- 9303 Thornton Road (Herbst Liquor) at approximately 693 feet from the site,
- 9242 Thornton Road (Thornton Mini Market & More) at approximately 732 feet from the site.

Approval of this Use Permit would create a grouping of six (6) establishments that sell alcohol, which is above the grouping allotment of four (4) establishments. The subject use **does not**

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comply with the 500' separation requirements from other existing off-sale alcohol establishments nor the grouping requirement limiting off-sale alcoholic beverage establishments to four within a 1,000-foot radius.

The Planning Commission has the discretion to waive these restrictions to promote and support local economic business growth, throughout the City. To reiterate, the Project *does* comply with SMC Section 16.80.040(D)(2)(a) related to separation from sensitive receptors and *does* comply with the Crime Reporting District standards. However, the project *does not* comply with the existing off-sale license requirements (i.e., proximity and aggregation requirements). Approval of a Use Permit would also require approval of a Public Convenience and Necessity determination due to overconcentration of off-sale alcohol establishments in the census tract.

Use Permit Findings

To approve the Use Permit, the Planning Commission must affirmatively make all findings required under SMC Section 16.168.050(A) (General Findings), Section 16.168.050(B) (Problem Uses), and Section 16.168.050(C) (Alcoholic Beverages). As indicated in the Proposed Resolution, the subject use is allowed in the CG zone with an approved Use Permit and complies with applicable provisions of the Development Code. When considering the Use Permit to allow off-sale of beer and wine, the Commission action is guided by the following criteria:

Use Permit: General Findings, Problem Uses and Alcoholic Beverages

General Findings.

There are seven required General Findings in SMC Section 16.168.050.A, they require:

1. Compliance with all applicable provisions in the SMC;
2. Maintaining the integrity and character of the applicable zoning district;
3. Consistency with applicable General Plan objectives and policies;
4. Physical suitability of the site for the proposed use;
5. Not endangering or jeopardizing the public health, safety, peace, or general welfare of the public;
6. Compatibility with surrounding uses; and
7. Consistency with the California Environmental Quality Act.

Staff cannot make all required General Findings to support the project, as evidenced in the attached proposed resolution as the use is not in compliance with all applicable provisions in the SMC due to the inability to make all location restriction findings. The use is, however, allowed in the CG zoning district, it would provide for additional neighborhood-service retail and convenience services to the local neighborhood; it is consistent with the goals, objectives and policies in the General Plan; the site is physically suitable for the development; the use will be subject to the conditions of approval requiring security upgrades to the site; the retail use of the store is compatible with other land uses on-site and in the vicinity; and, the project is Categorically Exempt from CEQA.

Problem Uses.

In addition to the General Findings, Section 16.168.050(B) contains the following three specific

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Findings for Problem Uses:

1. The proposed use is not likely to interfere with the comfortable enjoyment of life or property in the area;
2. The proposed use will not increase or encourage the deterioration or blight of the area; and
3. The proposed use will not be contrary to any program of neighborhood conservation, improvement, or redevelopment, either residential or nonresidential.

As it pertains to problem uses, staff recommends that (1) the proposed use will be within an existing, established area and will not interfere with the comfortable enjoyment of life or property in the area; (2) the proposed convenience store will develop a vacant site; and (3) the use is going into an established area and will provide additional services to the neighborhood.

Alcoholic Beverages.

In addition to the General Findings and Problem Use Findings, the following findings shall be made for all uses which incorporate “alcoholic beverage sales activity” as defined in Section 16.80.040. Section 16.168.050.C contains the four specific Findings for Alcoholic Beverages. The Findings address the project’s potential to result in nuisance activities on and in proximity to the subject. The completion of a training course in Licensee Education on Alcohol and Drugs (LEAD), compliance with all provisions of local, State and Federal laws, rules, and regulations and required criteria for a Public Convenience or Necessity (PCN) Finding, if required.

The convenience store would (1) endeavor to limit potential nuisance and criminal activity, littering, graffiti, and excessive loitering, (2) would complete the approved course for responsible beverages sales, and (3) would comply with all provisions of local, State and Federal laws, regulations, rules, policies, or orders enforced by the City of Stockton and ABC. Staff is, however, unable to make the final (4th) finding related to a PCN, as this location **requires** a Public Convenience and Necessity determination as there is an overconcentration of existing licenses within the census tract.

While the establishment of this convenience store would allow for development of a previously vacant and underutilized site, because of the inability to make all required findings in the affirmative, staff is unable to make an approval recommendation for the Use Permit.

Should the Planning Commission not approve the Use Permit for the off-sale of alcohol, the applicant intends to change the Project to a “mini-mart without alcohol sales” in-lieu of a “convenience store.” Per SMC 16.20.240, convenience stores (by definition) include an alcohol component, while a “Mini-Mart without alcohol sales” would still allow for the sale of general merchandise and fueling and are permitted by-right in the CG zone. A General Plan Amendment and Rezoning Amendment are still required to allow for the Mini-Mart and would enable the applicant to develop the Project as intended, albeit without alcohol sales.

Design Review

On October 18, 2023, the City’s Architectural Review Committee (ARC) reviewed the proposed project site plan, elevations, and colors, and found them to be (with minor modifications to the

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buildings) substantially in compliance with the applicable provisions in the City's Design Review Guidelines. Following the ARC's review of the plans, the Director has provided ARC's supported findings in the proposed Resolution and recommends Planning Commission final approval.

The Findings required to support an approval relate to the projects' ability to be consistent with the Development Code, General Plan, Zoning Ordinance, and Citywide Design Guidelines; be designed in a manner such that it is compatible with other structures and sites in the area, not create traffic conflicts, block views, or create pedestrian hazards; that adequate parking that is designed and integrated appropriately; and lastly, that the project incorporates appropriate standards such as American's with Disabilities Act regulations, into the project. Staff can make all findings in the affirmative, excluding the Use Permit, as demonstrated in the proposed resolution.

Public Comments

Notice for this item was published in the Record on October 30, 2023, and a notice has been sent to all property owners within a 300-foot radius of 9036 Thornton Road on October 30, 2023. Staff has not received any comment from the public on this project.

Environmental Clearance

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with the provisions of CEQA Section 15332(b) - which consists of projects characterized as in-fill development that meet the following:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

With approval of the proposed General Plan Land Use and Zoning Map amendments, the project is consistent with applicable general plan designation and policies, as well as with applicable zoning designation and regulations.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is within the City of Stockton City Limits, surrounded by urban uses, on a 2.12-acre parcel. Upon completion of a separate lot merger, the site will be 1.48-acres in size.

- c. The project site has no value as habitat for endangered, rare, or threatened species.

The site is already in an urbanized area within the City Limits.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Project impacts to traffic, noise, air quality, or water quality are negligible as it will be serving that existing area.

- e. The site can be adequately served by all required utilities and public services.

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Public utilities are readily available and accessible.

Attachment A - Aerial Photo, General Plan & Zoning Map

Attachment B - Site Plan, Floor Plan and Elevations

Attachment C - Calls for Service

Attachment D - Existing Off-Sale Locations

This staff report was prepared by Nicole D. Moore, Contract Planner. She may be contacted at Nicole.Moore.CTR@stocktonca.gov.

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH THE OFF-SALE OF BEER AND WINE, FUELING STATION, AND GENERAL MERCHANDISE, WITH A CAR WASH FACILITY, AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)

On March 23, 2023, the applicant, Al Shaghaghi, submitted an application to the Community Development Department for a Commission Use Permit, among other things, to develop a Convenience Store with off sale of beer and wine, Fueling Station and Car Wash; and

On October 30, 2023, public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On November 9, 2023, the Planning Commission conducted a public hearing on the application, in compliance with SMC Chapter 16.88, at which point all persons wishing to be heard were provided such opportunity; and

On November 9, 2023, the Planning Commission directed staff to return with a resolution approving the Use Permit for the project; and

On December 14, 2023, the Planning Commission considered the revised resolution for consistency with its discussion and direction; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

A. The foregoing recitals are true and correct and incorporated herein reference.

B. Based on its review of the entire record herein, the Planning Commission makes the following findings:

Use Permit: General Findings

1. The proposed use is allowed in the Commercial, General (CG) zoning districts, subject to approval of a Use Permit by the Planning Commission and City Council approvals of a General Plan Amendment from Administrative Professional to Commercial, and Rezone of the site from Commercial, Office (CO) to Commercial, General (CG). With approval of a waiver of the required location restrictions, the use will comply with all other applicable provisions of the Development Code (Title 16) and the Stockton Municipal Code. There are no applicable overlays or specific plans for this site.

2. The proposed use, as conditioned, will maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located. The proposed convenience store, fueling station and car wash facility will occur within a new building that was reviewed by the Architectural Review Committee (ARC), determined to be in compliance with the applicable provisions of the Citywide Design Guidelines. Further, it will provide additional neighborhood-service retail and convenience services to the local neighborhood.

3. The proposed use will be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan:

Goal CH-3: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.

ED—1 To maintain a thriving business community that provides a sound tax base for the City, jobs for the local workforce, and commercial shopping opportunities for residents and visitors alike. The proposed development will create jobs and provide services to an underserved area of Stockton.

4. The subject site will be physically suitable for the type and density/intensity of the use being proposed, including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.). The Project and development site have been evaluated by all City Departments for consistency with the development standards in the Municipal Code will be provided with adequate services and accesses. The site is flat and borders developed public streets. As an infill development project, the proposed use will be served by the existing surrounding access and utilities, including sanitation, storm sewer, and water, located on Thornton Road and Waudman Avenue. There are no known physical constraints to develop the site. For all these reasons, the proposed use is of an appropriate intensity and would be carried out on a suitable site.

5. The establishment, maintenance, or operation of the subject use, at the location proposed and for the time period(s) identified, is not expected to endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the subject use, because the use will be subject to conditions of approval that require a security surveillance video system, installation of lighting around the premises, as well as additional conditions of approval relating to loitering and obeying all laws established by the City of Stockton and Alcoholic Beverage Control.

6. The design, location, size, and operating characteristics of the subject use are expected to be compatible with existing and future land uses on-site and in the vicinity of the subject property because the planned convenience store with the off-sale of beer and wine is classified as a retail use that is compatible with the Commercial General Plan designation on the subject site. The anticipated customer base, traffic patterns, noise levels, and general operational characteristics of the proposed convenience store with

the off- sale of beer and wine are compatible with nearby commercial and industrial uses.

7. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines, in accordance with the provisions of section 15332(b) - which consists of projects characterized as in-fill development that meet: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Problem Use Findings – Alcoholic Beverage Sales, Off-Sale

8. The proposed use, as conditioned, is not likely to interfere with the comfortable enjoyment of life or property in the area. The proposed off-sale of beer and wine will occur in a new convenience store and fueling station, which will introduced into an established residential and commercial area which includes full-service restaurants, retail stores, financial institutions, and other retailers.

9. The proposed use, as conditioned, will not increase or encourage the deterioration or blight of the area. The proposed off-sale of beer and wine will be going into a new convenience store and fueling station, redevelop a blighted and vacant corner of the existing shopping center. The Owners, Developers, and/or Successors in Interest (ODS) are required to conform to all Conditions of Approval related to the Project, which include conditions related to loitering, as well as all laws and regulations provided by Alcoholic Beverage Control.

10. The establishment of an additional use of this type in the area will not be contrary to any program of neighborhood conservation, improvement, or redevelopment, either residential or nonresidential. The use will be going into an established area and will provide additional services to the neighborhood. There are no neighborhood conservation programs, improvement programs, or redevelopment programs in the area that the Project would be subject to.

Alcoholic Beverages Findings

11. The proposed use will not result in repeat nuisance activity on or near the premises. Nuisance activity includes, but is not limited to: disturbing the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination/defecation, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noise (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or police detentions and arrests. The convenience store would endure to limit potential nuisance and criminal activity, littering, graffiti, and excessive

loitering. The Applicant has agreed to comply with all potential conditions of approval.

12. The owners and all employees of the establishment will complete an approved course in Licensee Education on Alcohol and Drugs (LEAD), or other "Responsible Beverage Sales" (RBS) or any other California Department of Alcoholic Beverage Control Board (ABC) approved program within 60 days of hire for new employees. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board, Service Advisory Board, or other certifying/licensing body designated by the State of California. As a condition of approval, the Applicant will complete the approved course for responsible beverages sales.

13. The proposed use will comply with all provisions of local, state, and federal laws, rules, regulations, policies, or orders, including, but not limited to, those promulgated and or enforced by the ABC, California Business and Professions Code sections 24200, 24200.6, and 25612.5, and any condition imposed on any valid permit(s) issued pursuant to applicable laws, regulations, or other authority. This includes compliance with annual city business license fees. The Applicant and proposed use will comply will all provisions of local, state, and federal laws, rules, regulations, policies, or orders enforced by the City of Stockton and ABC.

14. Business and Professions Code Section 23958.4 requires a determination if public convenience or necessity would be served by the issuance of this Commission Use Permit. Per ABC, two (2) active off-sale licenses are permitted within the census tract, and there are currently four (4) existing off-sale licenses in operation. Approval of the Use Permit for proposed off-sale of beer and wine would increase the amount of licenses in the census tract, however public necessity would be served by the issuance of this Commission Use Permit. The proposed convenience store would provide for localized business growth by providing more choices in the area, and additional services in an underserved area in the community.

California Environmental Quality Act

15. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines, in accordance with the provisions of section 15332(b) - which consists of projects characterized as in-fill development that meet: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare, or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

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Conditions of Approval

1. This approval authorizes the operation of a Convenience Store with the off-sale of beer and wine, otherwise known as the "Project", as identified in Exhibit 1, attached and incorporated by this reference.
2. The project shall comply with all applicable State, County, and City codes, regulations, and adopted policies and standards, and pay all applicable fees.
3. In the event the operation of this use should prove to be detrimental to the health, safety, peace, or general welfare of the surrounding neighborhood, this Use Permit will be subject to revocation or modification, as required by the Development Code.
4. The Use Permit shall become effective following the completion of a ten (10) day appeal period following approval of the application.
5. The Use Permit shall be posted in a conspicuous place and be made available immediately to City personnel upon inspection of the premises.
6. A sign shall be posted at the entrance to the location containing the name and functioning telephone number of a 24-hour on-call person engaged in the management of the convenience store who shall receive, log, and respond to complaints and other inquiries. This data shall be made available upon request by the Police Department and other Community Development Departments on a yearly basis,
7. The owners, developers and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document, if any.
8. Prohibited Products. To discourage nuisance activities, this off-sale alcoholic beverage establishments is prohibited from selling the following products:
 - (A) Wine in containers of less than 750 milliliters.
 - (B) Malt beverage products with alcohol content greater than five and one-half (5 1/2) percent by volume.
 - (C) Wine with an alcoholic content greater than 14 percent by volume unless in corked bottles and aged at least two (2) years.
 - (D) Beer or malt liquor sold individually in containers of 40 ounces or less.
 - (E) Containers of beer or malt liquor not in their original factory packages of six (6) packs or greater.
 - (G) Cooler products, either wine- or malt beverage-based, in less than four (4) pack quantities.
9. Program. A "complaint response community relations" program established and maintained by the establishment conducting the Alcoholic Beverage Sales Activity is required. The program shall include the following:

(A) Posting at the entry of the establishment that provides the telephone number for the area commander of the local law enforcement substation to any requesting individual.

(B) Coordinating efforts with the Police Department to monitor community complaints about the establishment's activities.

(C) Having a representative of the establishment meet with neighbors, or the applicable neighborhood association on a regular basis and at their request to attempt to resolve any neighborhood complaints regarding the establishment.

10. Cups. In off-sale alcoholic beverage establishments, the sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging is prohibited.

11. Hours of Operation. The sale of alcoholic beverages shall be restricted to 6am to 10pm, seven (7) days a week. The Convenience store hours of operation is permitted to be open 24 hours a day, seven (7) days a week. The following signs are required to be prominently posted in a readily visible manner on an interior wall or fixture, and not on windows, in English, Spanish, and any other predominant language of the patrons:

(A) "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age."

(B) "No Loitering or Public Drinking" signs shall be posted on the exterior of the business.

(C) The business shall post E.A.S.Y. (Eliminate Alcohol Sales to Youth) materials that are visible from outside the business.

(D) The consumption or carrying of open containers of alcoholic beverages on the premises of the off-sale alcohol establishment is not permitted. Signs advising patrons of this prohibition shall be posted adjacent to the front door on the interior of the building.

12. Posting and Presentation of Documents. The commission use permit or land development permit shall be posted in a conspicuous place and shall be immediately made available to City personnel or police officers upon inspection of the premises.

13. Mitigating Alcohol-Related Problems. The establishment shall be required to operate in a manner appropriate with mitigating alcohol-related problems that negatively impact those individuals living or working in the neighborhood, including, but not limited to: sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug-dealing, drug use, loud noise, and litter.

14. Drug Paraphernalia. Off-sale alcoholic beverage establishment shall be prohibited from selling drug/tobacco paraphernalia products as defined in Health and Safety Code Sections 11014.5 and 11364.5. "Drug paraphernalia" means all equipment products and materials of any kind, that are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise

introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act, commencing with California Health and Safety Code section 11000.

15. Loitering. The establishment's operators or employees shall be required to discourage loiterers on or near the premises and to ask persons loitering longer than 15 minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.

16. Security Cameras. Prior to the initiation of alcoholic beverage sales activity, the most current technology for a video surveillance system with at least a seven (7) day continuous recording capability shall be in place. Video recordings shall be archived for at least 30 days. The video surveillance system shall cover the entire exterior of the premises, including the parking lot and the entrances to the building.

17. Prohibited Vegetation. Exterior vegetation shall not be planted or maintained, if it could be used as a hiding place for persons on the premises. Exterior vegetation shall be planted and maintained in a manner that minimizes its use as a hiding place.

18. Window Obstructions. No more than 20 percent of windows or clear doors shall bear advertising of any sort and all advertising signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance.

19. Training Program. The owners and all employees of the alcoholic beverage sales establishment who are involved in the sale of alcoholic beverages shall complete an approved course in "Responsible Beverage Sales" (RBS), or any other ABC approved course, within 60 days of hire for employees hired after the passage of the ordinance codified in this section or within six (6) months of the passage of the ordinance codified in this section for existing employees. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board, other certifying/licensing body Service Advisory Board, or other certifying/licensing body designated by the State of California.

20. Lighting. Exterior areas of the premises and adjacent parking lots shall be provided with sufficient lighting in a manner that provides adequate illumination for alcoholic beverage sales establishment patrons while not spilling onto surrounding parcels and rights-of-way. A photometric study may be required to demonstrate compliance once the use is initiated.

21. Expiration. The commission use permit or land development permit shall be valid for the duration of the use, but if the alcohol sales license is revoked by the State of California, is transferred off-site or if the establishment does not sell alcohol for a period of 24 months or more, the use permit may be subject to revocation following a public hearing.

22. Applicant shall submit off-site improvement plans for the development of the Waudman Avenue property frontage to the Community Development Department - Engineering Division for review and approval.

23. Applicant shall remove existing City streetlights from wooden utility pole(s) and install City standard streetlight pole(s) with current standard lighting.

24. Applicant shall show all existing property pins or other survey monument and note to protect in place.

25. Applicant shall show pedestrian walk path from Thornton Road to the store.

26. Applicant shall revise the existing bike lane at the proposed driveway at Thornton Road.

27. At the proposed driveway at Thornton Road, applicant shall install a double yellow (detail 22) line to segregate ingress and egress vehicles, install a STOP bar/legend, and a STOP sign (R1-1).

28. Building permit(s) are required from the City of Stockton Building & Life Safety Division for all new construction and alterations to the site. A Planning permit approval does not authorize construction until the appropriate building permits have been obtained.

29. The Preliminary Landscape Plan meets the intent of the City's requirements. Please note that Landscape Construction Plans will be required with the submittal of the Building Plans, and shall meet all requirements of MWELo, including water calculations and applicable Planting and Irrigation Specifications and Details.

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Planning Commission Action

Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the requested Use Permit due to the ability to make all required findings.

PASSED, APPROVED, and ADOPTED December 14, 2023.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission

ABBREVIATIONS AND LEGEND

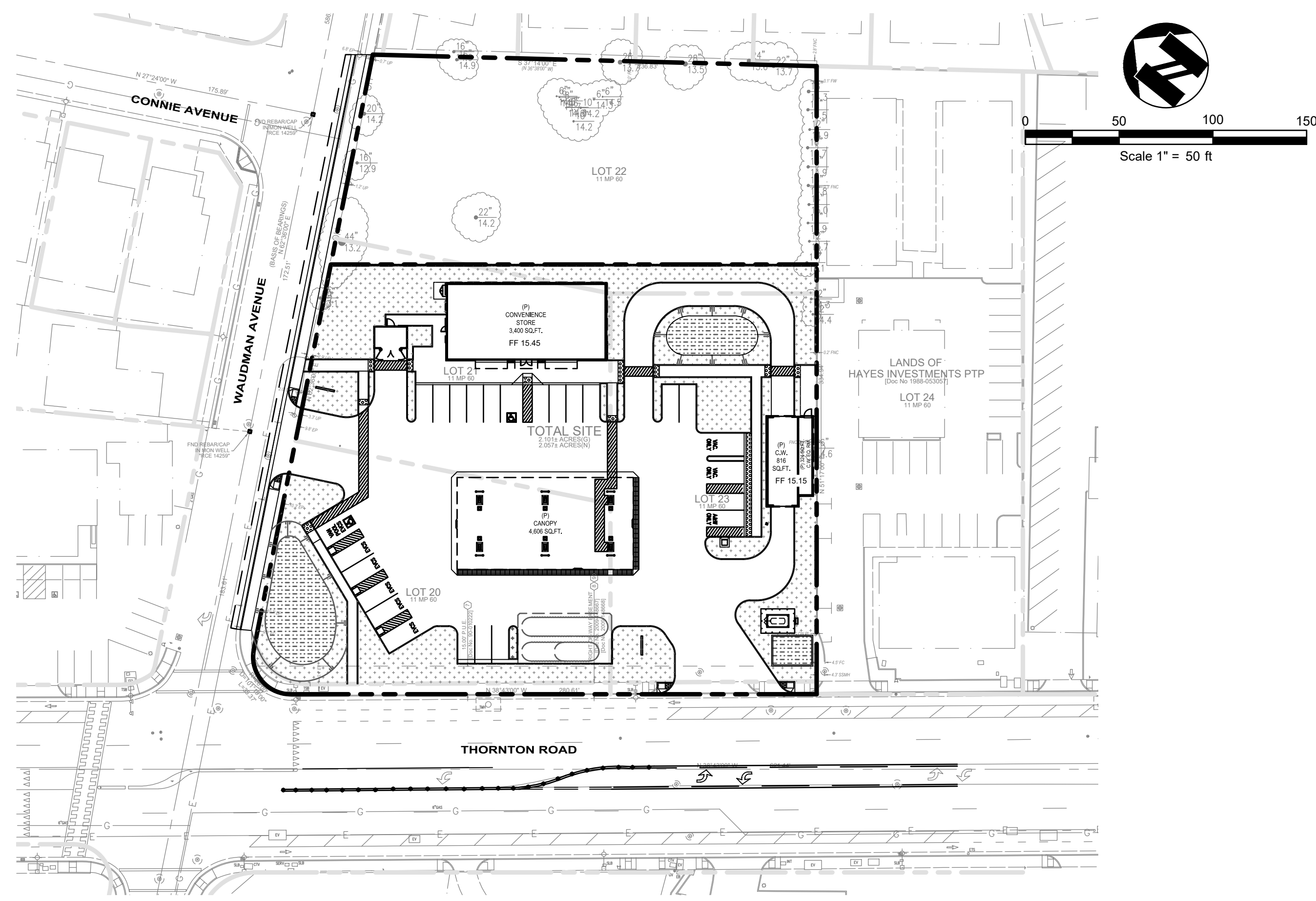
Table with two columns: Abbreviations and Legend. Lists symbols for various infrastructure elements like pipes, manholes, fences, and utilities.

Table with two columns: Abbreviations and Legend. Lists symbols for existing and proposed utility lines (water, gas, sewer, electrical, storm drain) and other features like catch basins and fire service.



GAS STATION AND C-STORE

9036 THORNTON ROAD STOCKTON, CA 95209



VICINITY MAP NOT TO SCALE

SHEET INDEX

- CIVIL PLANS: C-1.1 COVER SHEET, C-2.1 PRELIMINARY HORIZONTAL CONTROL PLAN, etc. ARCHITECTURAL PLANS: T1 TITLE SHEET, PS.1 PROPOSED SITE PLAN, etc.

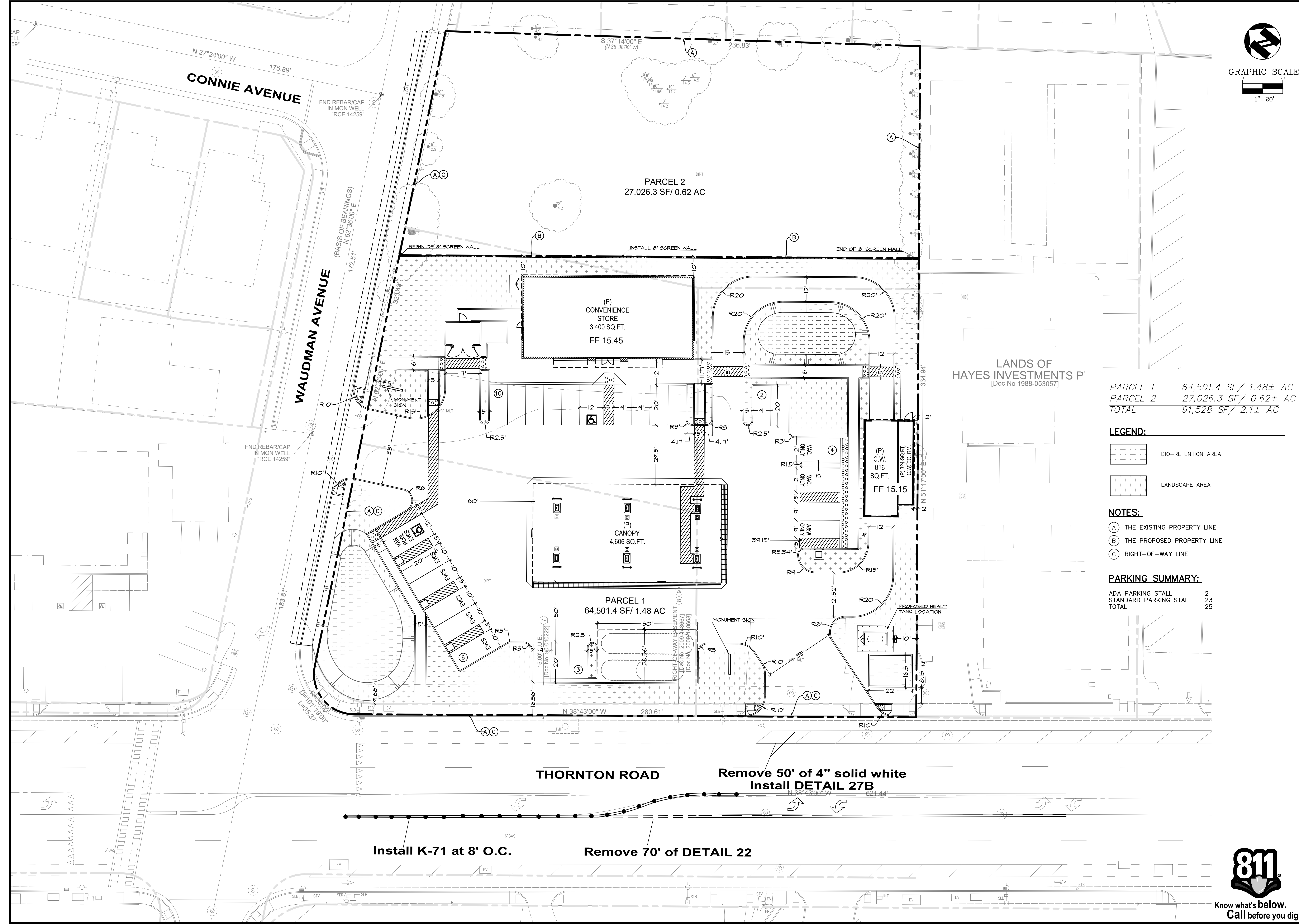
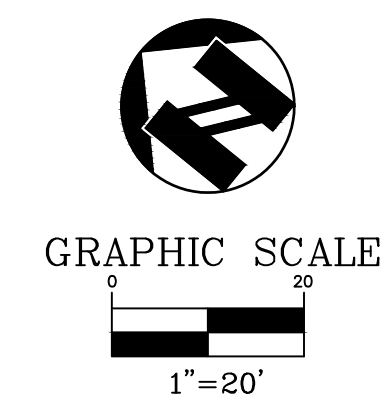
PROJECT CONTACTS

- DEVELOPER: PROEQUITY ASSET MANAGEMENT... CIVIL ENGINEER: ams associates, inc... ARCHITECT: A & S ENGINEERING, INC... LANDSCAPE ARCHITECT: ARCADIA STUDIO LANDSCAPE ARCHITECTURE... SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT... MUNICIPAL UTILITIES DEPARTMENT... COMMUNITY DEVELOPMENT-BUILDING... COMMUNITY DEVELOPMENT DEPARTMENT-ENGINEERING... CITY ENGINEERING DEPARTMENT... FIRE DEPARTMENT

PROJECT DATA

- 1. A.P.N.: 072-410-430-000 2. BASIS OF BEARINGS: THE BEARING OF NORTH 62°36' EAST TAKEN ON THE CENTERLINE OF WAUDMAN AVENUE AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 52 FILED FOR RECORD ON AUGUST 28, 1940 IN VOLUME 11 OF MAPS AND PLATS AT PAGE 60, SAN JOAQUIN COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON. 3. BENCHMARK: CITY OF STOCKTON BENCHMARK "7": FOUND SAN JOAQUIN COUNTY BOLT AND WASHER "COS 1N-7" IN MONUMENT WELL MARKING THE EAST ONE-QUARTER (1/4) CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, AT THE INTERSECTION OF DAVIS ROAD AND WAGNER HEIGHTS ROAD. ELEVATION: 16.21 FEET (GPS OBSERVED) (DATUM) NAVD 1988 4. FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060302 0315 F, DATED OCTOBER 16, 2009, AS BEING LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 26, 2022.

Vertical sidebar containing: DATE, REV #, BY, DESCRIPTION; ams logo; project title 'COVER SHEET GAS STATION AND C-STORE'; project address '9036 THORNTON RD STOCKTON SAN JOAQUIN COUNTY CALIFORNIA'; sheet number 'C-1.1 OF PROJECT 22-2611'; and file path.



PARCEL 1	64,501.4 SF / 1.48± AC
PARCEL 2	27,026.3 SF / 0.62± AC
TOTAL	91,528 SF / 2.1± AC

- LEGEND:**
- BIO-RETENTION AREA
 - LANDSCAPE AREA

- NOTES:**
- (A) THE EXISTING PROPERTY LINE
 - (B) THE PROPOSED PROPERTY LINE
 - (C) RIGHT-OF-WAY LINE

PARKING SUMMARY:

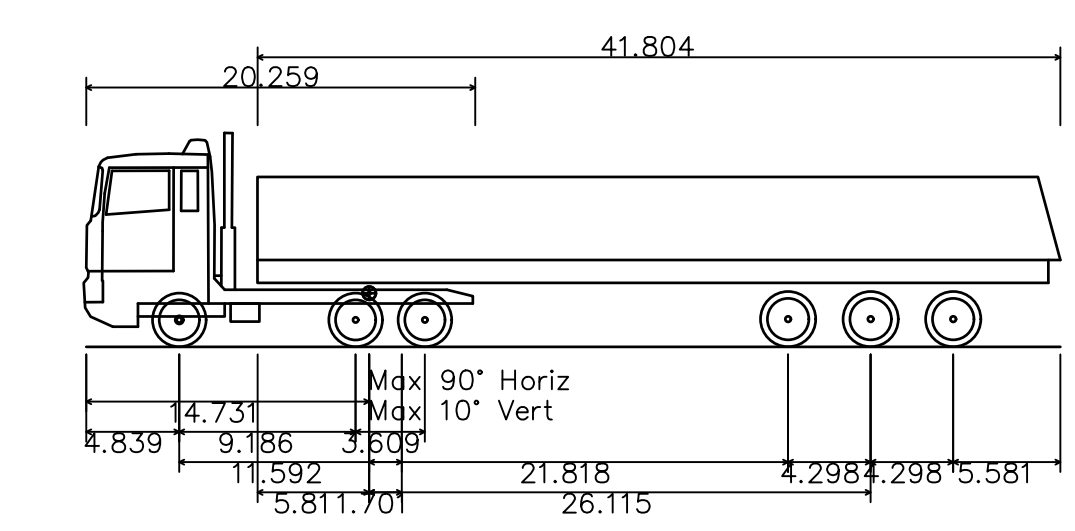
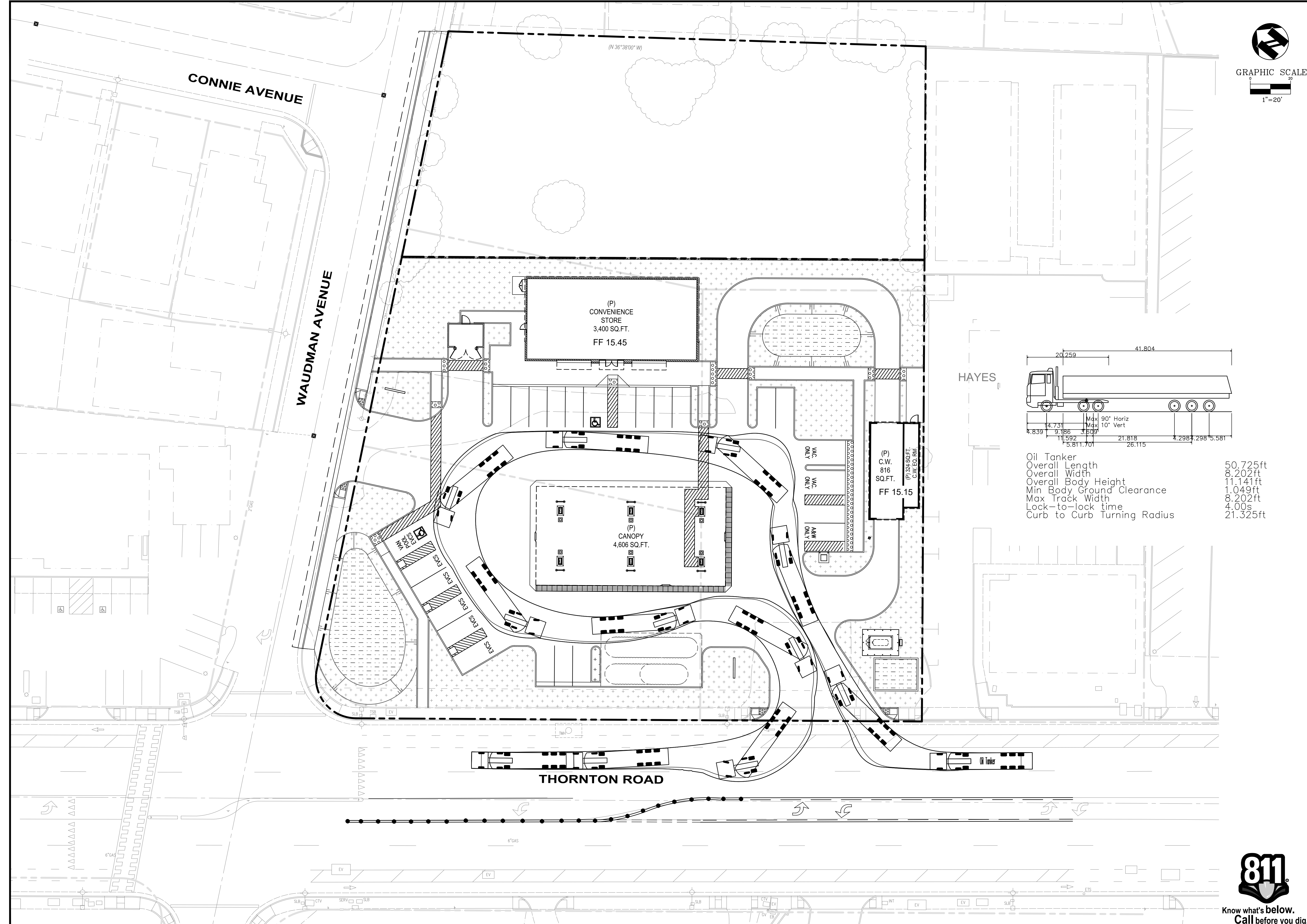
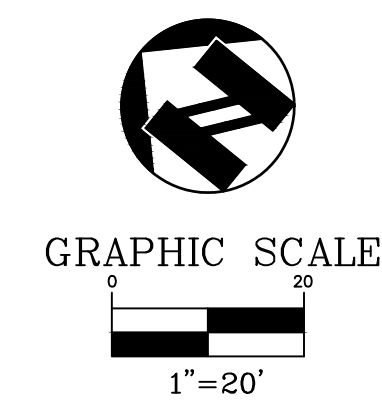
ADA PARKING STALL	2
STANDARD PARKING STALL	23
TOTAL	25

Remove 50' of 4" solid white
Install DETAIL 27B

Install K-71 at 8' O.C.

Remove 70' of DETAIL 22

SHEET C-21 OF PROJECT 22-2611	PRELIMINARY HORIZONTAL CONTROL PLAN GAS STATION AND C-STORE STOCKTON SAN JOAQUIN COUNTY CALIFORNIA	801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778
	THORNTON RD. STOCKTON LATEST DATE DIRECTORY 22-10-05 ENTITLEMENT\2611SITE.DWG	associates, inc. PLANNING ENGINEERING SURVEYING
	DATE: 06-05-23 REV # BY DATE	SCALE: 1" = 20' DESIGNED: AS DRAWN: TY CHECKED: AS PROJ. MGR: AS
	DESCRIPTION	DATE
	811 Know what's below. Call before you dig.	38



Oil Tanker
 Overall Length 50.725ft
 Overall Width 8.202ft
 Overall Body Height 11.141ft
 Min Body Ground Clearance 1.049ft
 Max Track Width 8.202ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 21.325ft

DATE:	06-05-23	REV #	BY	DATE
SCALE:	1" = 20'			
DESIGNED:	AS			
DRAWN:	TY			
CHECKED:	AS			
PROJ. MGR:	AS			

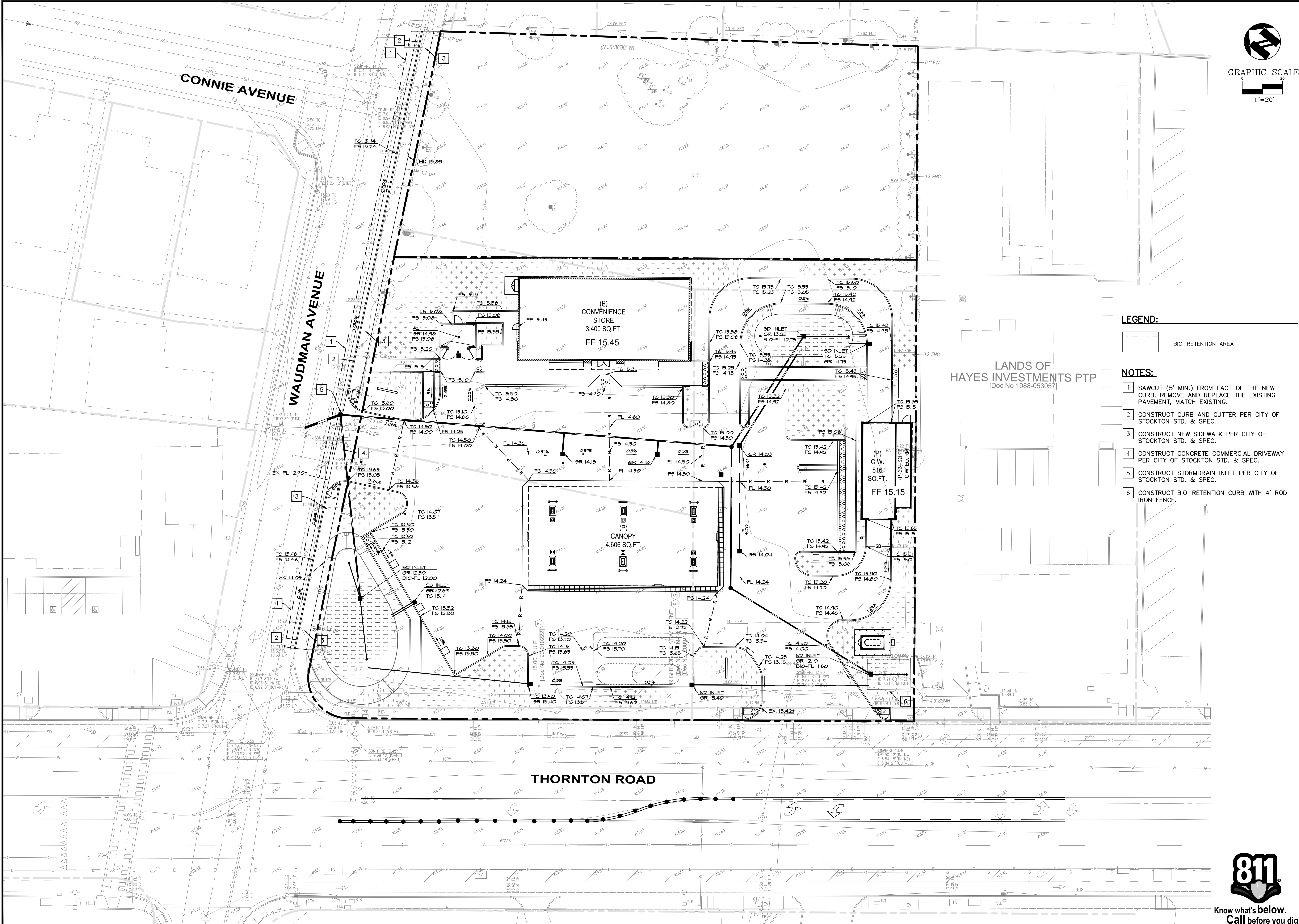
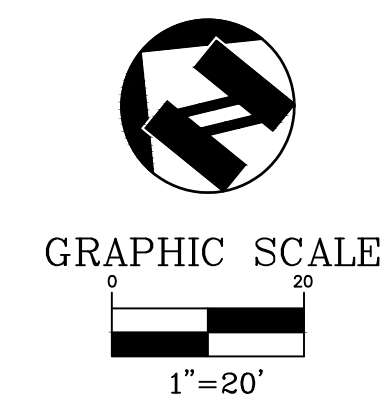
DESCRIPTION	
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ams
 associates, inc. PLANNING ENGINEERING SURVEYING

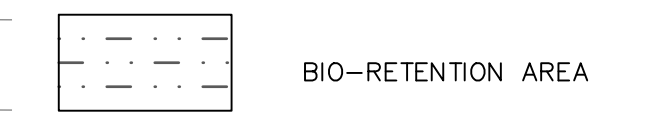
TRUCK CIRCULATION PLAN
GAS STATION AND C-STORE
 9036 THORNTON RD
 STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SHEET **C-2.2**
 OF
 PROJECT **22-2611**





LEGEND:



NOTES:

- 1 SAWCUT (5' MIN.) FROM FACE OF THE NEW CURB. REMOVE AND REPLACE THE EXISTING PAVEMENT, MATCH EXISTING.
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF STOCKTON STD. & SPEC.
- 3 CONSTRUCT NEW SIDEWALK PER CITY OF STOCKTON STD. & SPEC.
- 4 CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY PER CITY OF STOCKTON STD. & SPEC.
- 5 CONSTRUCT STORMDRAIN INLET PER CITY OF STOCKTON STD. & SPEC.
- 6 CONSTRUCT BIO-RETENTION CURB WITH 4' ROD IRON FENCE.

DATE:	06-05-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 20'				
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
PROJ. MGR:	AS				

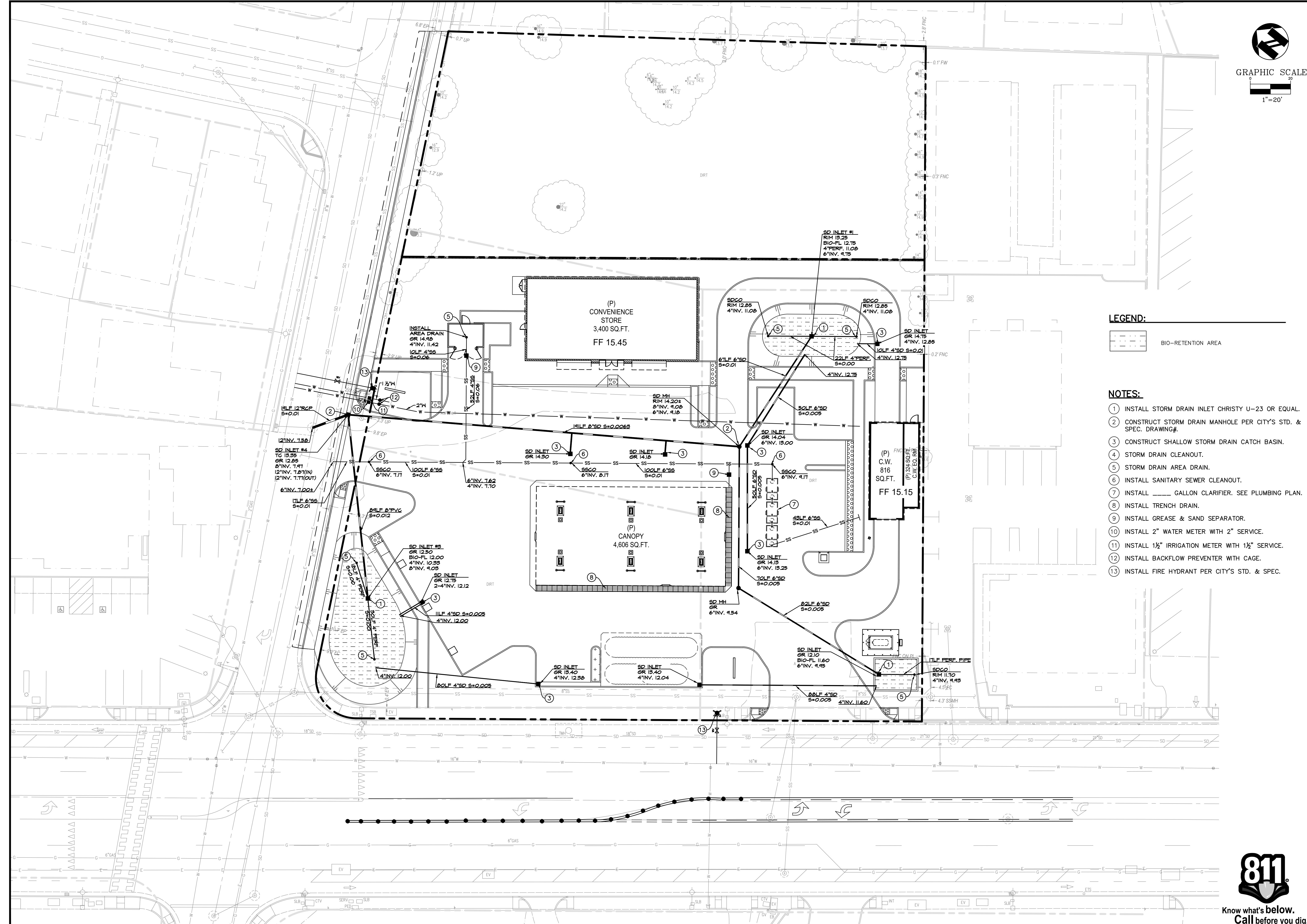
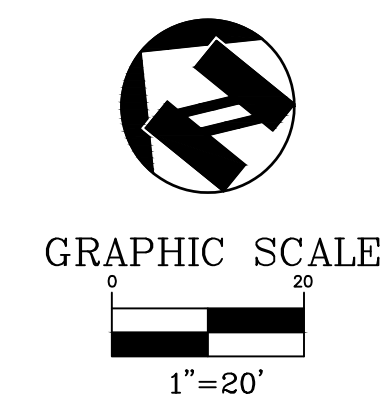
LANDS OF HAYES INVESTMENTS PTP
[Doc No 1988-053057]

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

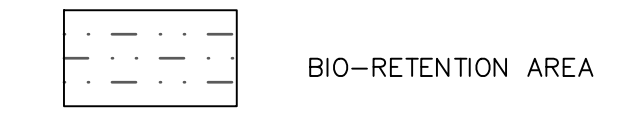
PRELIMINARY GRADING PLAN
GAS STATION AND C-STORE
STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SHEET **C-31** OF PROJECT **22-2611**
FILE PATH: C:\USERS\TYANU\AMIS ASSOCIATES\AMIS ASSOCIATES\PROJECTS\22-2611 THORNTON RD. STOCKTON\LATEST DATE DIRECTORY\22-10-05 ENTITLEMENT\2611GRAD.DWG





LEGEND:

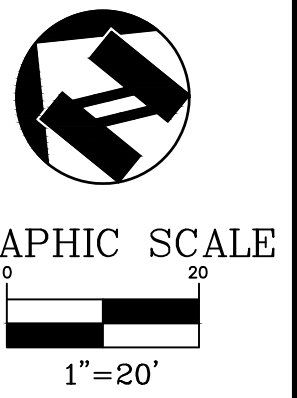
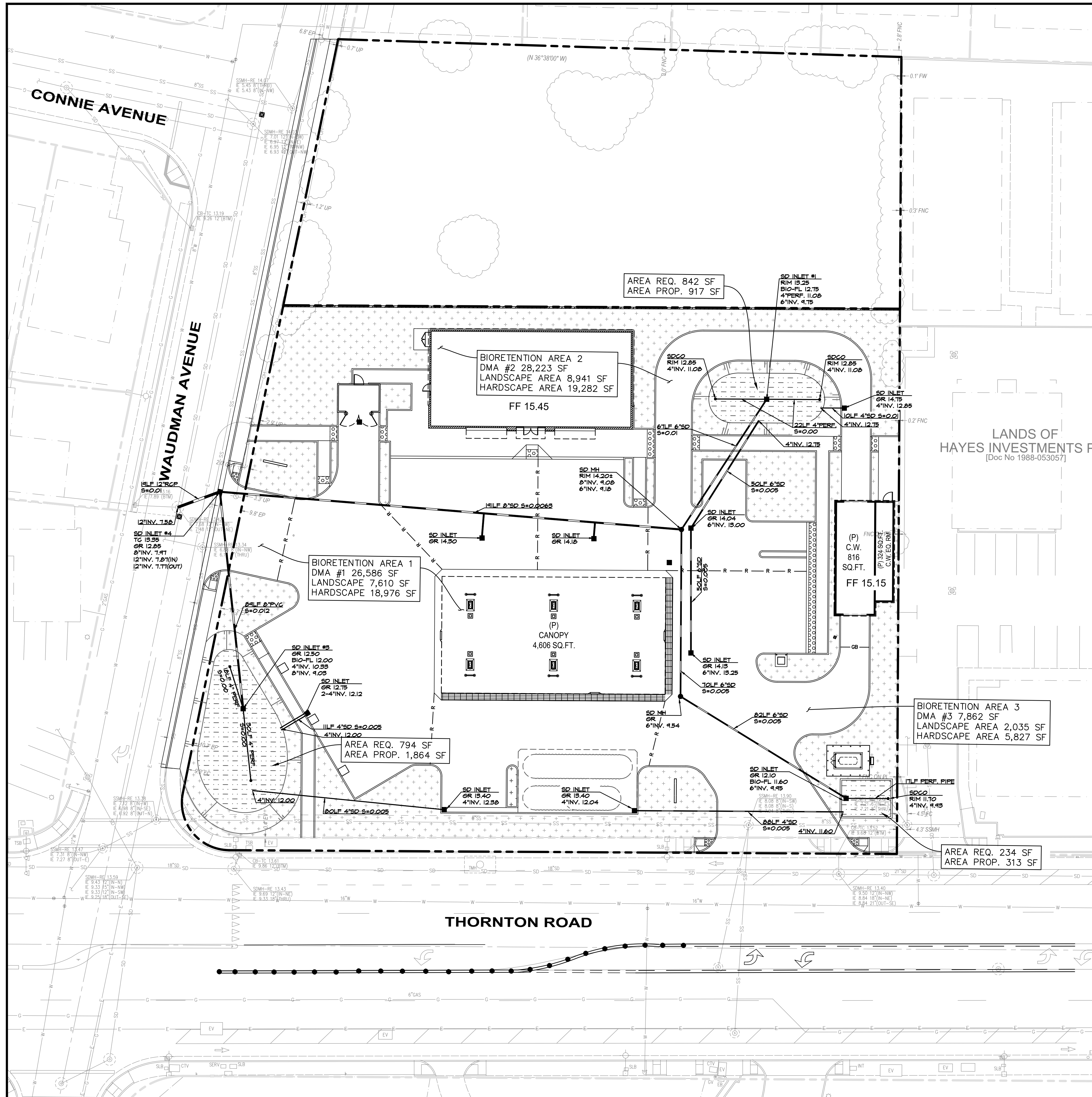


NOTES:

- 1 INSTALL STORM DRAIN INLET CHRISTY U-23 OR EQUAL.
- 2 CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD. & SPEC. DRAWING#.
- 3 CONSTRUCT SHALLOW STORM DRAIN CATCH BASIN.
- 4 STORM DRAIN CLEANOUT.
- 5 STORM DRAIN AREA DRAIN.
- 6 INSTALL SANITARY SEWER CLEANOUT.
- 7 INSTALL _____ GALLON CLARIFIER. SEE PLUMBING PLAN.
- 8 INSTALL TRENCH DRAIN.
- 9 INSTALL GREASE & SAND SEPARATOR.
- 10 INSTALL 2" WATER METER WITH 2" SERVICE.
- 11 INSTALL 1 1/2" IRRIGATION METER WITH 1 1/2" SERVICE.
- 12 INSTALL BACKFLOW PREVENTER WITH CAGE.
- 13 INSTALL FIRE HYDRANT PER CITY'S STD. & SPEC.

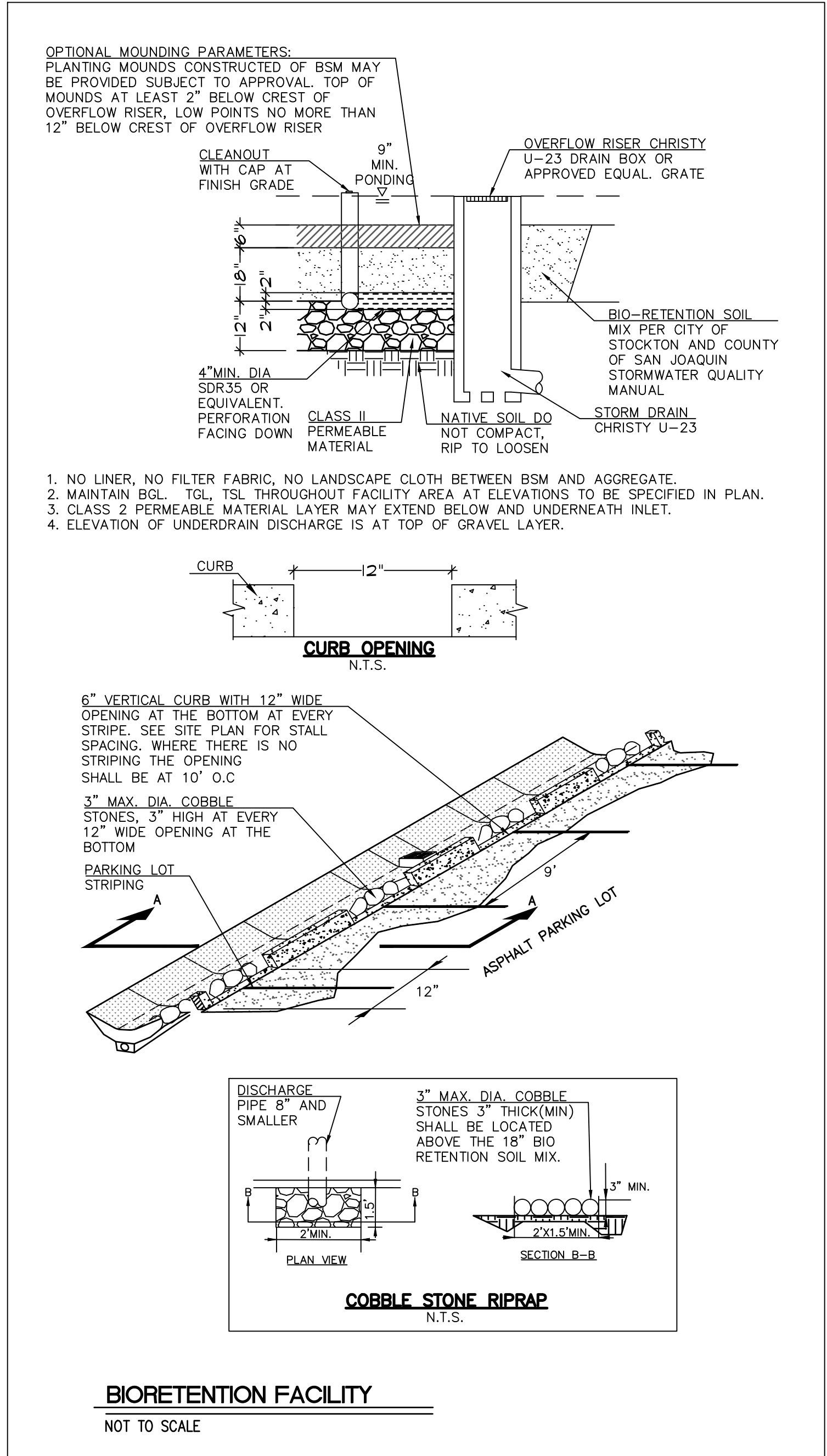


SHEET C-41 OF PROJECT 22-2611	PRELIMINARY UTILITY PLAN		STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
	GAS STATION AND C-STORE		
	801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94696 925-943-2777 FAX 925-943-2778		
	ams associates, inc. PLANNING ENGINEERING SURVEYING		
DATE: 06-05-23 REV # BY DATE		DESCRIPTION	
SCALE: 1" = 20'		DESIGNED: AS	
DRAWN: TY		CHECKED: AS	
PROJ. MGR: AS		FILE PATH: C:\USERS\TYANU\OMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2611 THORNTON RD. STOCKTON\LATEST DATE DIRECTORY\22-10-05 ENTITLEMENT\2611UTL1.DWG	



LEGEND:

- BIO-RETENTION AREA
- LANDSCAPE AREA



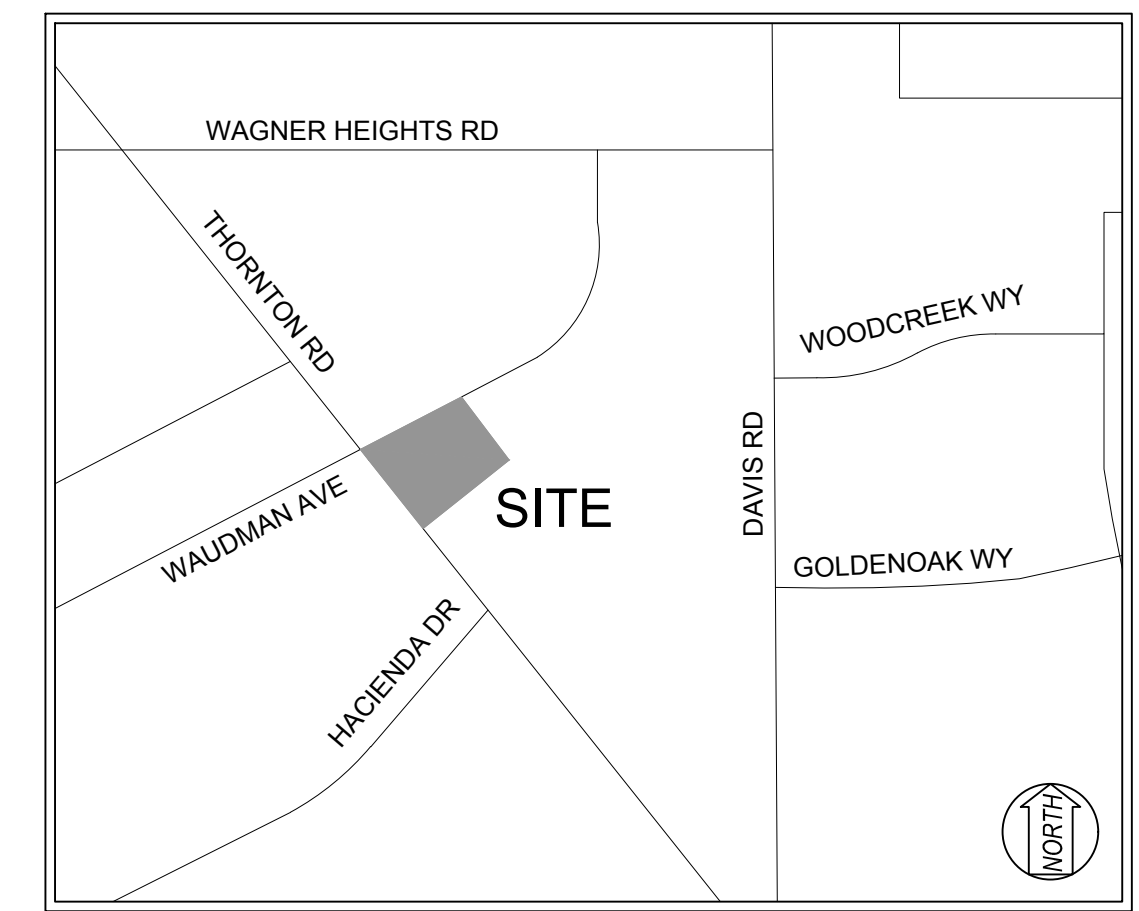
DATE: 06-05-23	REV #	BY	DATE	DESCRIPTION
SCALE: 1" = 20'	DESIGNED: AS	DRAWN: TY	CHECKED: AS	PROJ. MGR: AS
<p>ams associates, inc. PLANNING ENGINEERING SURVEYING</p> <p>801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778</p>				
<p>STORMWATER CONTROL PLAN</p> <p>GAS STATION AND C-STORE</p> <p>STOCKTON SAN JOAQUIN COUNTY CALIFORNIA</p> <p>9036 THORNTON RD</p>				
SHEET C-51	OF	PROJECT 22-2611	<p>FILE PATH: C:\USERS\TYAN\AM\ASSOCIATES\AM\ASSOCIATES\PROJECTS\22-2611 THORNTON RD, STOCKTON\PROJECTS\22-10-05 ENTITLEMENT\2611SD.WG</p>	



LEGAL DESCRIPTION

Real property in the City of Stockton, County of San Joaquin, State of California, described as follows:

LOTS 20, 21, 22 AND 23 AS SHOWN UPON MAP ENTITLED, TRACT NO. 52, WAGNER HEIGHTS, FILED FOR RECORD AUGUST 28, 1940 IN VOL. 11 OF MAPS AND PLATS, PAGE 60, SAN JOAQUIN COUNTY RECORDS.



VICINITY MAP NOT TO SCALE

EXCEPTIONS TABLE

- 1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable. (NOT A SURVEY MATTER)
2. Taxes and assessments are unavailable at this time. Please verify all tax and assessment information prior to closing. (NOT A SURVEY MATTER)
3. The land lies within the boundaries of assessment/community facilities District No. 1 (Lodi Unified School District), as disclosed by a map filed May 24, 1989 in Book 2, Page 99 of maps of assessment and community facilities districts. (NOT A SURVEY MATTER)
4. The land lies within the boundaries of assessment/community facilities District No. 2 (Lodi Unified School District), as disclosed by a map filed February 7, 1990 in Book 2, Page 129 of maps of assessment and community facilities districts. (NOT A SURVEY MATTER)
5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. (NOT A SURVEY MATTER)
6. Covenants, conditions, restrictions and easements in the document recorded August 28, 1940 as Book 700, Page 177 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (NOT PLOTTABLE)
7. An easement for Public utilities and incidental purposes, recorded February 1, 1990 as Instrument No. 90-010222 of Official Records. In Favor of: The City of Stockton Affects: The Southwesterly 15 feet of Lots 20 and 23 (EASEMENT PLOTTED HEREON)
8. The Terms, Provisions and Easement(s) contained in the document entitled Easement Deed To The City Of Stockton recorded October 9, 2009 as Instrument No. 2009-148667 of Official Records. (EASEMENT PLOTTED HEREON)
9. The terms and provisions contained in the document entitled Consent To Easement recorded October 9, 2009 as Instrument No. 2009-148668 of Official Records. (EASEMENT PLOTTED HEREON)
10. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled Notice to Record Notice of Violations No. 2019-091 recorded March 13, 2019 as Instrument No. 19-25118 of Official Records. (NOT A SURVEY MATTER)
11. Water rights, claims or title to water, whether or not shown by the Public Records. (NOT A SURVEY MATTER)
12. Rights of parties in possession. (NOT A SURVEY MATTER)

NOTES

- 1. All distances shown hereon are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Company, dated June 24, 2022, Order No. 3427-5867937. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
4. A.P.N.: 072-410-430-000
5. Zoning Note: This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations. The subject property is currently zoned "CO", Office Commercial Zoning District; The current building setbacks for this zoning designation are on file with the City of Stockton Planning Department. Information was obtained from the City of Stockton Planning Department Website on August 01, 2022.
6. Basis of Bearings: The bearing of North 62°36' East taken on the centerline of Waudman Avenue as shown on that certain Map of Tract No. 52 filed for record on August 28, 1940 in Volume 11 of Maps and Plats at Page 60, San Joaquin County Records was taken as the Basis of all Bearings shown hereon.
7. Benchmark: City of Stockton Benchmark "7": Found San Joaquin County bolt and washer "COS 1N-7" in monument well marking the east one-quarter (1/4) corner of Section 8, Township 2 North, Range 6 East, at the intersection of Davis Road and Wagner Heights Road. Elevation: 16.21 feet (GPS Observed) (Datum) NAVD 1988
8. Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060302 0315 F, dated October 16, 2009, as being located in Flood Zone "X". Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood. Information was obtained from the FEMA website (www.fema.gov) on July 26, 2022.

ENCROACHMENT NOTE

The surveyor does not offer any opinion as to any encroachments onto or from adjoining premises, streets or alleys by any fences, buildings, structures or other improvements. An encroachment is a legal condition, and not a matter of survey. The surveyor is not obligated to determine ownership of such encroachments and is beyond the limits of a surveyor's expertise. The surveyor may be unaware of any written or oral unrecorded agreement that allows for such encroachment. Items observed while conducting the survey of the Property that may constitute as "potential" encroachments are shown hereon.

PARKING SUMMARY

Table with 2 columns: DESCRIPTION, STALLS. Rows include STANDARD PARKING (0), COMPACT PARKING (0), ACCESSIBLE PARKING (0), and TOTAL (0).

REFERENCES

- 1. PARCEL MAP (XX M XX)
2. RECORD OF SURVEY (XX M XX)
3. RECORD OF SURVEY (XX M XX)

SURVEYOR'S CERTIFICATE

TO: Promontory Development Group, LLC
AND: First American Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on July 25, 2022.

02 AUG. 2022
DATE

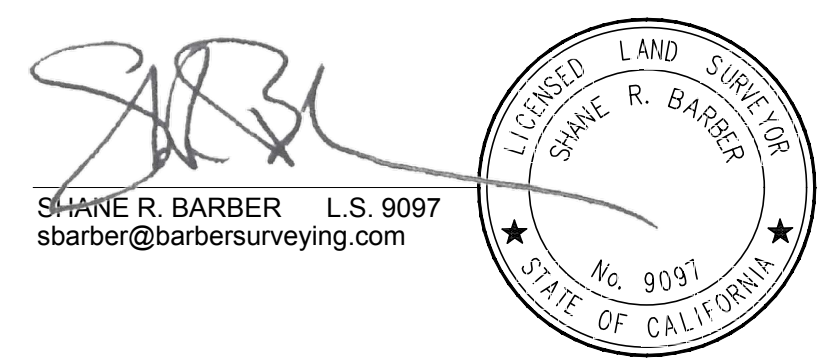


TABLE A REQUIREMENTS NOTES

- 2. NO address observed while conducting the fieldwork. (VACANT LOT)
3. The subject parcel DOES NOT lie within a Special Flood Hazard. Refer to Note # 08 for Flood zone classification.
4. The Gross land area is 2.101 ± ACRES (91,528 ± Square Feet)
5. Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.
6(a) A zoning report WAS NOT provided to the surveyor. Information within the report is noted hereon. See Zoning Report Note on this sheet for details. (Refer to Note # 05)
8. Substantial features observed in the process of conducting the fieldwork are plotted hereon.
11(a) Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: (a) plans and/or reports provided by client (with reference as to the sources of information) The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
13. Names of adjoining owners according to current tax records are noted hereon.
14. The distance to the nearest intersecting street is shown hereon.
16. There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
18. Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) ARE shown hereon. (NONE LISTED IN TITLE REPORT)

Vertical sidebar containing project information: ALTA / NSPS LAND TITLE SURVEY 9036 THORNTON ROAD, STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA. Includes logo for 'ams' and 'ASSOCIATES, INC.' and sheet number '1 OF 2'.

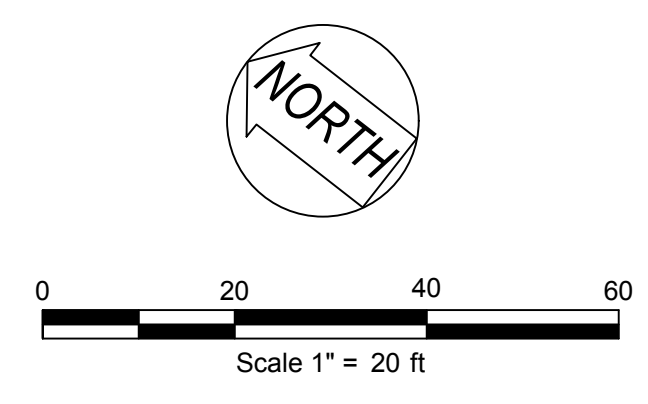


ABBREVIATIONS

- DIRT CABLE TELEVISION
- CB CATCH BASIN
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- ETS ELECTRICAL TEST SITE
- EV ELECTRIC VAULT
- EW EDGE OF WALK
- FNC FENCE
- FW FACE OF WALL
- GV GAS VALVE
- INT INTERCONNECT
- LIP LIP OF GUTTER
- PED PEDESTAL
- PV PAVEMENT
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TMH TELEPHONE MANHOLE
- TSB TRAFFIC SIGNAL BOX

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING LINE W/ DOOR
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- BOLLARD LIGHT
- LIGHT
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- MONITORING WELL
- SIGN
- FLAG POLE
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W/ REFERENCE
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER
- STORM DRAIN
- WATER
- GAS
- UNDERGROUND ELECTRIC
- TELEPHONE
- OVERHEAD



DATE	AUG. 2022	REV #	BY	DESCRIPTION
		1		

SCALE:	1" = 20'
DESIGNED:	AS
DRAWN:	AC
CHECKED:	SB
PROJECT MGR:	
FILE PATH:	

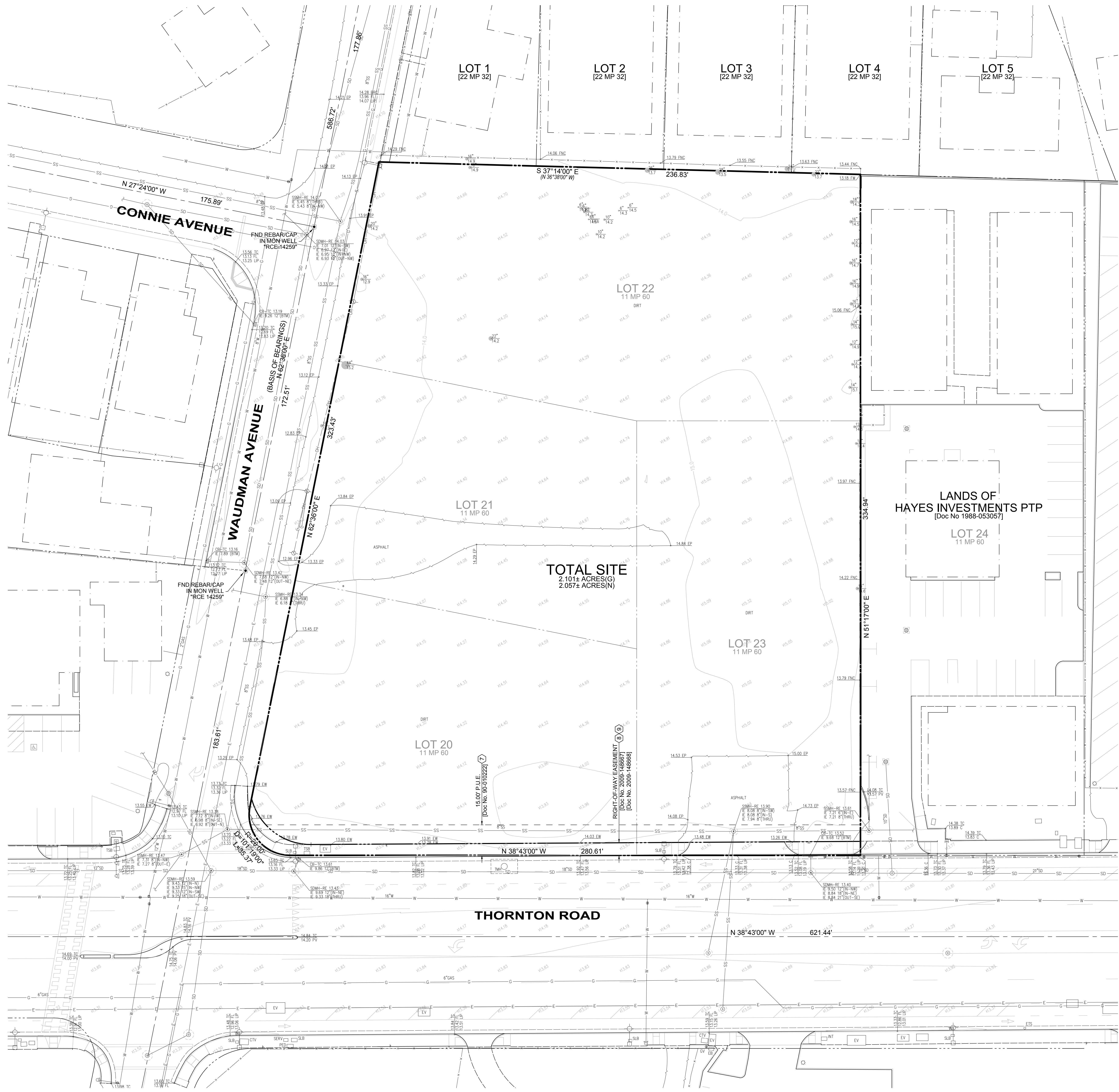
801 VASCARIO VALLEY ROAD
 SUITE 100
 WALNUT CREEK, CA 94596
 925-943-2777 FAX 925-943-2778



ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING
 CALIFORNIA

ALTA / NSPS LAND TITLE SURVEY
 9036 THORNTON ROAD

SAN JOAQUIN COUNTY
 STOCKTON



- NOTES**
- All distances shown hereon are in U.S. Survey feet and decimals thereof.
 - This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company dated June 24, 2022, Order No. 3427-6867937. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
 - The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
 - A.P.N.: 072-410-430-000
 - Basis of Bearings:
The bearing of North 62°36' East taken on the centerline of Waudman Avenue as shown on that certain Map of Tract No. 52 filed for record on August 28, 1940 in Volume 11 of Maps and Plats at Page 60, San Joaquin County Records was taken as the Basis of all Bearings shown hereon.
 - Benchmark:
City of Stockton Benchmark "T":
Found San Joaquin County bolt and washer "COS 1N-7" in monument well marking the east one-quarter (1/4) corner of Section 8, Township 2 North, Range 6 East, at the intersection of Davis Road and Wagner Heights Road.
Elevation: 16.21 feet (GPS Observed) (Datum) NAVD 1988
 - Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060302 0315 F, dated October 16, 2009, as being located in Flood Zone "X".
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.
- Information was obtained from the FEMA website (www.fema.gov) on July 26, 2022.

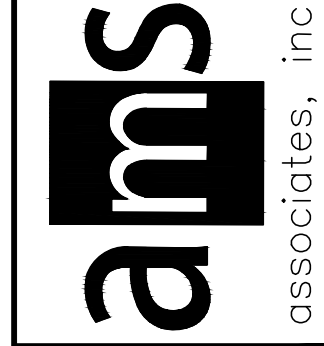
ABBREVIATIONS

DIRT	CABLE TELEVISION
CB	CATCH BASIN
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ETS	ELECTRICAL TEST SITE
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FNC	FENCE
FW	FACE OF WALL
GV	GAS VALVE
INT	INTERCONNECT
LIP	LIP OF GUTTER
PED	PEDESTAL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	○
BOLLARD LIGHT	●
LIGHT	○
STREET LIGHT	○
TRAFFIC SIGNAL POLE	○
TRANSFORMER	○
FIRE HYDRANT	○
STORM DRAIN MANHOLE	○
SANITARY SEWER MANHOLE	○
CLEAN OUT	○
GAS METER	○
UTILITY POLE W/ GUY WIRE	○
VALVE	○
CATCH BASIN / DROP INLET	○
WATER METER	○
FIRE DEPARTMENT CONNECTION	○
BACK FLOW PREVENTER	○
POST INDICATOR VALVE	○
UTILITY BOX (SIZE VARIES)	○
MONITORING WELL	○
SIGN	○
FLAG POLE	○
TITLE REPORT EXCEPTION NUMBER	○
RECORD INFORMATION W/ REFERENCE	○
TREE W/ SIZE AND ELEVATION	○
SPOT ELEVATION	○
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---

801 VASCAR VALLEY ROAD
SUITE 100
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778



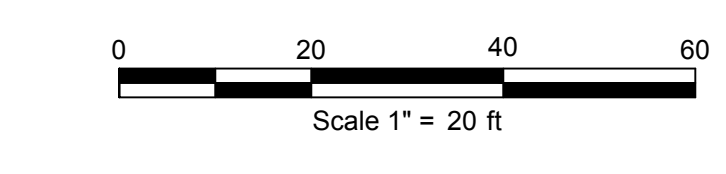
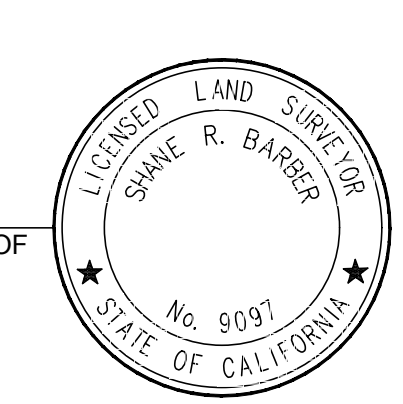
ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING

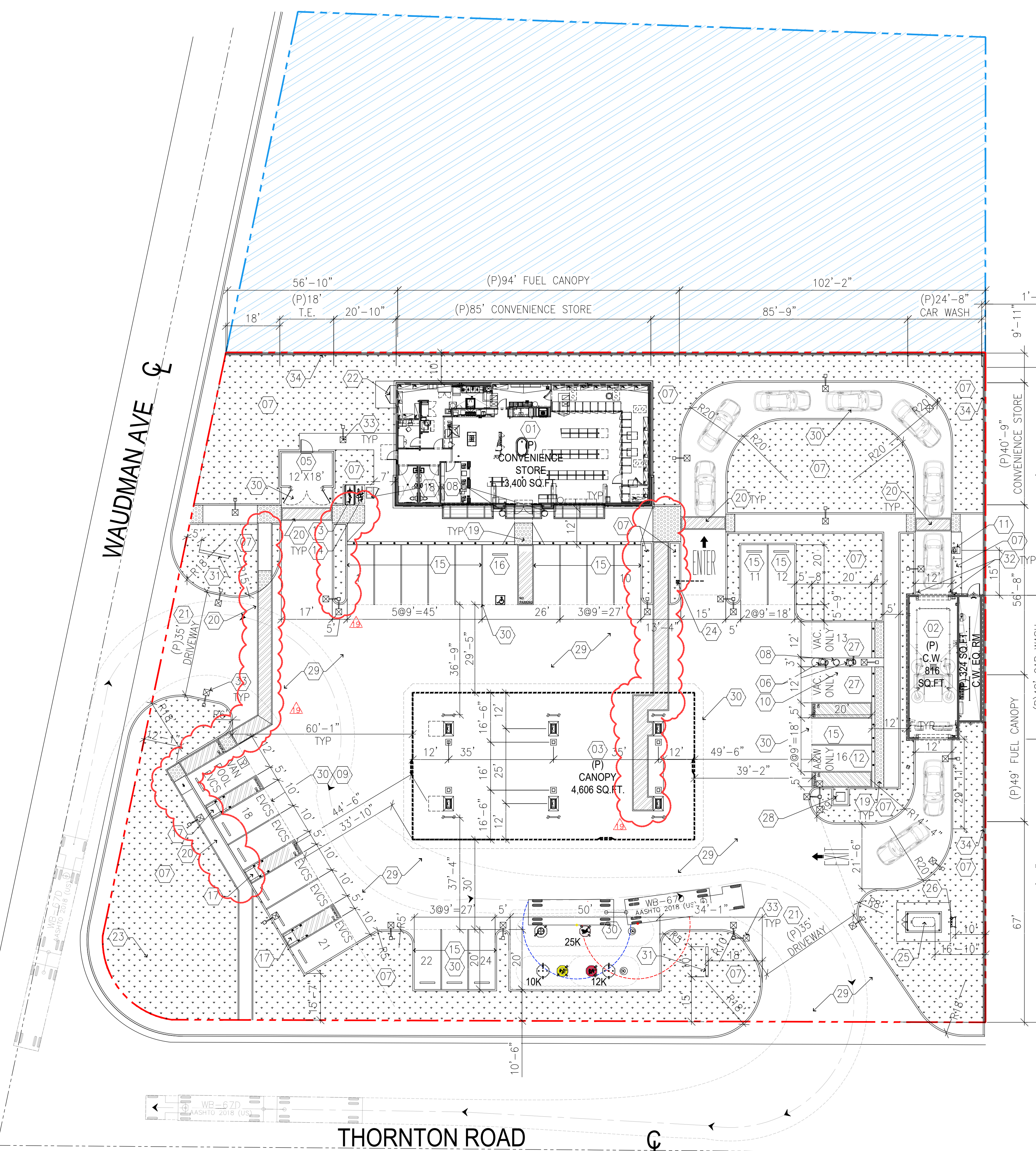
TOPOGRAPHIC / BOUNDARY SURVEY
9036 THORNTON ROAD

SAN JOAQUIN COUNTY
STOCKTON

SHEET 1 OF 1
PROJECT 22-2611

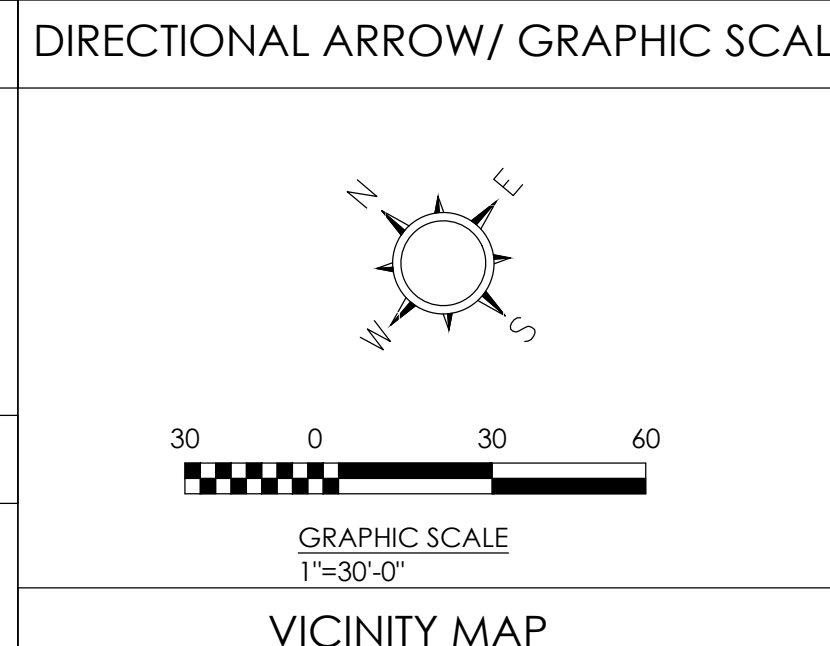
DATE: _____ PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sbarber@barbersurveying.com





- SCOPE OF WORK**
- 1 NEW (85'-0"x40'-9") 3,400 SQ.FT. CONVENIENCE STORE.
 - 2 NEW (24'-8" x 48'-0") 1,152 SQ.FT. CARWASH BUILDING.
 - 3 NEW FUEL CANOPY (49'-0" x 94'-0") 4,606 SQ.FT. WITH 6 MPD'S.
 - 4 NEW UNDERGROUND STORAGE TANK
 - 5 NEW 12'-0"x18'-0" TRASH ENCLOSURE.

- PROPOSED KEYNOTES**
- 01 PROPOSED 3,400 S.F. FOOD MART.
 - 02 PROPOSED 1152 S.F. CAR WASH BUILDING PER PLAN.
 - 03 PROPOSED 4,606 S.F. CANOPY WITH 6 MPD'S.
 - 04 PROPOSED UNDERGROUND STORAGE TANKS.
 - 05 PROPOSED 18'-0" X 10'-0" TRASH ENCLOSURE.
 - 06 PROPOSED VACUUM UNIT .
 - 07 PROPOSED LANDSCAPE PLANTER WITH 6" CONCRETE CURB.
 - 08 PROPOSED STONE AGGREGATE WASTE RECEPTACLES AT FRONT OF THE C-STORE & NEXT TO VACUUM UNIT PARKING STALLS.
 - 09 PROPOSED 12'X20' CLEAN AIR EV/ VAN POOL & 10'X20' CLEAN AIR EV PARKING STALLS WITH WHEEL STOP.
 - 10 CONSTRUCT REINFORCED CONCRETE 3'X20' ISLAND FOR VACUUM UNITS.
 - 11 PROPOSED COIN BOX
 - 12 A&W PARKING STALLS.
 - 13 SHORT TERM BICYCLE PARKING.
 - 14 LONG TERM BICYCLE PARKING.
 - 15 STANDARD 9'-0" X20'-0" PARKING STALL.
 - 16 STANDARD 12'X20' & 9'X20' ACCESSIBLE PARKING STALL.
 - 17 EV CHARGING STATION.
 - 18 PROPOSED PROPANE TANK PER PLAN.
 - 19 INSTALL 36" MINIMUM WIDTH DETECTABLE WARNING PER FIGURE 11B-705.1. SURFACE SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
 - 20 PROPOSED PATH OF TRAVEL. SLOPE NOT TO EXCEED 2.0% IN ANY DIRECTION.
 - 21 PROPOSED 35'-0" WIDE DRIVEWAY PER PLAN. (TYP-2)
 - 22 PROPOSED SWITCH GEAR PER PLAN.
 - 23 PROPOSED MONUMENT SIGN.
 - 24 CAR WASH CLEARANCE SIGN.
 - 25 PROPOSED HEALY TANK LOCATION.
 - 26 PROPOSED VENT RISER LOCATION.
 - 27 PROPOSED VACUUM PARKING SPACES.
 - 28 PROPOSED A/W 3'X3' UNIT WITH GUARD POST.
 - 29 PROPOSED ASPHALT PAVING.
 - 30 PROPOSED CONCRETE PAVING.
 - 31 PROPOSED PRICE SIGN.
 - 32 6" GUARD POST PER PLAN.
 - 33 AREA LIGHT PER PLAN. (TYP OF 26)
 - 34 8'-0" BLOCK WALL



SITE INFORMATION

PROJECT NAME:
BP-ARCO AM/PM, CAR WASH, FUEL CANOPY W/ 6 MPD'S.

PROJECT ADDRESS:
9036 THORNTON ROAD, STOCKTON, CA 95209

PROJECT DESCRIPTION:
CONVENIENCE STORE, CARWASH & GAS PUMPS

APN: 072-41-043
TOTAL PARCEL: 2.12 Acres / 88,120.57 SQ.FT.
PROPOSED TOTAL PARCEL AREA: 1.38 Acres / 60,424 SQ.FT.

ZONE-CO

FOOD MART: 3,400 SQ.FT. SINGLE STOREY
NUMBER OF STORIES: 27'-6"
BUILDING HEIGHT: M- MERCANTILE
OCCUPANCY GROUP: V-B
CONSTRUCTION TYPE:

CAR WASH: 1,152 SQ.FT. SINGLE STOREY
NUMBER OF STORIES: B
OCCUPANCY GROUP: V-B
CONSTRUCTION TYPE:

MPD'S FUEL CANOPY: 4,606 SQ.FT.
NUMBER OF STORIES: M
OCCUPANCY GROUP: I-B
CONSTRUCTION TYPE:

- MINIMUM FRONT YARD: 10' FT. (PUBLIC ROW)
- MINIMUM SIDE YARD: 10' FT. (PUBLIC ROW)
- MINIMUM REAR YARD: 0' FT. (PUBLIC ROW)
- MINIMUM DISTANCE BETWEEN BUILDINGS: 0' FT. ADJACENT TO COMMERCIAL BUILDINGS.
- CANOPY SETBACKS: 28' FT.
- DISPENSER SETBACKS: 28' FT.
- PARKING SETBACKS: 10 FEET FROM THE ROW
- LANDSCAPE SETBACKS: 10' FT. MIN. PROPOSED LAYOUT MAINTAINS EXISTING LANDSCAPE SETBACKS.
- MAXIMUM BUILDING HEIGHT: 45' FT.

ITEM	SIZE	LOT %	AREA SQ.FT.=ACRES
TOTAL LOT AREA	N/A	N/A	60,424 SQ.FT.= 1.38 ACRES
CONVENIENCE STORE	40'-9"x85'-0"	5.62	3,400.0
CAR WASH	48'-0"x24'-8"	1.90	1,152.0
CANOPY W/6 MPD'S	94'-0"x49'-0"	7.62	4,606.0

PARKING REQUIREMENT:

FOOD MART & C.W.BUILDING 1:250 SQ.FT.= 3400:250 =13.6

PARKING PROVIDED =14 SPACES

15 (9'X20') STANDARD PARKING
01 (17'X20') ADA PARKING
01 (12'X20') DESIGNATED CLEAN AIR/VAN POOL/EV PARKING
05 (10'X20') DESIGNATED CLEAN AIR/EV PARKING
02 (12'X20') VACUUM PARKING
01 (9'X20') A&W PARKING
12 (9'X20') FUEL ISLAND PARKING

TOTAL PARKING PROVIDED: =37 SPACES

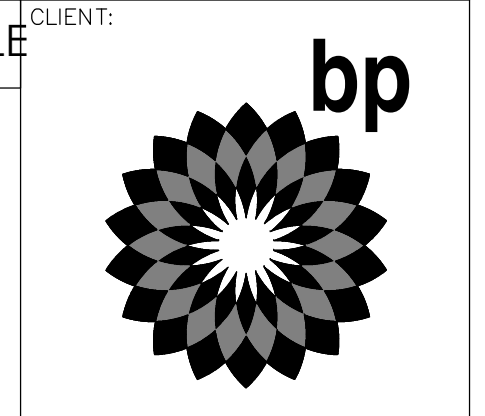
BICYCLE PARKING:

SHORT TERM BICYCLE PARKING =02 SPACES
LONG TERM BICYCLE PARKING =01 SPACES
TOTAL BICYCLE PARKING PROVIDED =03 SPACES

APPLICABLE BUILDING CODES

CODES USED:

- 2019 CALIFORNIA BUILDING CODE.
- 2019 CALIFORNIA MECHANICAL CODE.
- 2019 CALIFORNIA PLUMBING CODE.
- 2019 CALIFORNIA ELECTRICAL CODE.
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE.
- 2019 CALIFORNIA ENERGY CODE.
- 2019 CALIFORNIA FIRE CODE.
- 2019 CALIFORNIA REFERENCE STANDARD CODE



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
08/25/2021	IJ	
09/30/2021	IJ	
01/13/2022	IJ	
01/20/2022	IJ	
01/27/2022	IJ	
02/08/2022	EC	
02/16/2022	AS	
02/21/2022	IJ	
02/22/2022	AS	
02/25/2022	AS	
02/25/2022	IJ	
03/01/2022	IJ	
03/03/2022	IJ	
08/12/2022	IJ	
09/07/2022	IJ	
09/08/2022	IJ	
09/13/2022	IJ	
09/16/2022	IJ	
05/24/2022	AR	

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSULTING & MANAGEMENT
2808 SANG CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6000; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:
CHECKED BY:
DRAWN BY: **IJ**
DATE: **08/05/2021** PROJECT NO:
DRAWING TITLE:

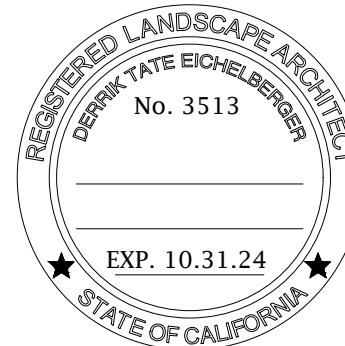
PROPOSED SITE PLAN

SHEET NO:

PS1.0



202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com



Revisions

GAS STATION AND
C-STORE
9036 Thornton Rd
Stockton, CA
95209

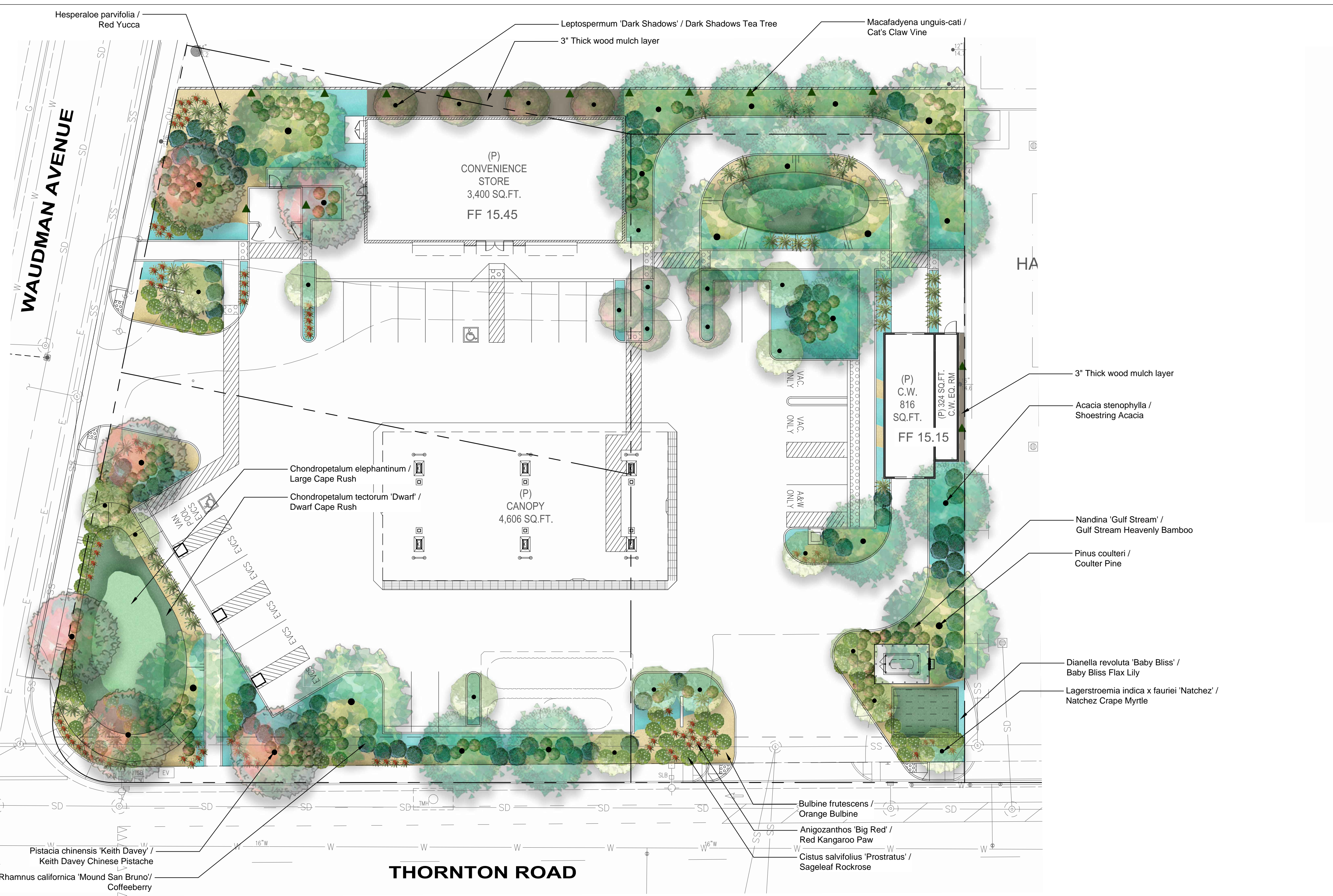
PRELIMINARY
LANDSCAPE PLAN

Date 06/02/2023 Job Number 23.008
Drawn By MG Checked By BC
Sheet # of #

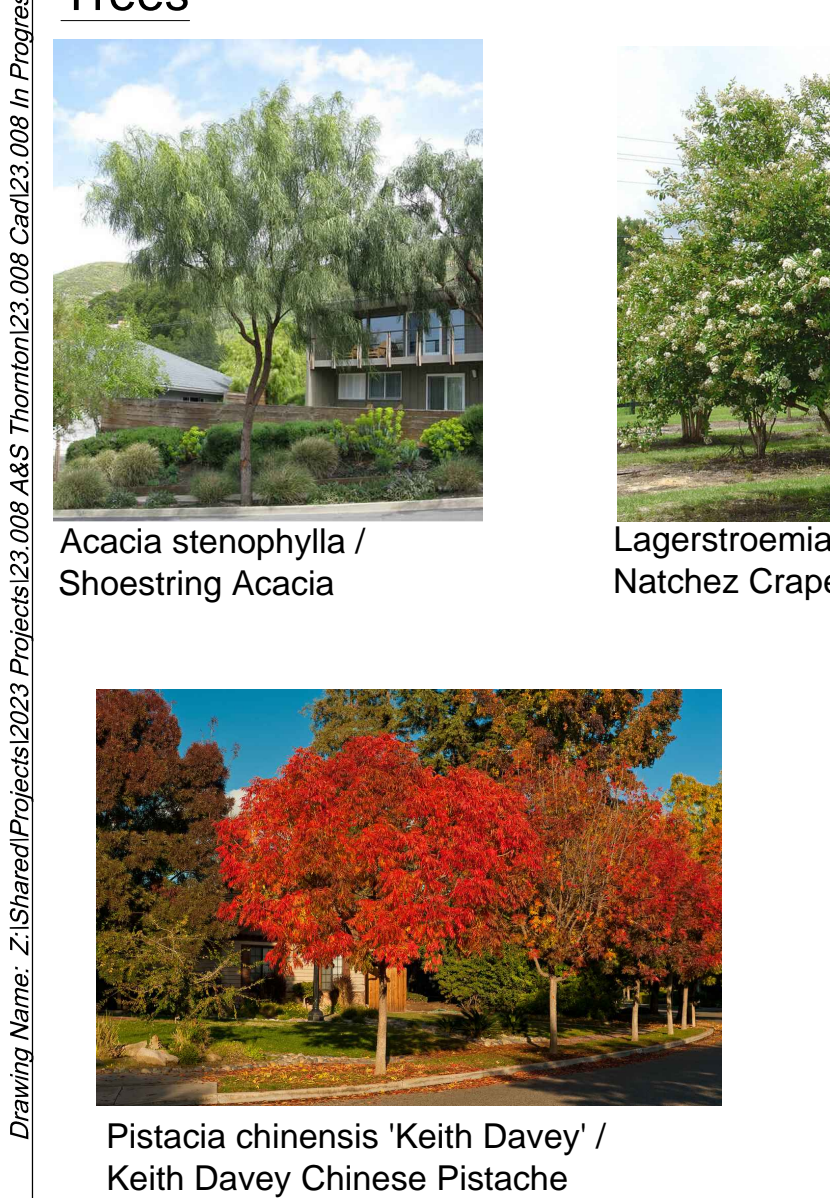
PL-1

TREE & PLANT LEGEND

NAME	SIZE	QTY	Water Use
Acacia stenophylla / Shoestring Acacia	15 Gal	10	Low
Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	15	Low
Leptospermum 'Dark Shadows' / Dark Shadows Tea Tree	15 Gal	9	Low
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box	6	Low
Pinus coulteri / Coulter Pine	24" box	7	Low
Anigozanthos 'Big Red' / Red Kangaroo Paw	5 Gal	90	Low
Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	5 Gal	61	Low
Hesperaloe parviflora / Red Yucca	5 Gal	68	Low
Nandina 'Gulf Stream' / Gulf Stream Heavenly Bamboo	5 Gal	129	Low
Rhamnus californica 'Mound San Bruno' / Coffeeberry	5 Gal	80	Low
Macfadyena unguis-cati / Cat's Claw Vine	5 Gal	14	Low
Bulbine frutescens / Orange Bulbine	1 Gal	36" o.c.	Low
Dianella revoluta 'Baby Bliss' / Baby Bliss Flax Lily	1 Gal	24" o.c.	Low
Chondropetalum tectorum 'Dwarf' / Dwarf Cape Rush	1 Gal	36" o.c.	Low
Chondropetalum elephantinum / Large Cape Rush	1 Gal	36" o.c.	Low



CONCEPTUAL PLANT PALETTE



Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

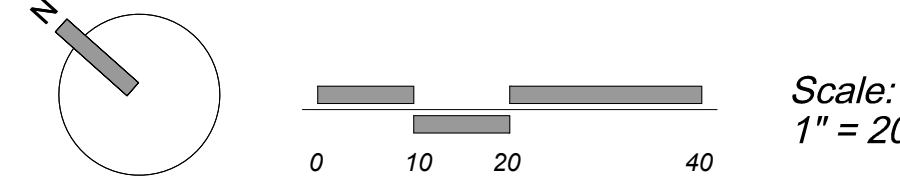
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
1	0.2	Low Drip	0.81	0.2	2,536	626	19,002	
2	0.2	Low Drip	0.81	0.2	793	198	5,538	
3	0.2	Low Drip	0.81	0.2	2,954	728	21,909	
4	0.2	Low Drip	0.81	0.2	785	194	5,505	
5	0.2	Low Drip	0.81	0.2	1,866	411	12,328	
6	0.2	Low Drip	0.75	0.3	2,038	543	16,544	
7	0.2	Low Drip	0.81	0.2	607	149	4,325	
8	0.2	Low Drip	0.81	0.2	2,707	668	20,347	
9	0.2	Low Drip	0.75	0.3	1,626	434	13,100	
10	0.2	Low Drip	0.81	0.2	2,214	547	16,045	
11	0.2	Low Tree Ring	0.81	0.2	20	5	150	
12	0.2	Low Tree Ring	0.81	0.2	20	5	150	
13	0.2	Low Tree Ring	0.81	0.2	20	5	150	
SUBTOTAL						17,881	3,861	136,607
Special Landscape Areas								
SUBTOTAL						0	0	0
TOTAL						17,881	3,861	136,607
						Estimated Total Water Use (ETWU)	136,607	
						Maximum Allowed Water Allowance (MAWA)	205,384	

ETAF Calculations

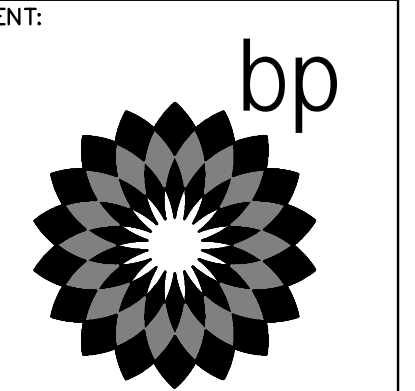
Regular Landscape Areas	Total ETAF x Area	3,861
	Total Area	17,881
	Average ETAF	0.22
All Landscape Areas	Total ETAF x Area	3,861
	Total Area	17,881
	Average ETAF	0.22

Notes:
*Calculator developed to meet code effective Jan. 1, 2015
*Adapted from California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Plans will comply with all the criteria in MWEL0 and apply them for the efficient use of water in the landscape design plan.
Irrigation system will use a smart weather based controller that will automatically adjust the watering schedule based on local weather conditions.



Drawing Name: Z:\Shared\Projects\2023\Projects\23.008 A&S Thornton\23.008 Gas Station and C-Store\Sheets\Preliminary Landscape Plan\PL-1 Preliminary Landscape Plan.dwg Plot Date: 2023-06-02 1:35 PM



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

SEAL:

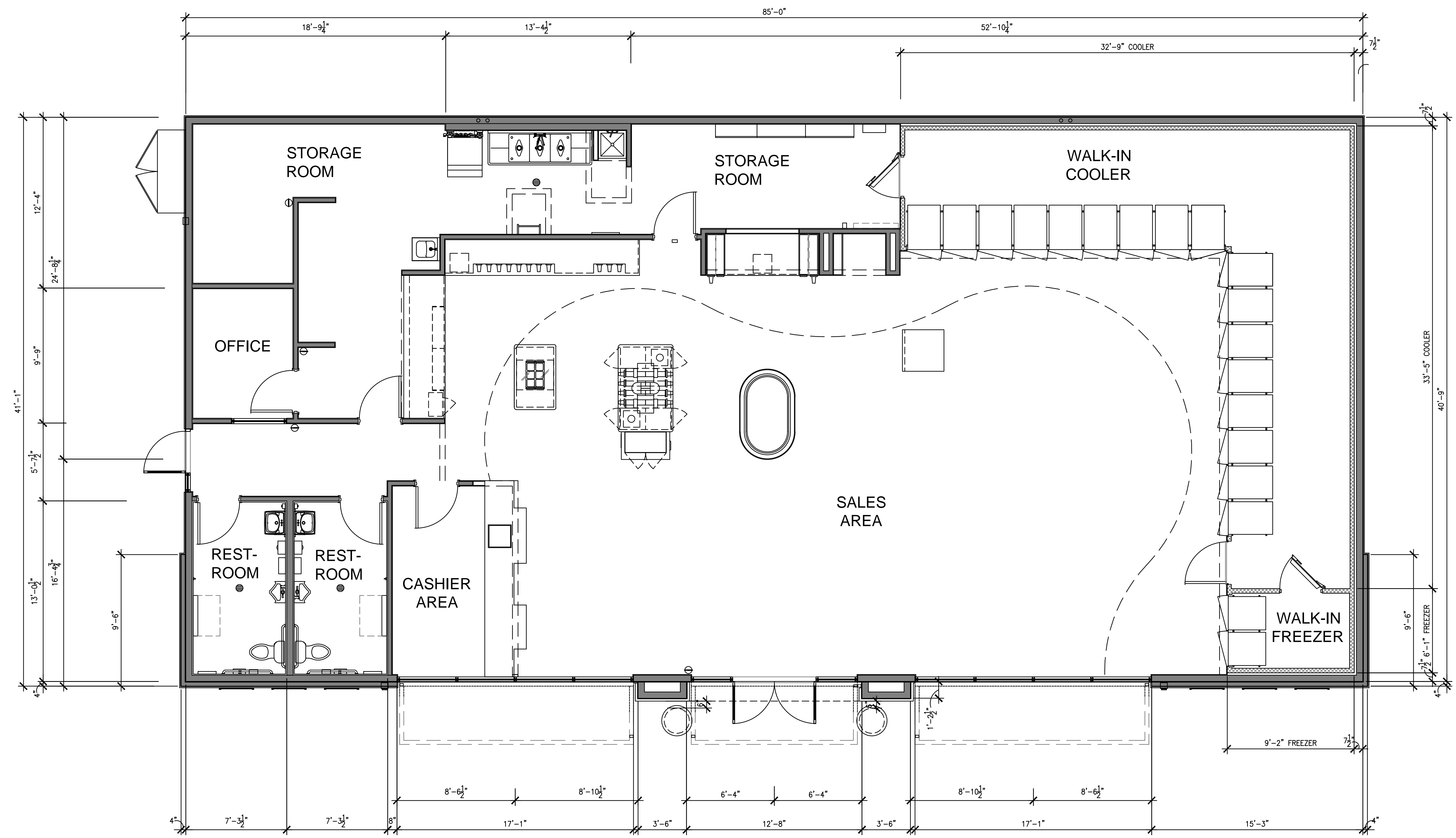
PLANS PREPARED BY:
A & S ENGINEERING INC
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 2840S SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300; FAX #: (661) 250-9333

DEVELOPMENT INFORMATION:

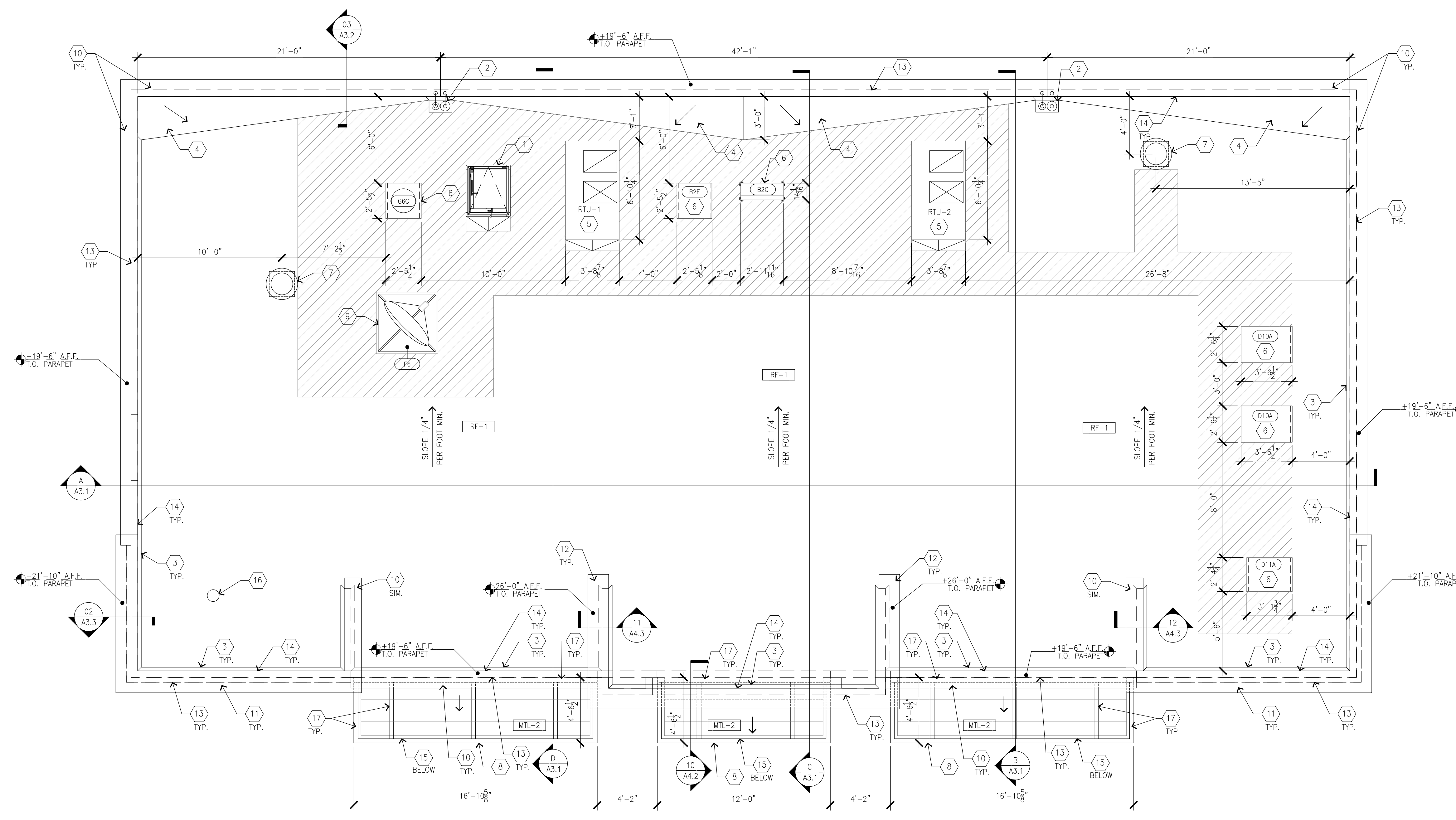
SITE ADDRESS:
 ADDRESS
 9036 THORNTON ROAD
 STOCKTON, CA 95209

DESIGNED BY:
 CHECKED BY:
 DRAWN BY:
 DATE: PROJECT NO:

DRAWING TITLE:
CONSTRUCTION FLOOR PLAN
 SHEET NO:



01 FLOOR PLAN
 A1.1 SCALE: 1/4"=1'-0"



01 ROOF PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

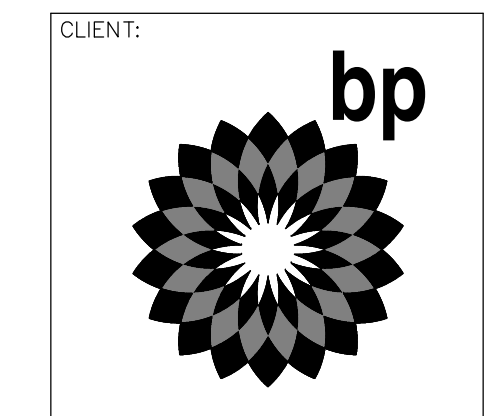
- A. REFER TO SPECIFICATION SHEETS A7.3 & A7.4 FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ETC.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. I-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET Q1.1 AND EQUIPMENT SCHEDULE ON SHEET Q2.1.
- F. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSCA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.
- I. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- 1 ROOF HATCH PER DETAIL 07/A4.1
- 2 ROOF DRAIN AND OVERFLOW, REFER TO PLUMBING PLANS
- 3 CANT STRIP PER DETAIL 08/A4.1
- 4 TAPERED INSULATION CRICKET
- 5 ROOFTOP UNIT, REFER TO MECHANICAL PLANS.
- 6 CONDENSER, REFER TO EQUIPMENT AND ELECTRICAL PLAN
- 7 EXHAUST FAN, REFER TO MECHANICAL PLANS
- 8 STEEL CANOPY BELOW, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION
- 9 SATELLITE ON BALLASTED CURB
- 10 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01/A4.1
- 11 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01A/A4.1
- 12 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01/A4.3
- 13 FACE OF EXTERIOR WALL BELOW
- 14 FACE OF PARAPET WALL
- 15 STEEL CANOPY GUTTER, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION AND DETAIL 09/A4.2
- 16 ROOF JACK, REFER TO PLUMBING AND MECHANICAL PLANS
- 17 "L" SHAPE STEEL ANGLE FRAME, REFER TO STRUCTURAL PLANS

ROOFING

- RF-1 TPO ROOFING MEMBRANE WITH PROTECTION BOARD AND RIGID INSULATION. REFER TO SPECIFICATIONS
- MTL-2 PRE-FINISHED ROLLED ROOFING PANELS. REFER TO A7.3 SPECIFICATION SHEET.
- EQUIPMENT MAINTENANCE PATH



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
1	09/20/2021	U - BLDG. DEPT.
2	01/24/2022	U - BP (BULLETIN)
3		
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10		
11		
12		
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14		
15		
16		
17		

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (861) 250-9300; FAX #: (861) 250-9333

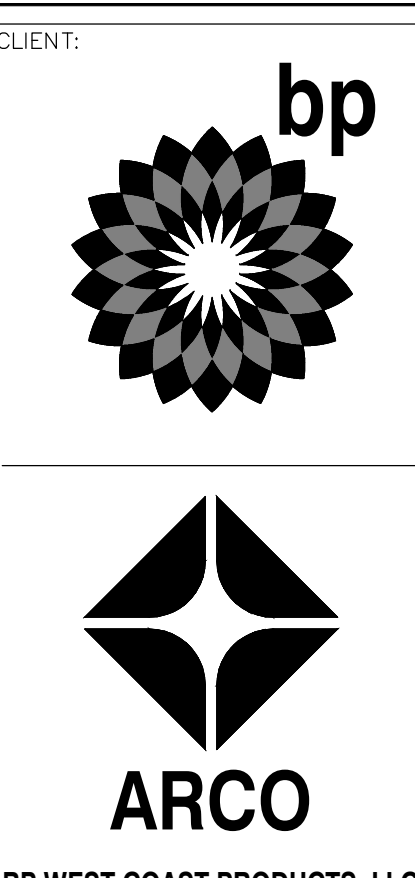
DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:
CHECKED BY:
DRAWN BY:
DATE: PROJECT NO:

DRAWING TITLE:
CONSTRUCTION FLOOR PLAN

SHEET NO:
A1.4



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING, DESIGN, CONSTRUCTION MANAGEMENT
 2848 SANG CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-6900; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
 9038 THORNTON ROAD
 STOCKTON, CA 95209

DESIGNED BY:
 CHECKED BY:
 DRAWN BY: O.S
 DATE: 02/08/2023 PROJECT NO:
 DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:
A2.2

GENERAL NOTES

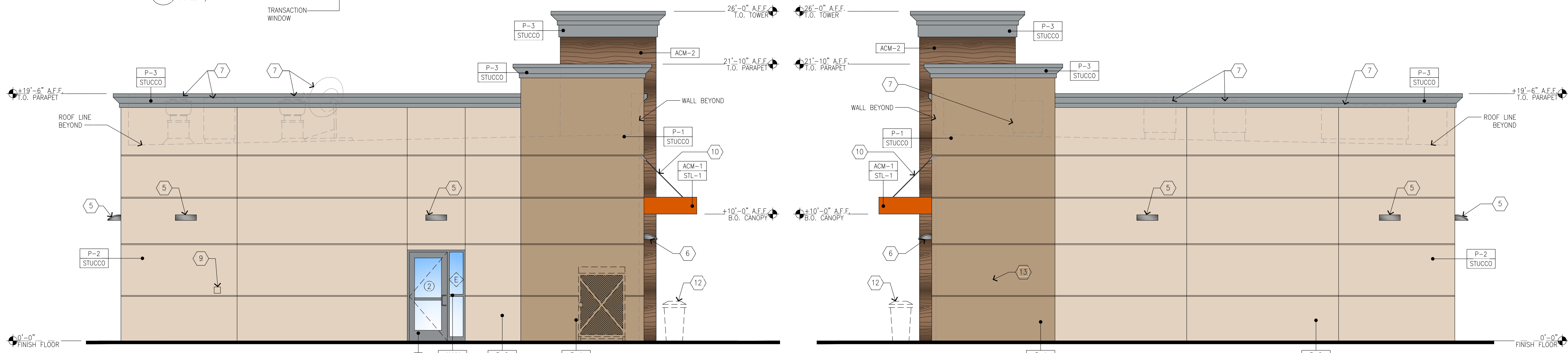
A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 FOR SPECIFICATION
- 2 OVERFLOW DRAIN
- 3 WALL POSTER
- 4 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 5 WALL MOUNTED LED FIXTURE
- 6 WALL MOUNTED SIGN LIGHTING
- 7 ROOFTOP EQUIPMENT BEYOND
- 8 MAIN SWITCHGEAR
- 9 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
- 10 AWNING ROD AND CLEVIS. REFER TO SHEET A1.4 AND STRUCTURAL PLANS FOR DETAILS
- 11 CANOPY DOWNSPOUT FINISH TO MATCH STOREFRONT, REFER TO CIVIL PLANS FOR CONTINUATION
- 12 TRADITIONAL CEMENT TRASH RECEPTACLE, REFER TO SHEET Q2.1 FOR SPECIFICATION
- 13 PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
- 14 EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS
- 15 AIR CURTAIN BEYOND, REFER TO SHEET A2.3 AND MECHANICAL PLANS
- 16 SATIN ANODIZED 36" W X 36" H BULLET RESISTANT COMBINATION EXCHANGE WINDOW BY CRL US ALUMINUM & INSTALLED BY CONTRACTOR.

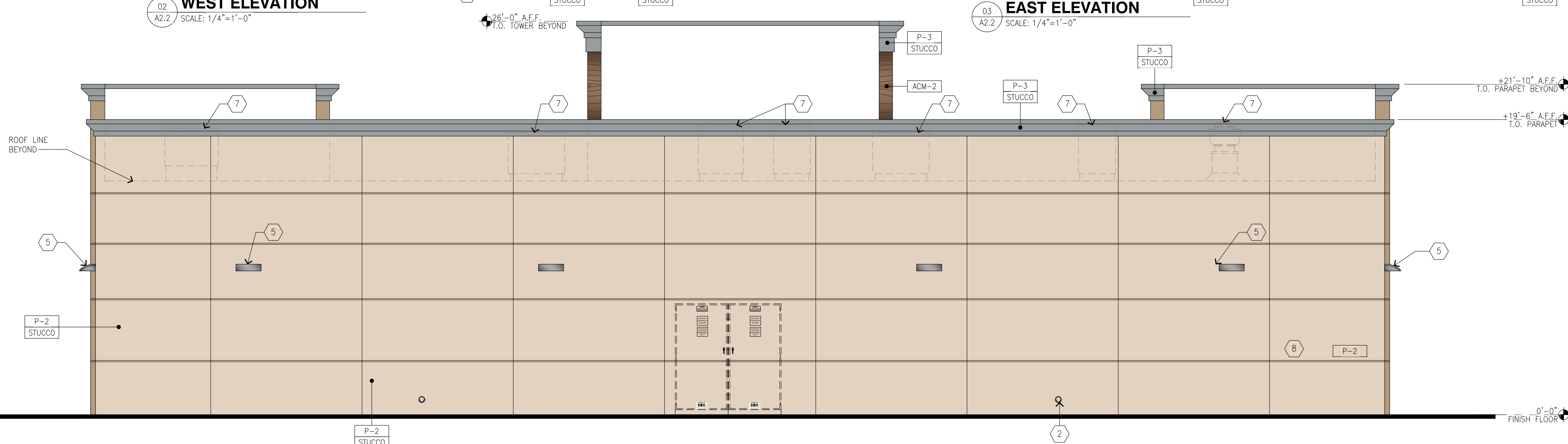


01 SOUTH ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



02 WEST ELEVATION
 A2.2 SCALE: 1/4"=1'-0"

03 EAST ELEVATION
 A2.2 SCALE: 1/4"=1'-0"



04 NORTH ELEVATION
 A2.2 SCALE: 1/4"=1'-0"

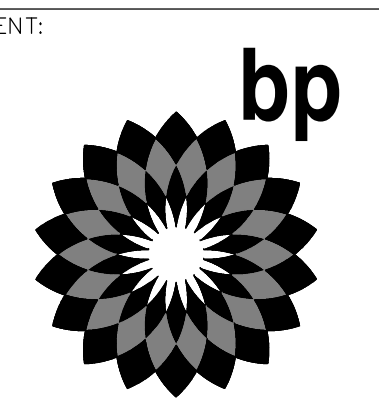
COLOR LEGEND

- P-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
- P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

MATERIAL LEGEND

- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
△ 1	2/13/23	0.S
△ 2		
△ 3		
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△ 14		
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△ 16		
△ 17		
△ 18		
△ 19		
△ 20		

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSULTING & MANAGEMENT
 28465 SANG CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-8600; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
 9036 THORNTON ROAD
 STOCKTON, CA 95209

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	0.S
DATE:	02/08/2023
DRAWING TITLE:	PROJECT NO:

COLOR EXTERIOR ELEVATIONS

SHEET NO:

CWA2.2

KEYED NOTES

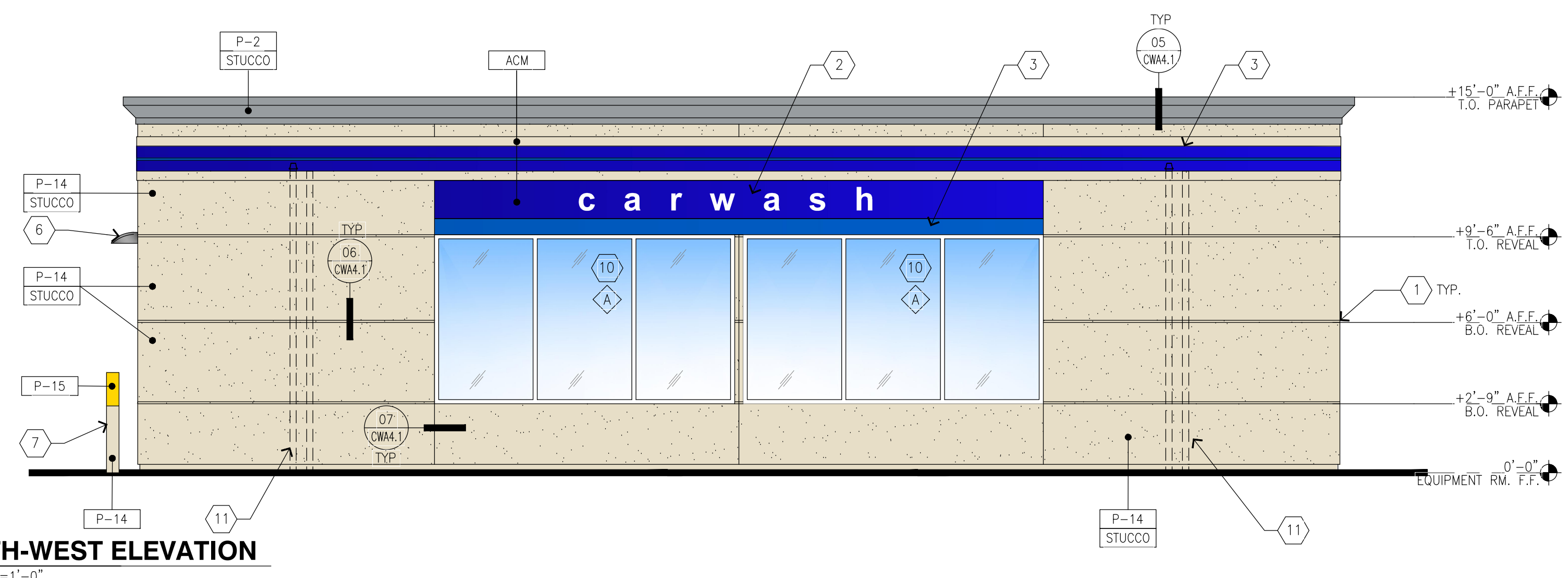
- 1 1" REVEAL
- 2 VINYL LETTERS APPLIED TO ACM
- 3 VINYL DECAL APPLIED TO ACM
- 4 "NO ENTRY" SIGN
- 5 OVERHEAD CLEARANCE BAR
- 6 WALL MOUNTED LED FIXTURE
- 7 CONCRETE FILLED BOLLARD, REFER TO DETAIL 5/CWA4.2
- 8 METAL DOOR & FRAME
- 9 INSTRUCTIONAL SIGN PANEL
- 10 WASH BAY WINDOWS
- 11 OVERFLOW SPOUTS.

COLOR LEGEND

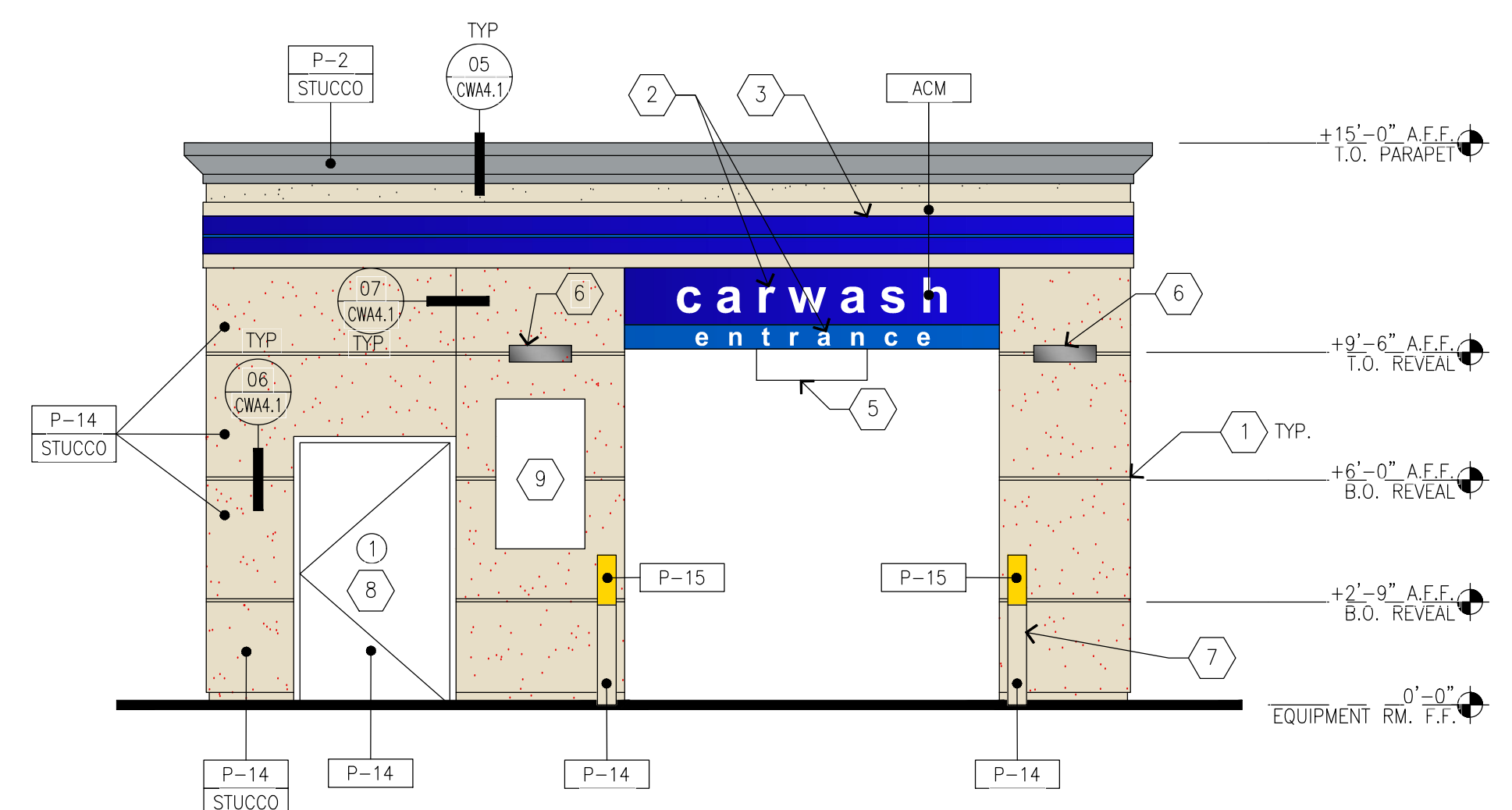
- P-2 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS
- P-14 BP PEARL -- BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
- P-15 BP YELLOW -- BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

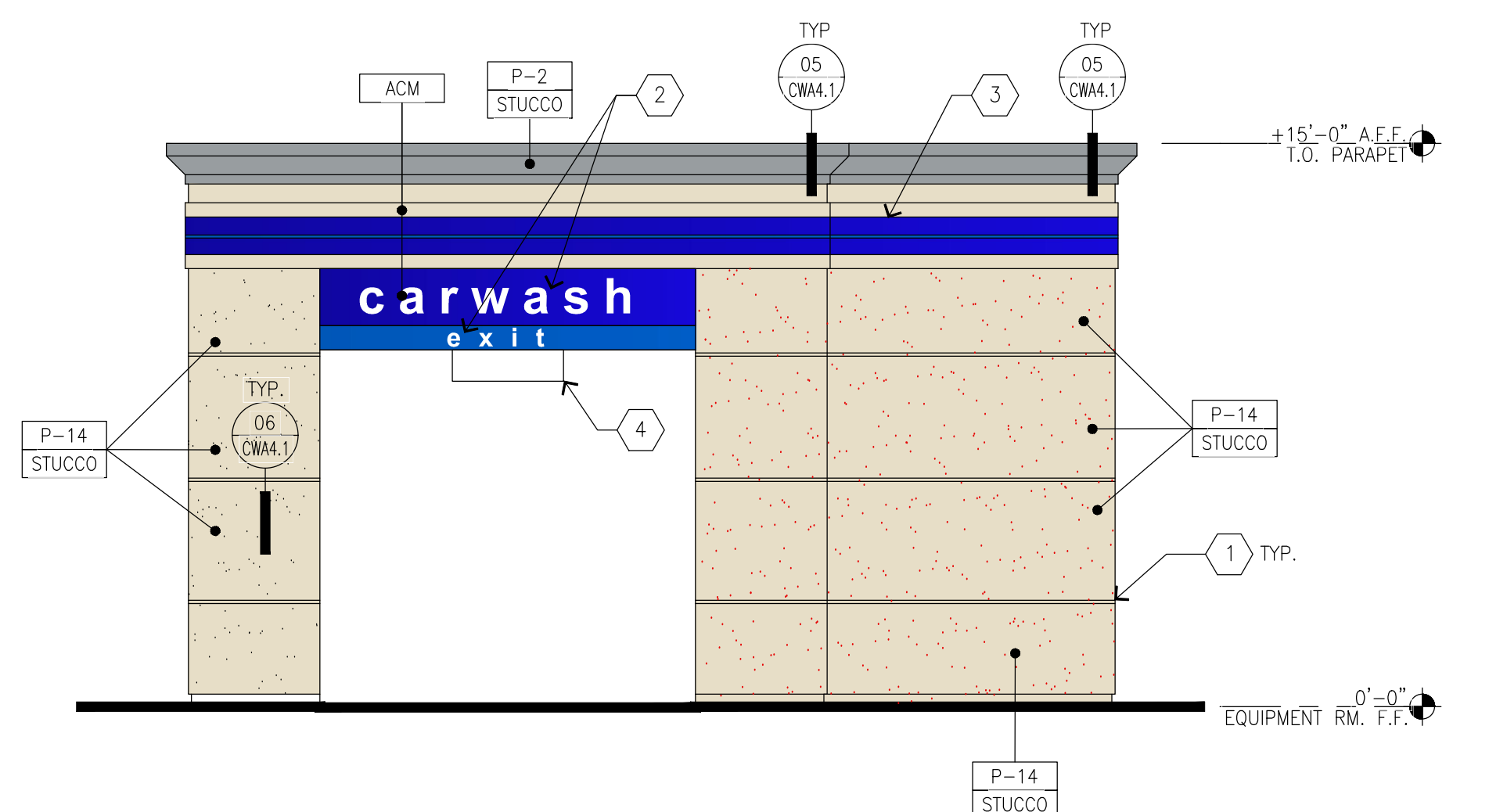
- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM ALUMINUM COMPOSITE MATERIAL



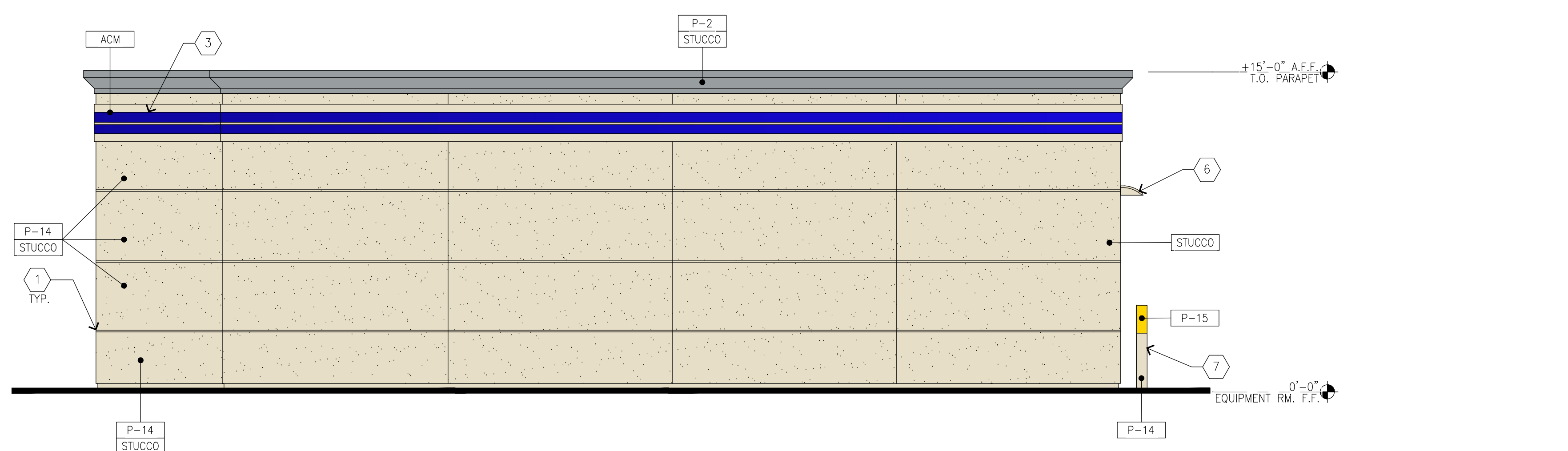
01 NORTH-WEST ELEVATION
 (CWA2.1) SCALE: 1/4"=1'-0"



02 NORTH-EAST ELEVATION
 (CWA2.1) SCALE: 1/4"=1'-0"

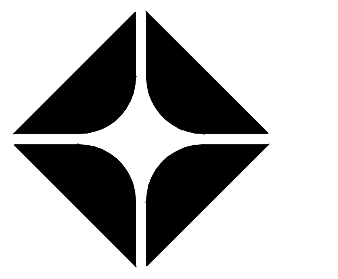
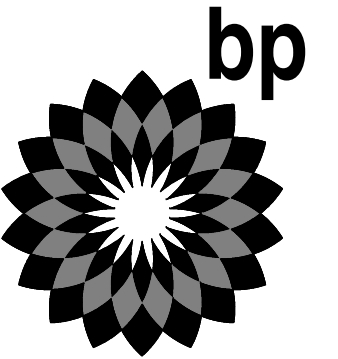


03 SOUTH-WEST ELEVATION
 (CWA2.1) SCALE: 1/4"=1'-0"



04 SOUTH-EAST ELEVATION
 (CWA2.1) SCALE: 1/4"=1'-0"

CLIENT:



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
△1		
△2		
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△4		
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△12		
△13		
△14		
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△18		
△19		
△20		

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING, ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT
 2845 SAN JOSE AVENUE, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (861) 250-8600; FAX #: (861) 250-8933

DEVELOPMENT INFORMATION:

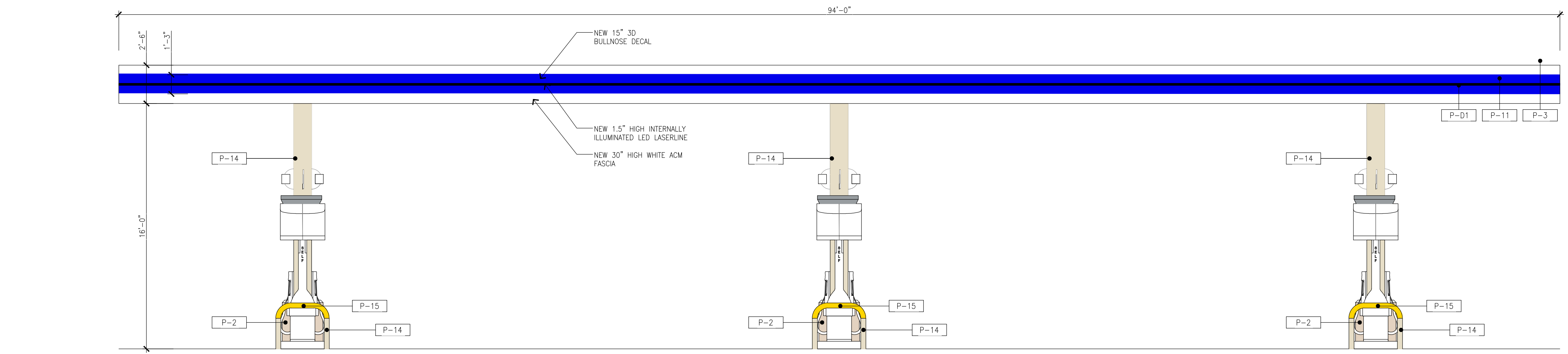
SITE ADDRESS:
ADDRESS
 9036 THORNTON ROAD
 STOCKTON, CA 95209

DESIGNED BY:
 CHECKED BY:
 DRAWN BY: **OS**
 DATE: **02/08/2023** PROJECT NO:
 DRAWING TITLE:

CANOPY ELEVATIONS

SHEET NO:

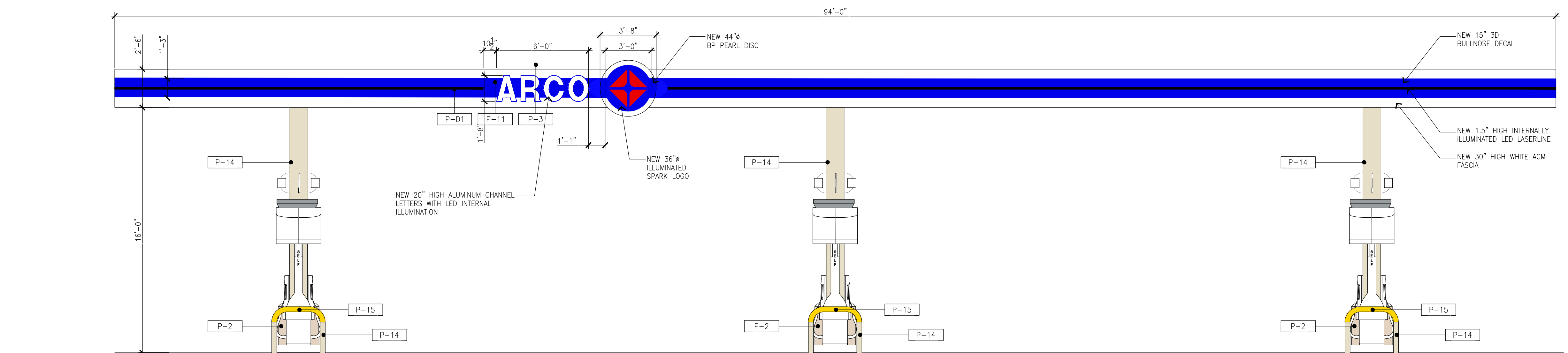
A6.1



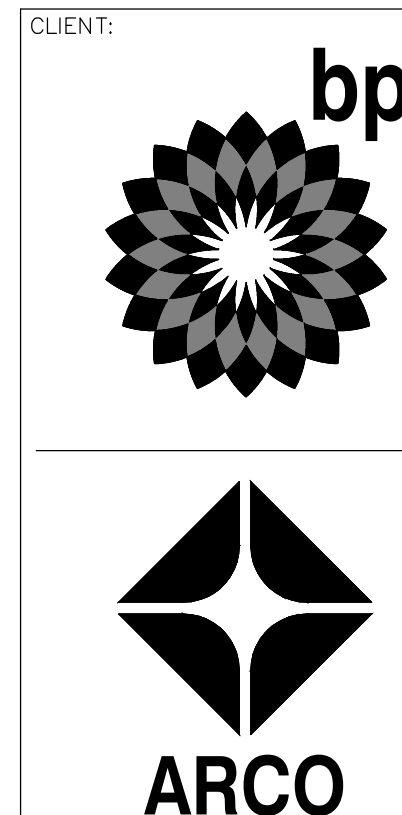
1 NORTH CANOPY ELEVATION
 SCALE: 1/4"=1'-0"

COLOR LEGEND

	P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH		P-4 HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
	P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH		P-11 ARCO BLUE -ICI PAINTS, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B65184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 298C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X
	P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"		P-D1 ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-682-0 (49582-0) "PANTONE PROCESS BLUE" -M, 3560-57 "OLYMPIC BLUE"
	P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"		



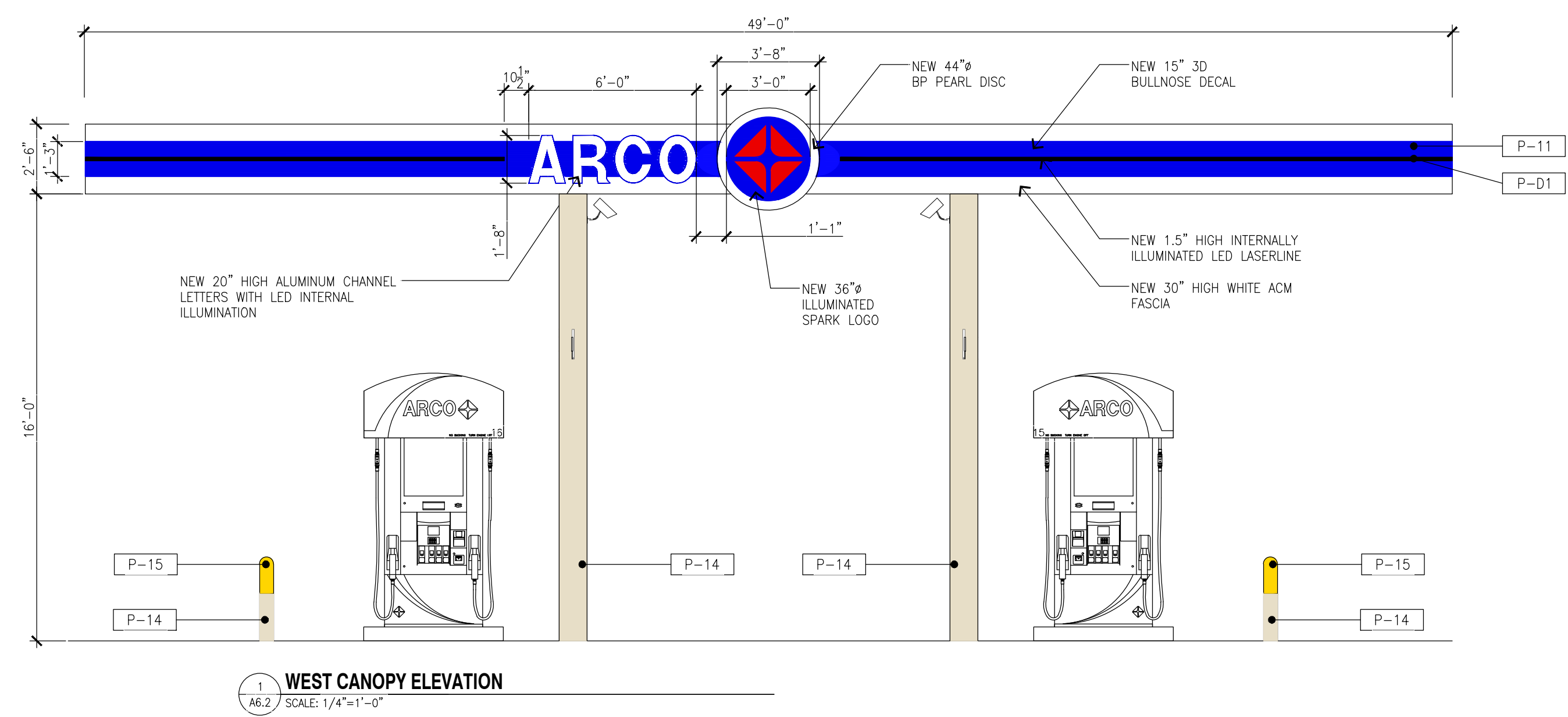
2 SOUTH CANOPY ELEVATION
 SCALE: 1/4"=1'-0"



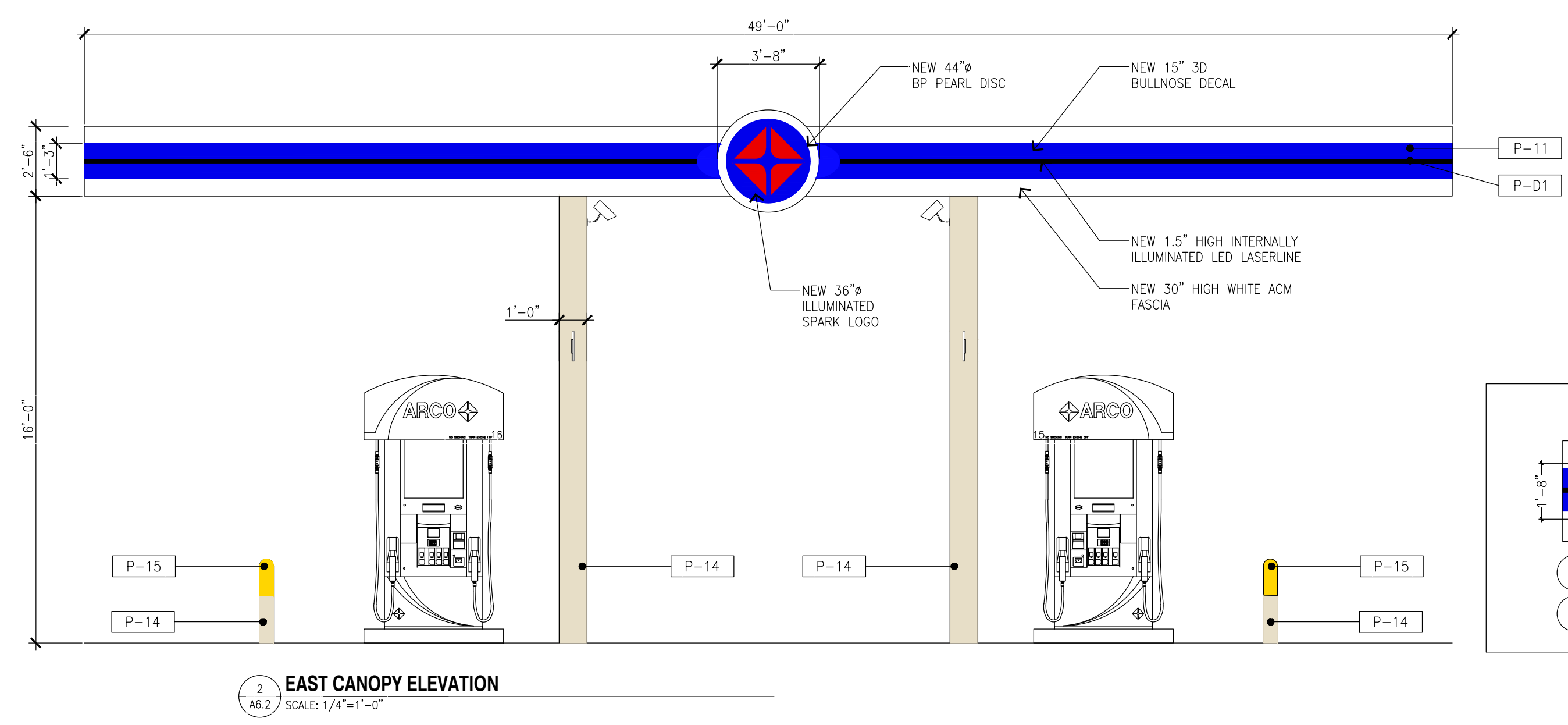
BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

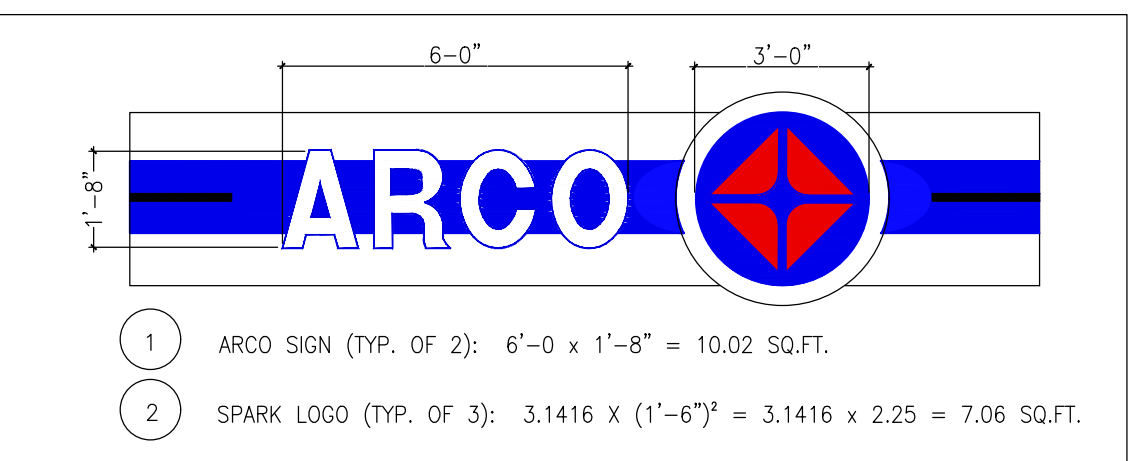
SEAL:



1 WEST CANOPY ELEVATION
SCALE: 1/4"=1'-0"



2 EAST CANOPY ELEVATION
SCALE: 1/4"=1'-0"



COLOR LEGEND

	P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
	P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
	P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"
	P-4 HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #500Y 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
	P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
	P-D1 ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-682-0 (A952-0) "PANTONE PROCESS BLUE" -3M, 3560-57 "OLYMPIC BLUE"
	P-11 ARCO BLUE -ICI PRINTE, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B65184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR -P28 4B DTM ACROLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X

PLANS PREPARED BY:
A & S ENGINEERING INC.
 CIVIL, MECHANICAL & ELECTRICAL MANAGEMENT
 2845 SAGE CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-6600; FAX #: (661) 250-6933

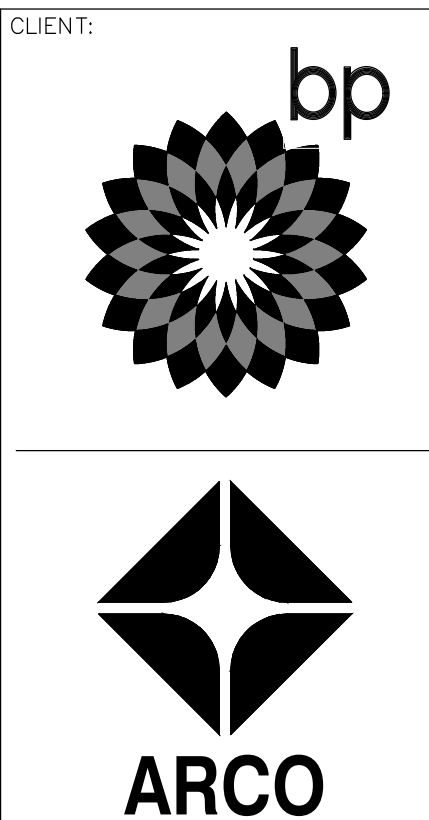
DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
 9036 THORNTON ROAD
 STOCKTON, CA 95209

DESIGNED BY:
 CHECKED BY:
 DRAWN BY: **O.S.**
 DATE: **02/08/2023** PROJECT NO:

DRAWING TITLE:
CANOPY ELEVATIONS

SHEET NO:



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

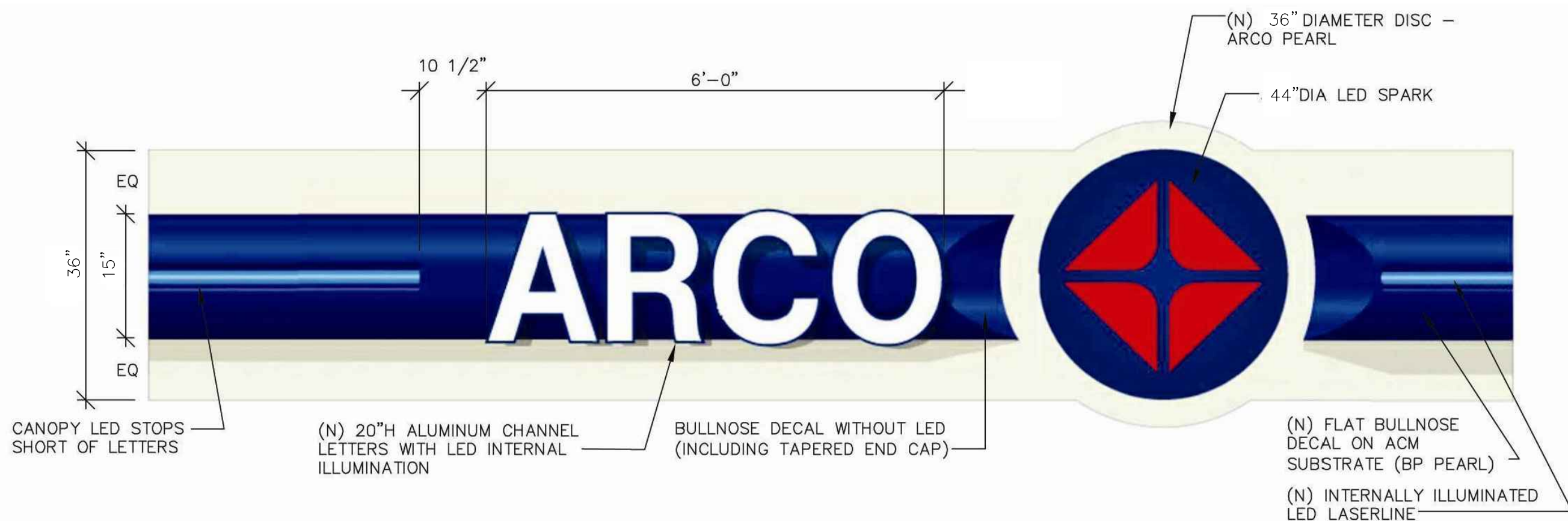
SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
 2505 S. SAND CANYON ROAD, SUITE B
 SAND CANYON, CALIFORNIA 91387
 PHONE #: (861) 250-9800; FAX #: (861) 250-9833

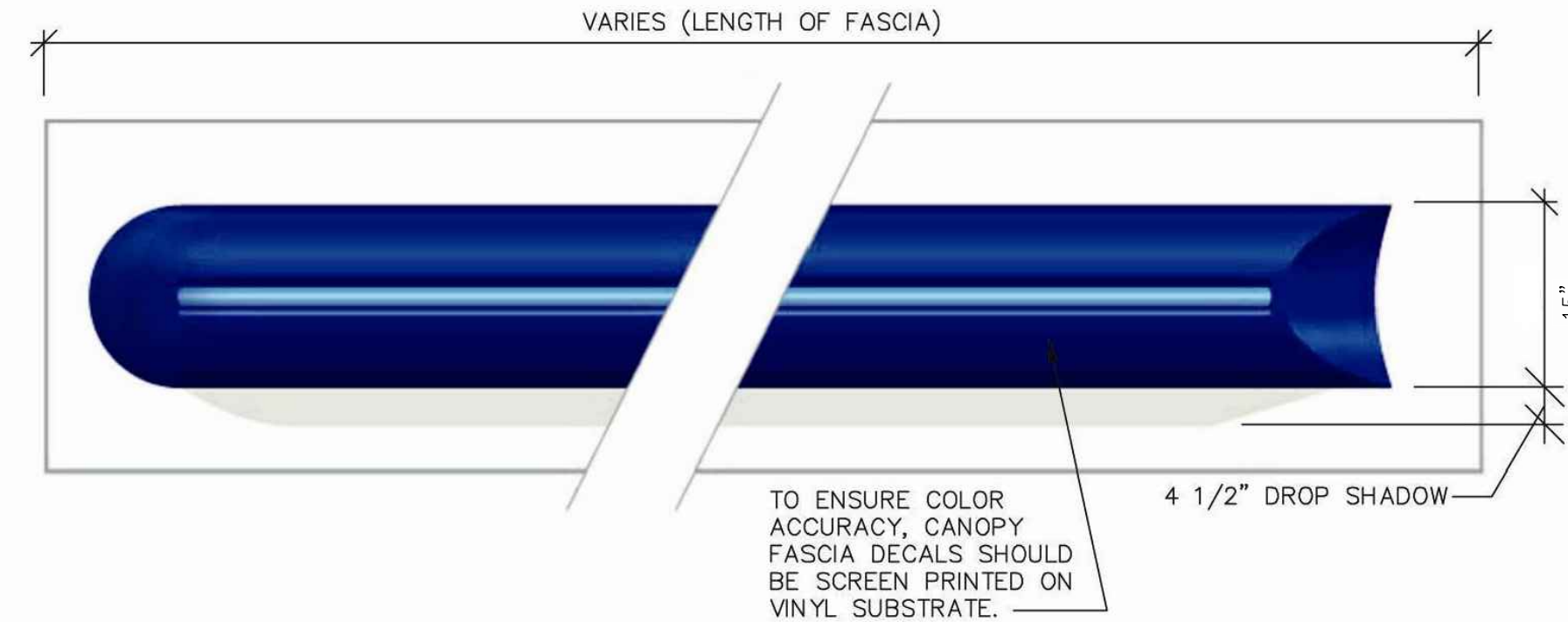
DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
 9008 THORNTON RD.
 STOCKTON, CA 95209

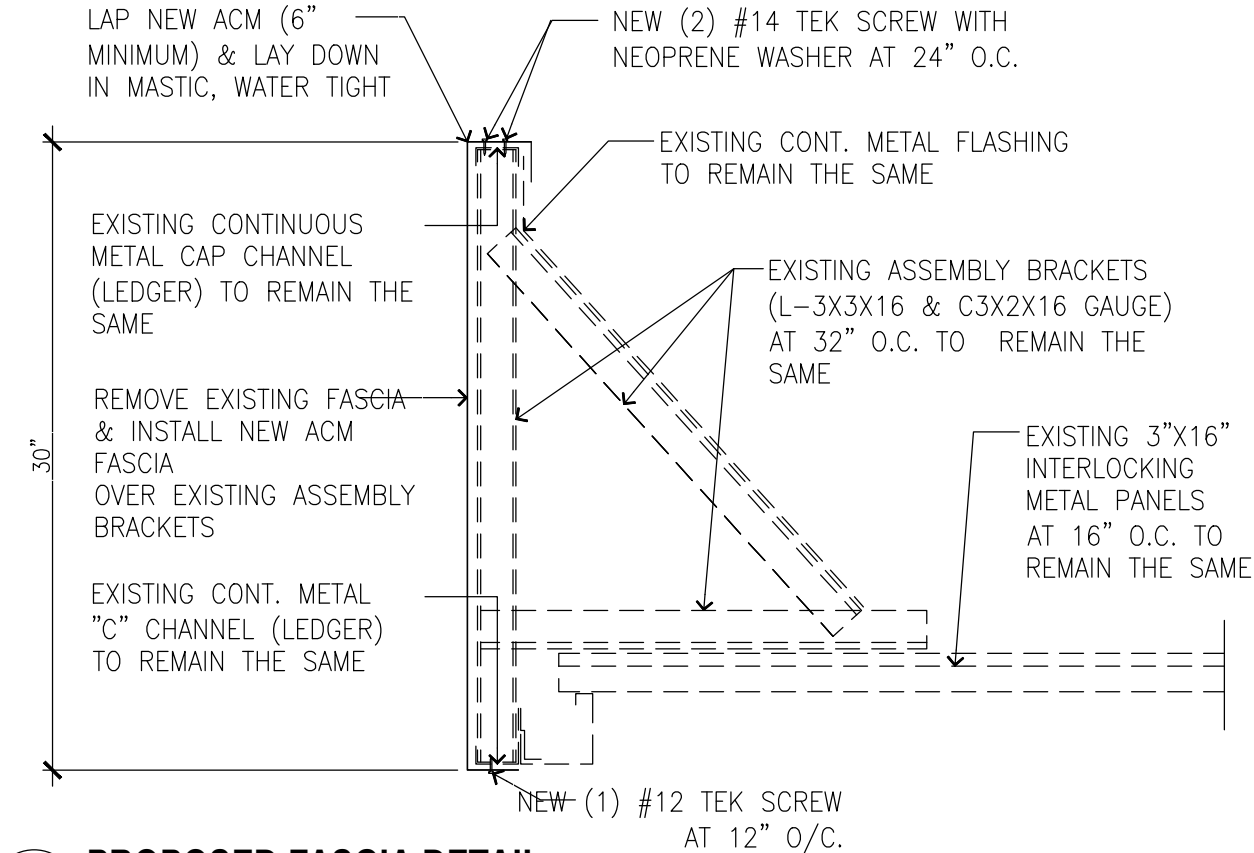
DESIGNED BY:
 CHECKED BY:
 DRAWN BY: **OS**
 DATE: **05/26/2023**
 PROJECT NO:
 DRAWING TITLE:
CANOPY FASCIA + DISPENSER DETAILS
 SHEET NO:



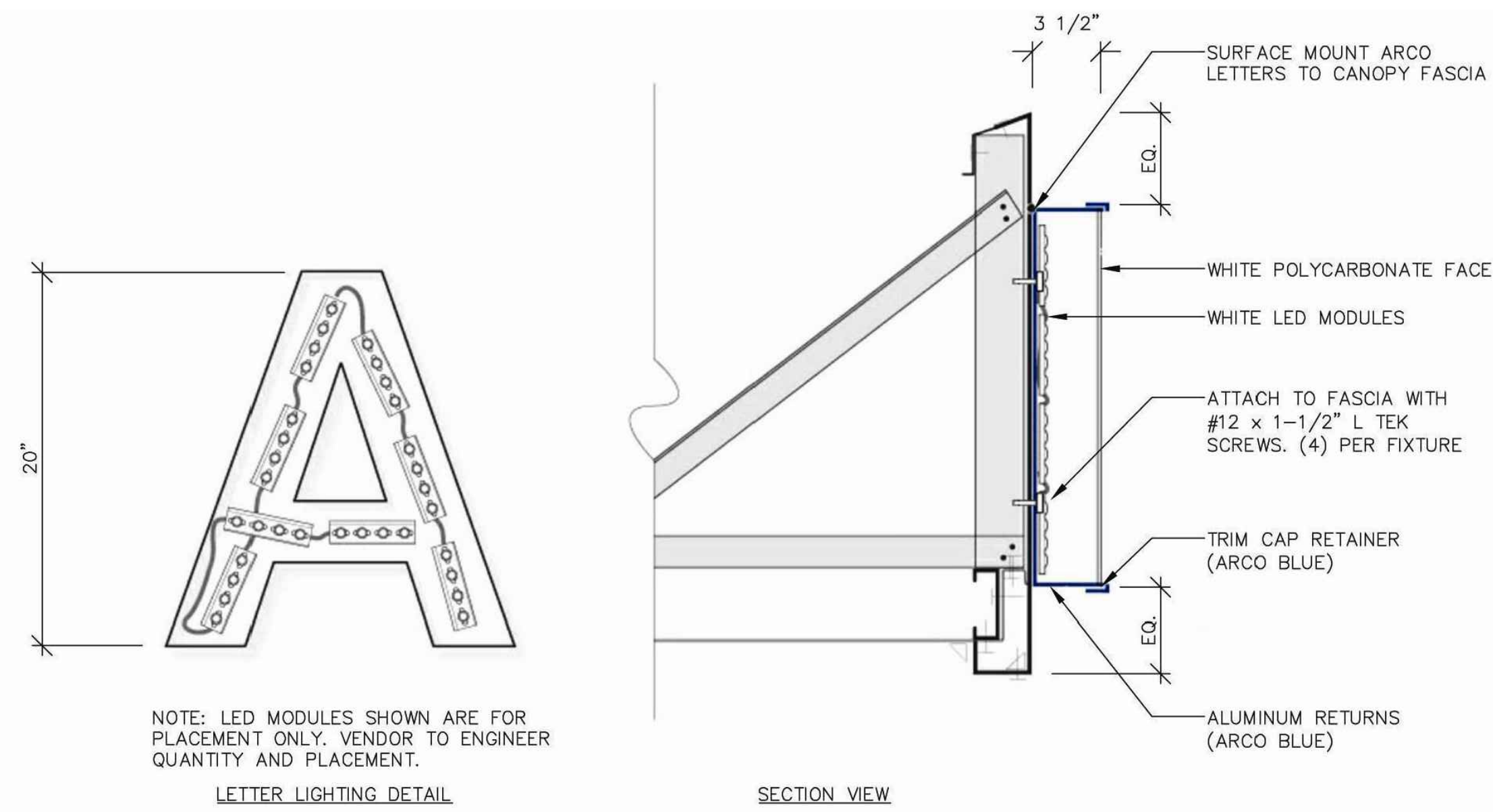
1 FRONT VIEW - TYPICAL CANOPY FASCIA, 15° BULLNOSE DECAL
SCALE: N.T.S.



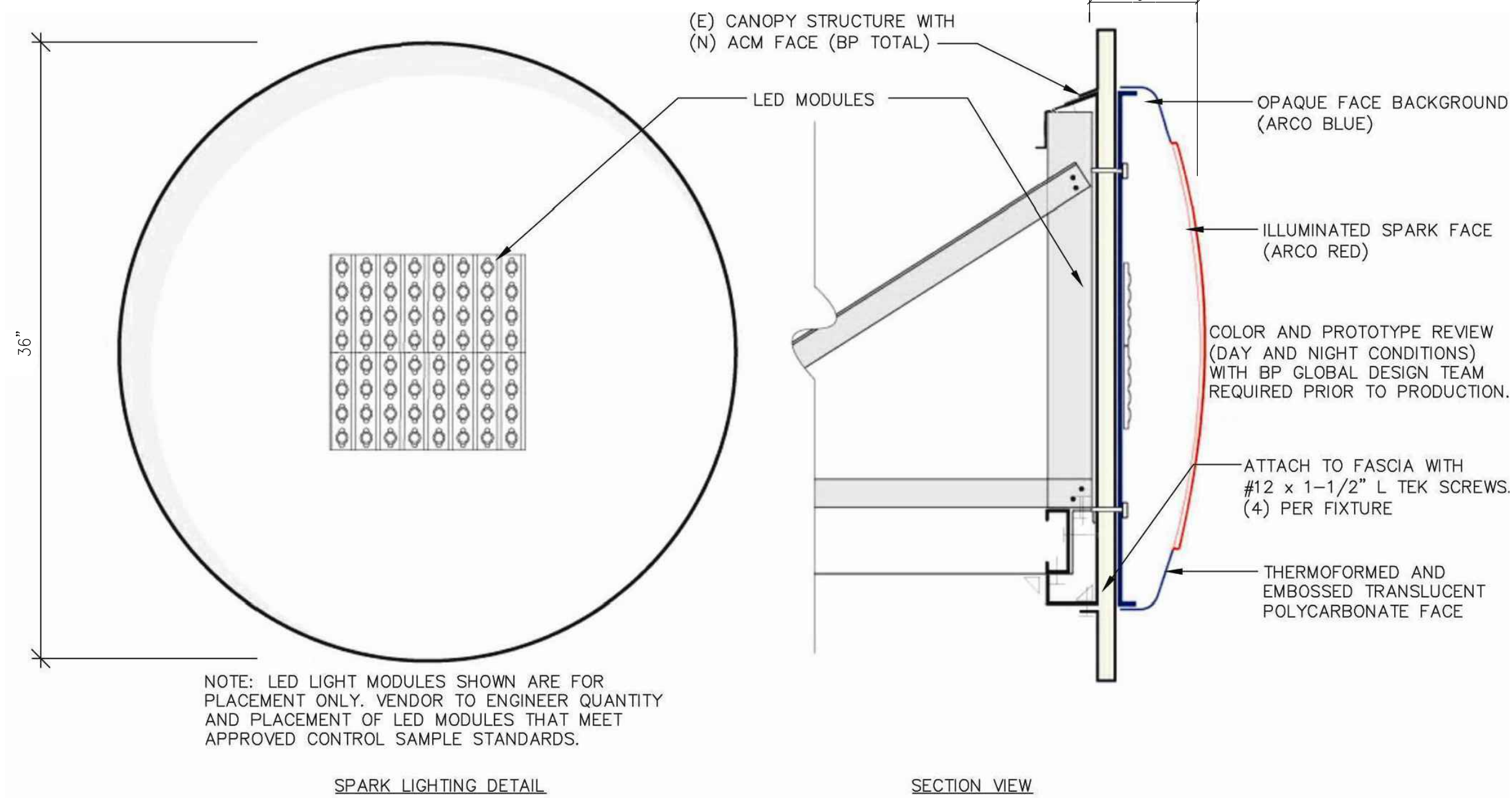
2 15° BULLNOSE DECAL, VINYL GRAPHIC FOR CANOPY FASCIA
SCALE: N.T.S.



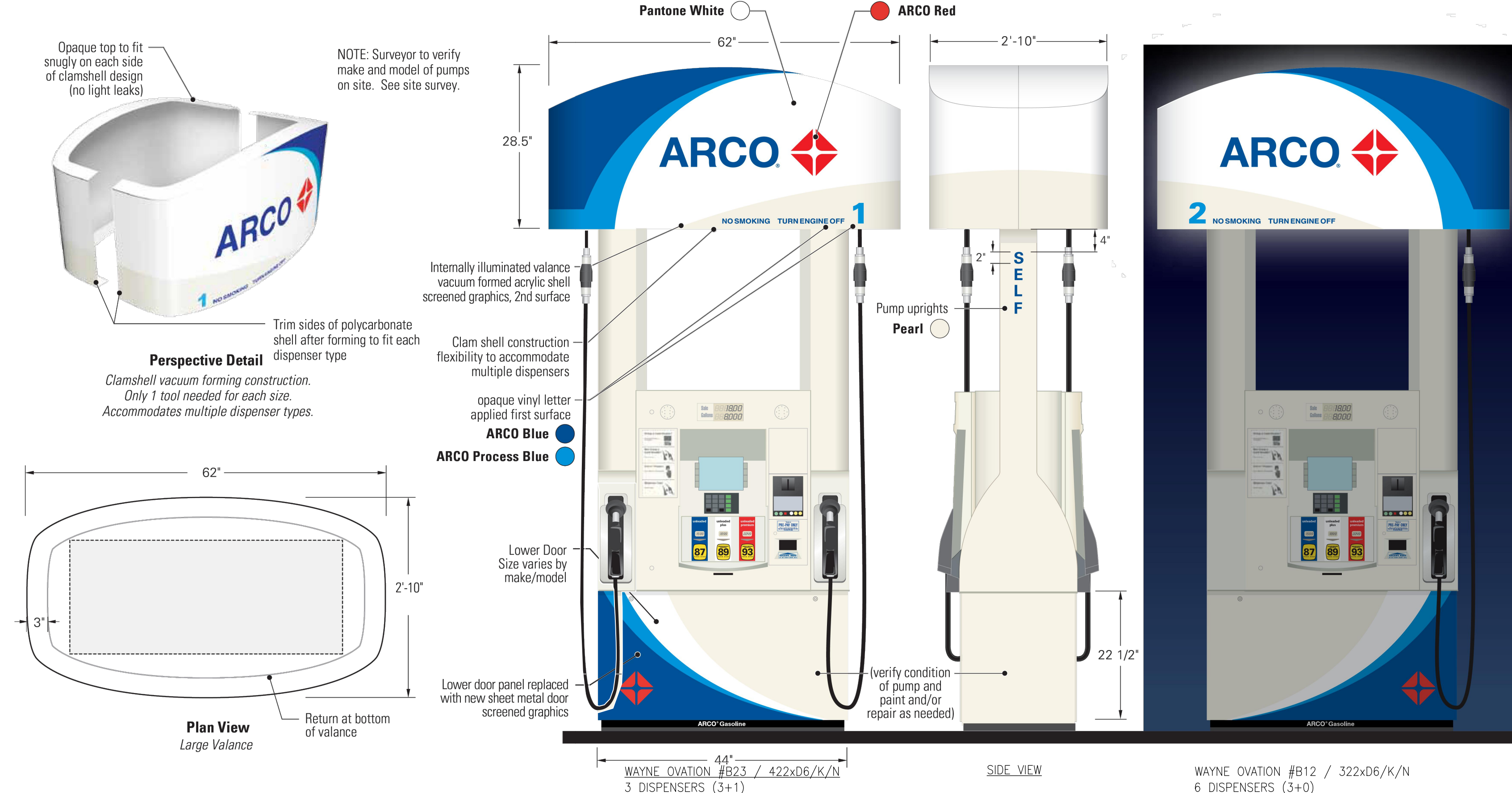
3 PROPOSED FASCIA DETAIL
SCALE: N.T.S.



4 ARCO FASCIA CHANNEL LETTERS
SCALE: N.T.S.

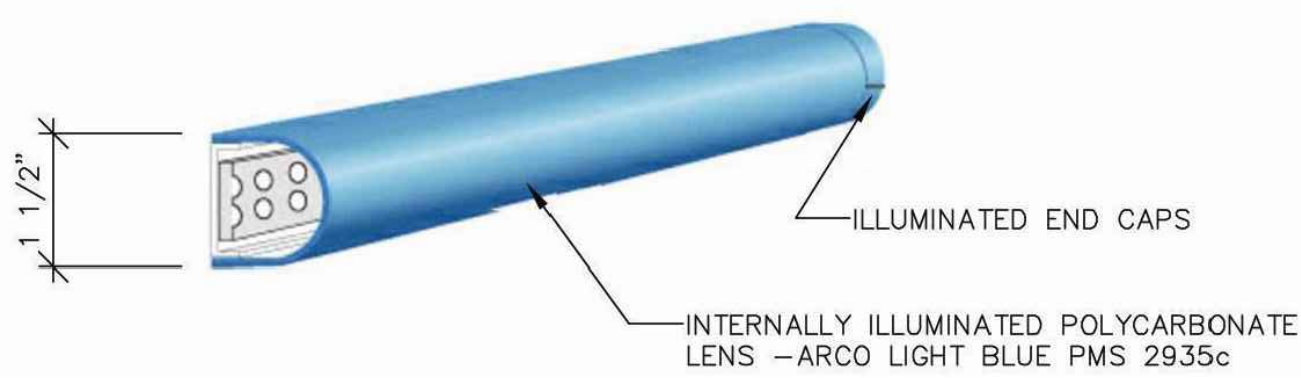


5 ARCO FASCIA SPARK SIGN
SCALE: N.T.S.



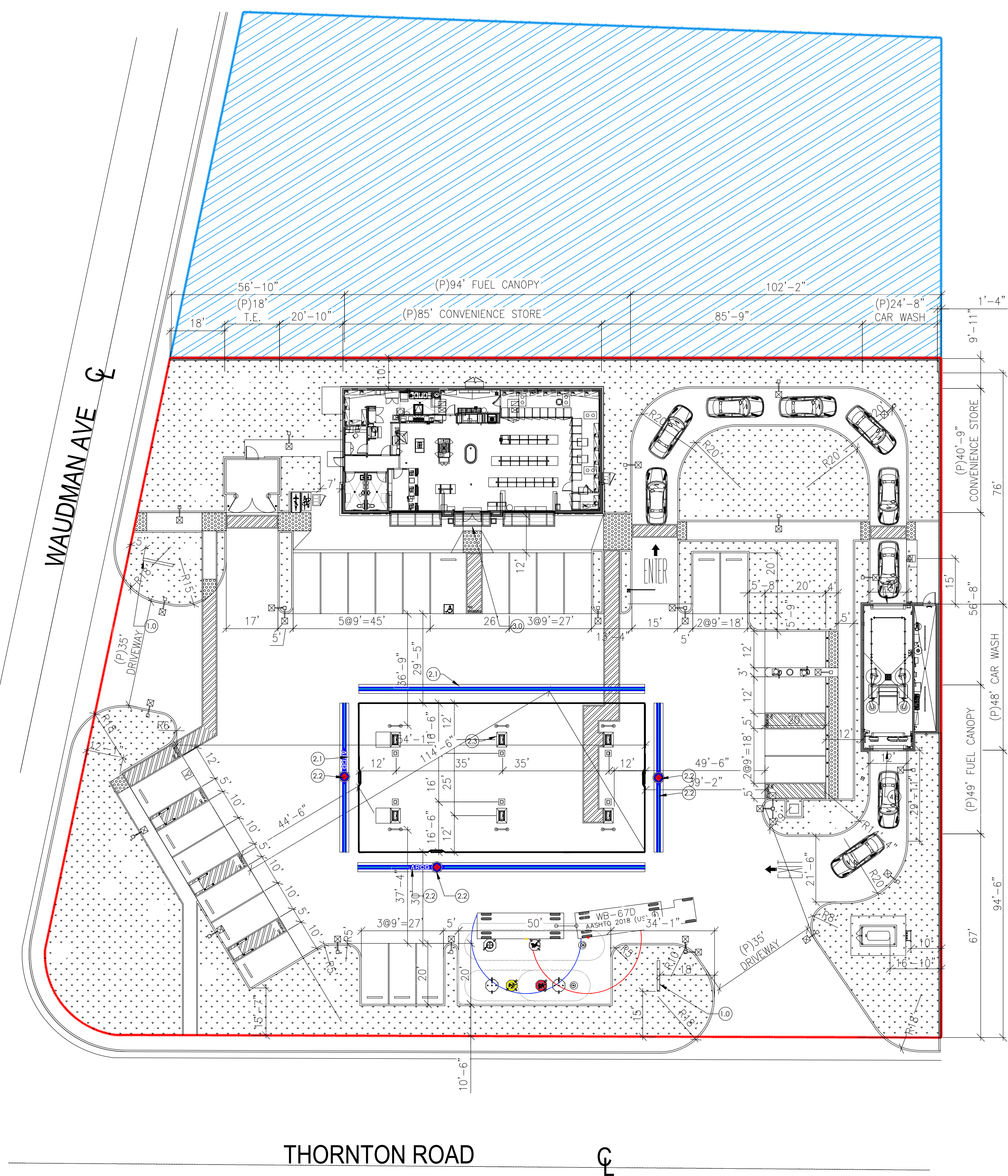
8 WIDE BODY DISPENSER - ILLUMINATED VALANCE DETAILS & WAYNE OVATION - MODEL #B12 / 322XD6 / K / N- 6 (3+0) & MODEL #B23 / 422XD6 / K / N- 3 (3+1)
SCALE: N.T.S.

6 ARCO FASCIA DECAL AND LED LASERLINE
SCALE: N.T.S.



7 HALF ROUND LED LASERLINE
SCALE: N.T.S.

NOTE: LED LIGHT MODULES ARE SHOWN FOR PLACEMENT ONLY EXACT AMOUNT OF LED, PLACEMENT AND SPECIFICATIONS ARE TO BE SUPPLIED BY OTHERS. LIGHT SUPPLIER TO ENGINEER QUANTITY AND PLACEMENT OF LED MODULES THAT MEET APPROVED CONTROL STANDARDS SET BY TESORO.



THORNTON ROAD

WAUDMAN AVE

DIRECTIONAL ARROW/ GRAPHIC SCALE

GRAPHIC SCALE
1"=30'-0"

VICINITY MAP

SCOPE OF WORK

MAIN ID SIGN:

- 1.0 INSTALL NEW MONUMENT SIGN

CANOPY:

- 2.1 INSTALL NEW CANOPY FASCIA, TYP.
- 2.2 INSTALL NEW SIGNAGE & GRAPHICS PER ATTACHED SIGN PROGRAM; (TYP OF 2)
- 2.3 SKIN EXISTING DISPENSER PER ARCO STANDARD; TYP

BUILDING:

- 3.0 INSTALL NEW AM/PM SIGN

CAR WASH:

- 4.0 INSTALL NEW CAR WASH SIGN

CLIENT: **bp**

ARCO

BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT
2808 SERRA CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-8600; FAX #: (661) 250-8933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9038 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	OS
DATE:	05/26/2023
DRAWING TITLE:	PROJECT NO:

SITE PLAN AND CANOPY ELEV.

SHEET NO:

PS1.0

CLIENT:





BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION

SEAL:

PLANS PREPARED BY:



A & S ENGINEERING INC.
 PLANNING & ENGINEERING
 2605 SAUND CANYON ROAD, SUITE B
 SAUND CANYON, CA 91871
 PHONE #: (861) 250-9800; FAX #: (861) 250-9833

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
 9088 THORNTON RD
 STOCKTON, CA 95209

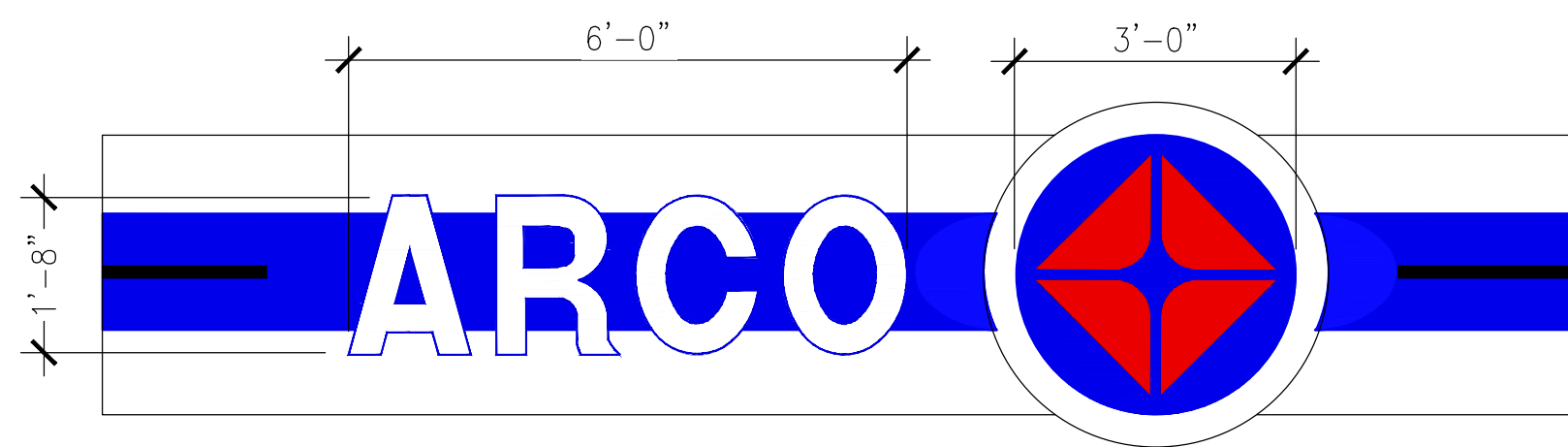
DESIGNED BY:
 CHECKED BY:
 DRAWN BY: **OS**
 DATE: **05/26/2023**
 DRAWING TITLE:

SIGN PROGRAM

SHEET NO:
SP1

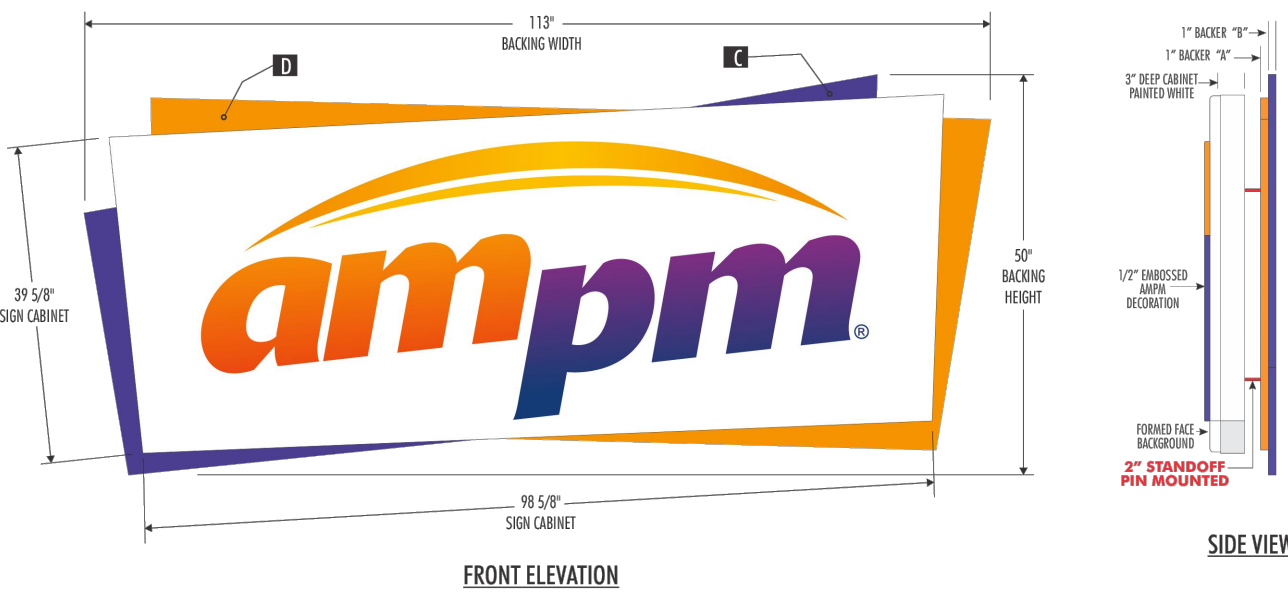
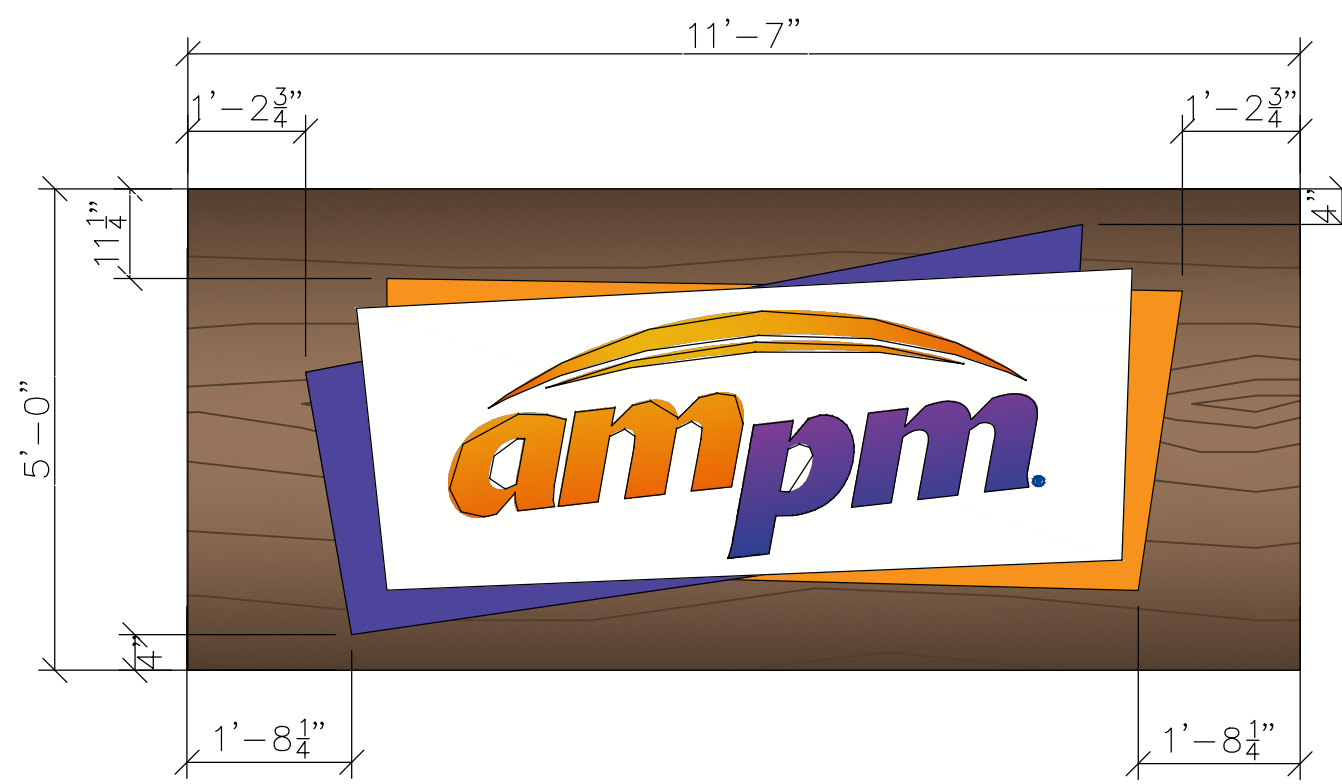


1.0 MONUMENT SIGN
 SP1 SCALE: 1/2" = 1'-0"

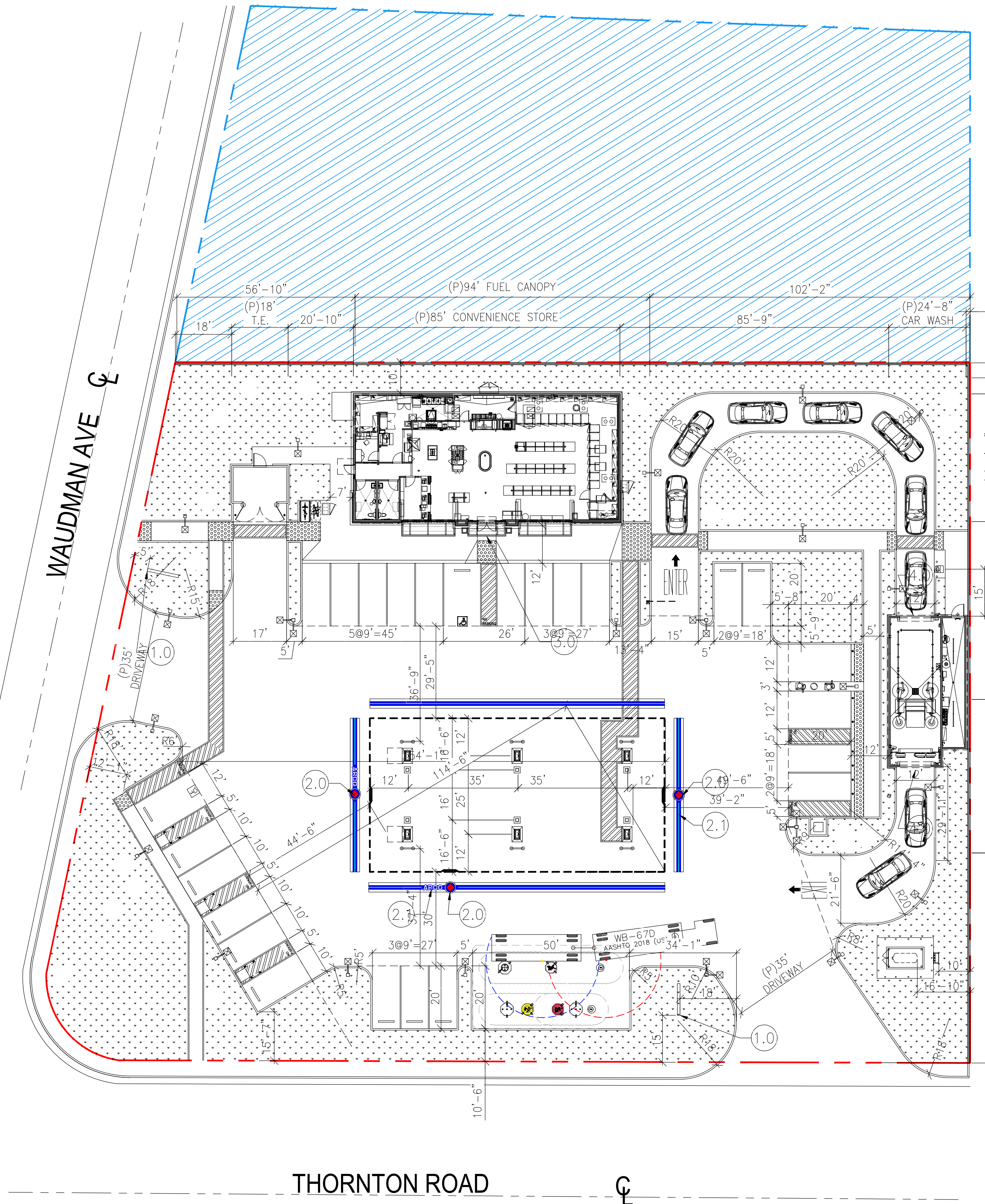


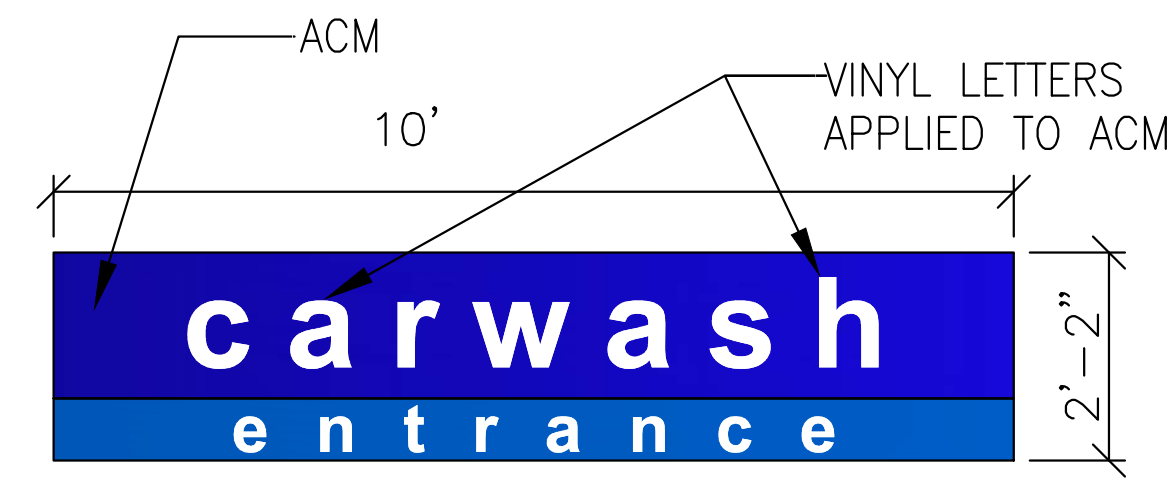
2.0 SPARK LOGO (TYP. OF 3): 3.1416 X (1'-6")² = 3.1416 x 2.25 = 7.06 SQ.FT.
 2.1 ARCO SIGN (TYP. OF 2): 6'-0 x 1'-8" = 10.02 SQ.FT.

2.0 CANOPY SIGNS
 SP1 SCALE: 1/2" = 1'-0"

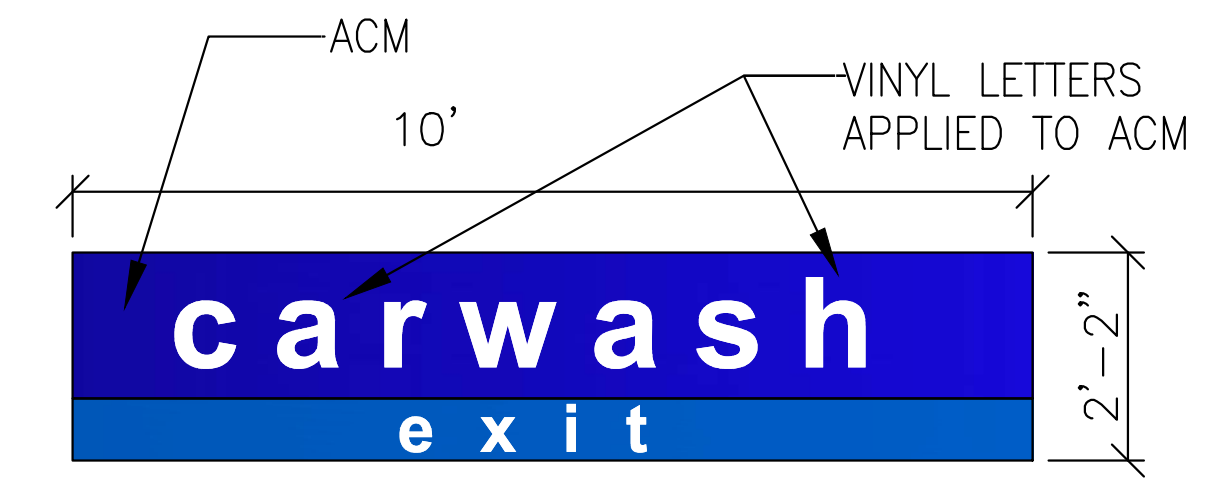


3.0 AMPM SIGN
 SP1 SCALE: 1/2" = 1'-0"





4.0 CAR WASH SIGN: 2'-2" X 10'-0" = 21.67 SQ.FT.

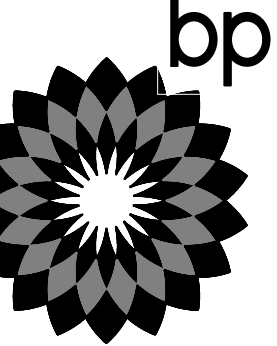
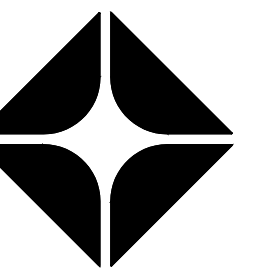


4.0 CAR WASH SIGN: 2'-2" X 10'-0" = 21.67 SQ.FT.

4.0 CAR WASH SIGNS
SP2 SCALE: 1/2" = 1'-0"

SIGN INFORMATION						
NO.	NAME OF SIGN	SIZE OF SIGN	SQ. FT EACH	QTY.	TOTAL AREA (SQ. FT.)	REMARKS
1.0	MONUMENT SIGN	9'-2" X 6'-8"	61.1	2	122.2	NEW
2.0	CANOPY SIGN (SPARK LOGO)	3.1416 X (1'-6") ²	7.06	3	21.18	NEW
2.1	CANOPY SIGN (ARCO)	6'-0 X 1'-8"	10.02	2	20.04	NEW
3.0	STORE SIGN (AMPM)	9'-5" X 4'-2"	39.24	1	39.24	NEW
4.0	CAR WASH SIGN	2'-2" X 10'-0"	21.67	2	43.34	NEW
TOTAL AREA OF SIGNS (SQUARE FEET):					246	

CLIENT:

BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		

SEAL:



PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSULTING MANAGEMENT
2845 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (818) 250-9300; FAX #: (818) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9338 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:
CHECKED BY:
DRAWN BY: OS
DATE: 05/26/2023
PROJECT NO:

DRAWING TITLE:
SIGN PROGRAM

SHEET NO:
SP2

ENGINEERING
 CONSULTING
 MANAGEMENT
 2845 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (818) 250-9300; FAX #: (818) 250-9333

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

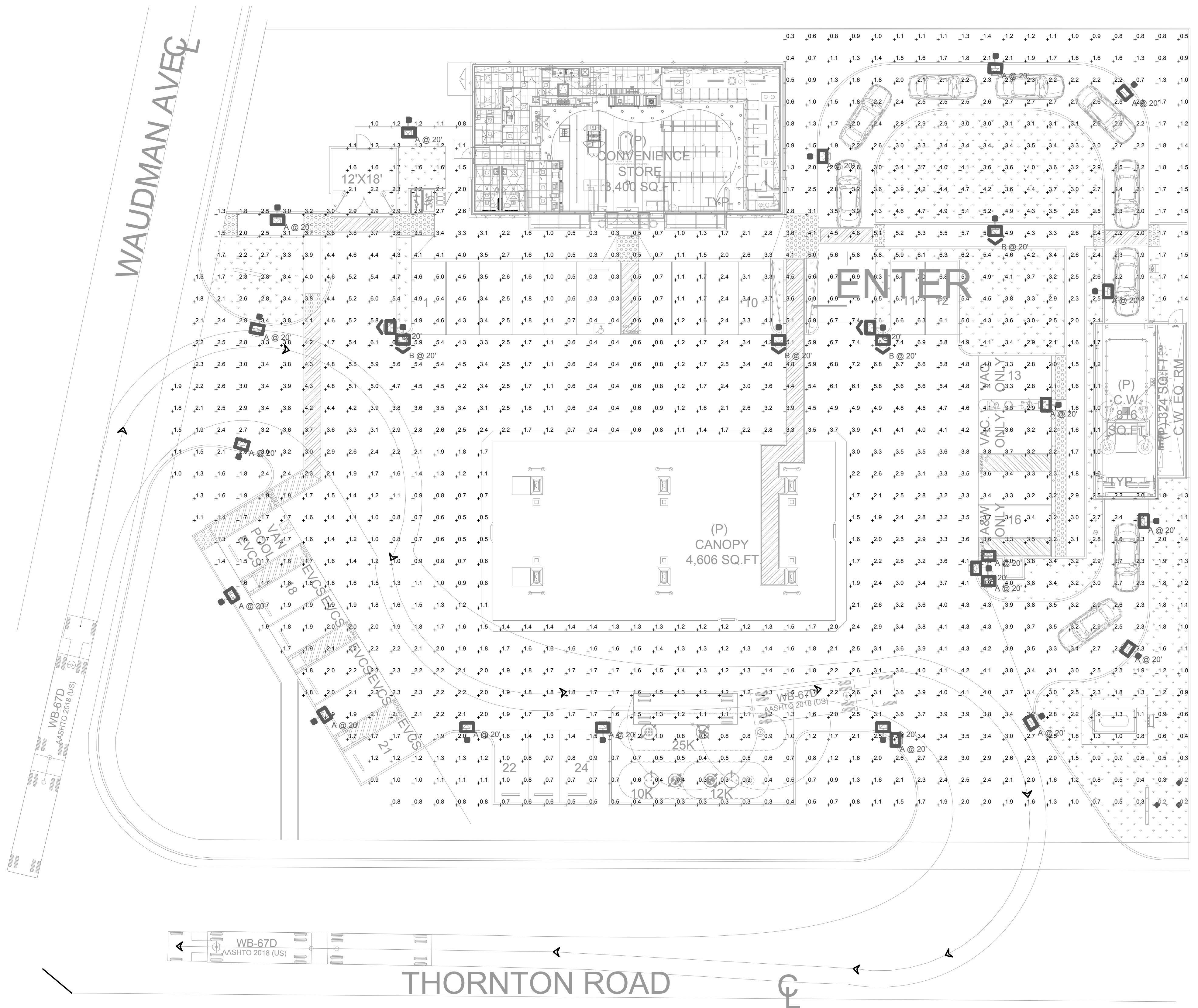


GMEP ENGINEERS
 28439 Rancho Pkwy. S. Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9066

PROJECT NAME:
BP ARCO STOCKTON PHOTOMETRIC
 9036 THORNTON ROAD,
 STOCKTON, CA 95208

SHEET TITLE
 ELECTRICAL PHOTOMETRIC PLAN

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/02/2023
 SCALE: AS NOTED
 JOB NO.: 23-201
 SHEET: **E-2.0**

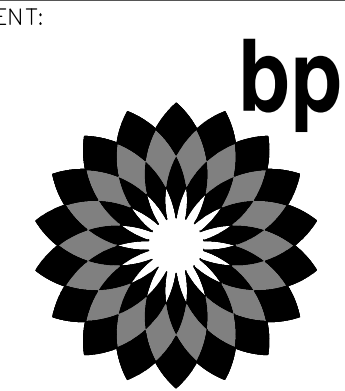


ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0"

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	21	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 3 Medium	1	5383	0.81	45.14
	B	6	Lithonia Lighting	DSX0 LED P4 30K 80CRI T5LG	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 5 Low G Rating	1	10153	0.81	93.04

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.5 fc	7.7 fc	0.2 fc	38.5:1	12.5:1

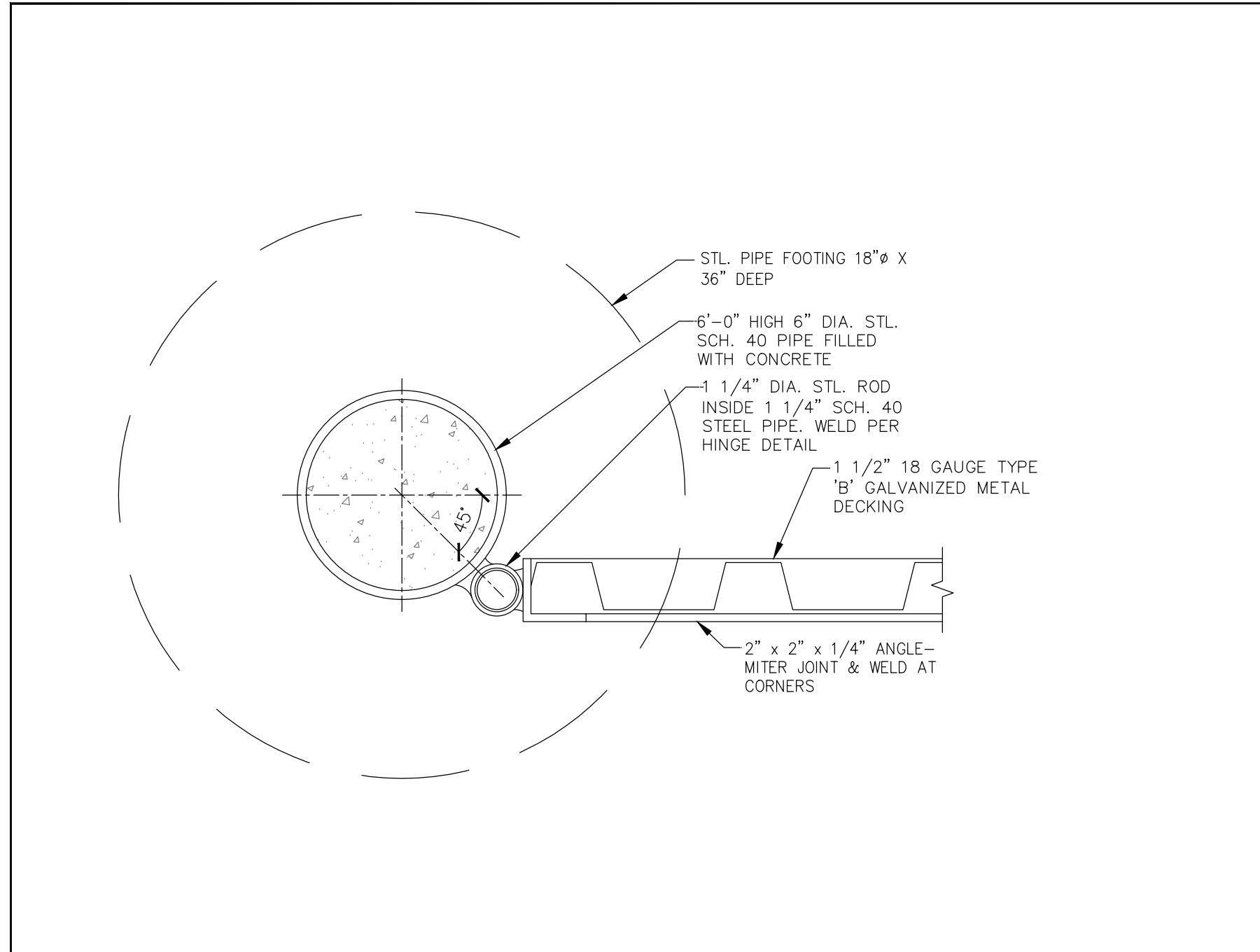


BP WEST COAST PRODUCTS, LLC

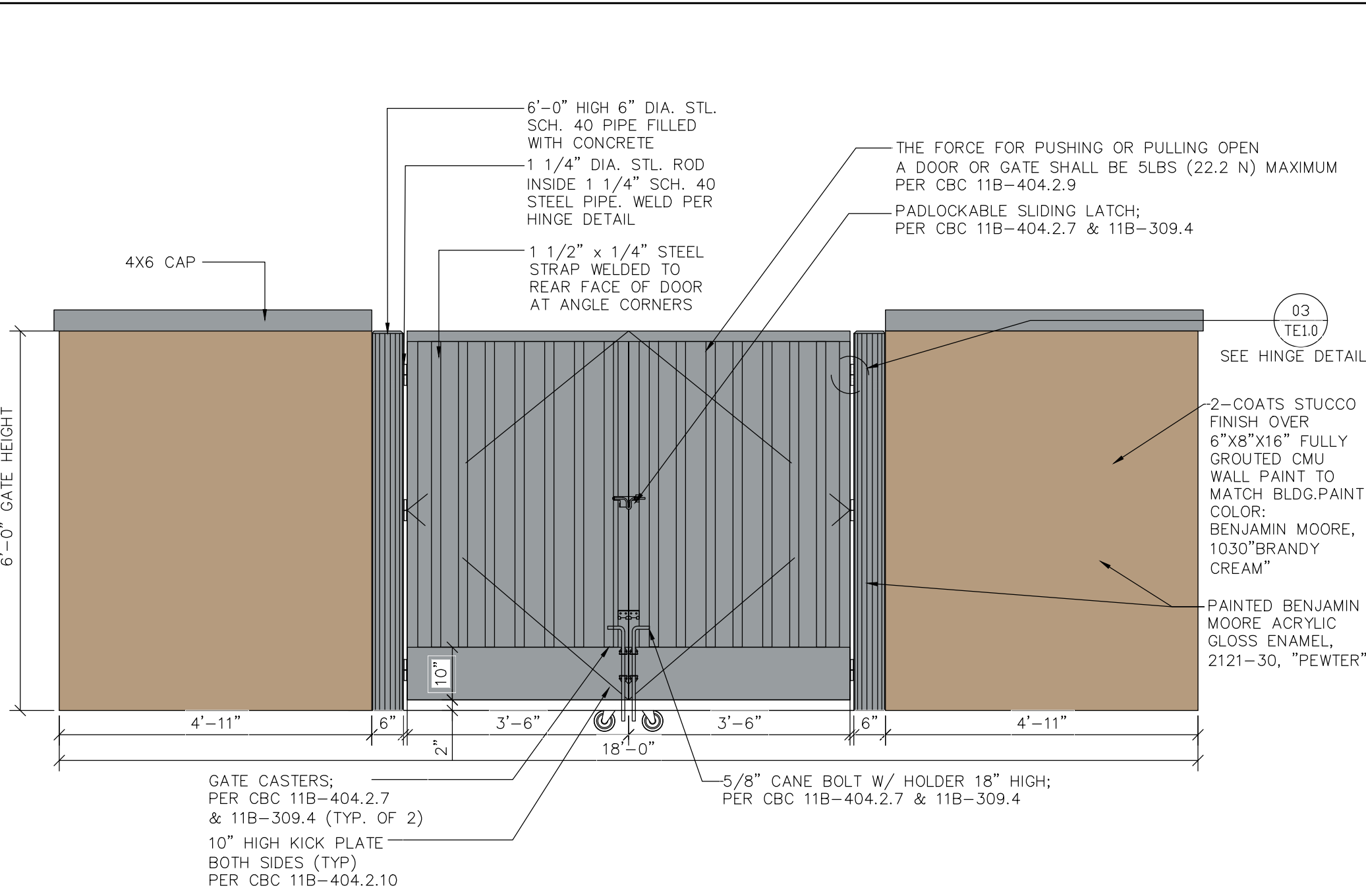
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09/20/2021	IJ	
10/25/2022	IJ	PER BLDG. DEPT.
10/26/2022	IJ	PER BLDG. DEPT.



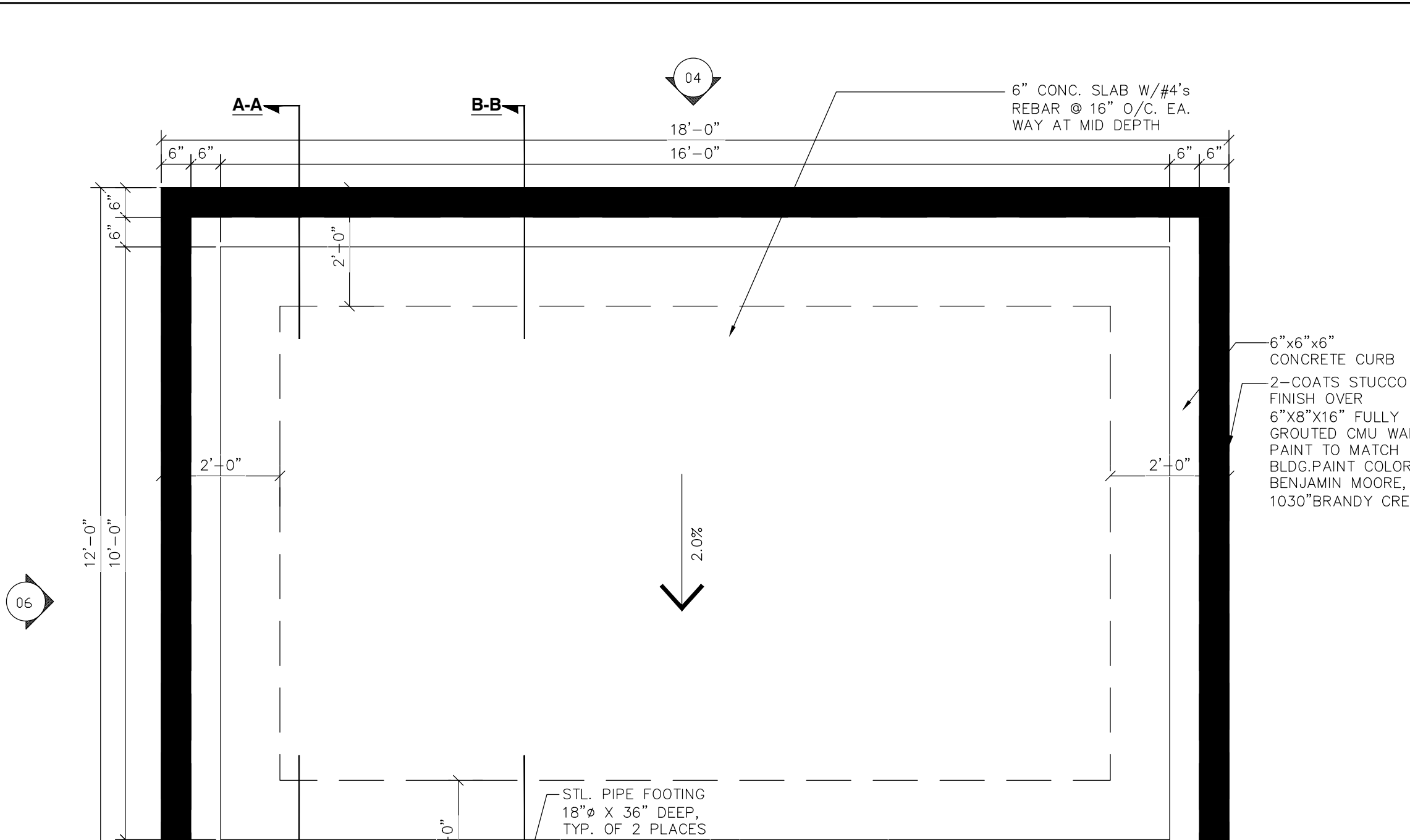
PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING & CONSTRUCTION MANAGEMENT
 2805 SAUND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91887
 PHONE #: (861) 250-9800; FAX #: (861) 250-9833



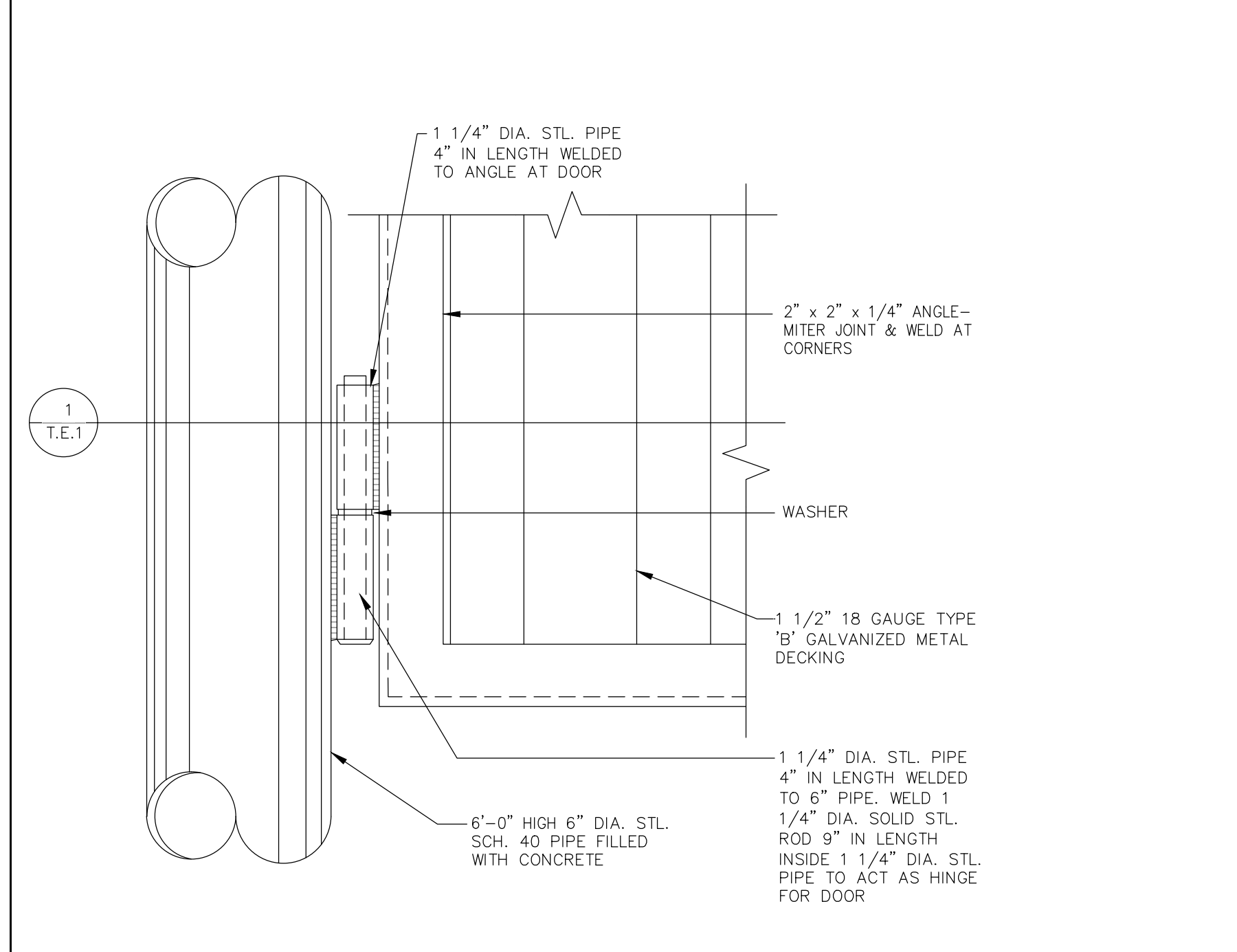
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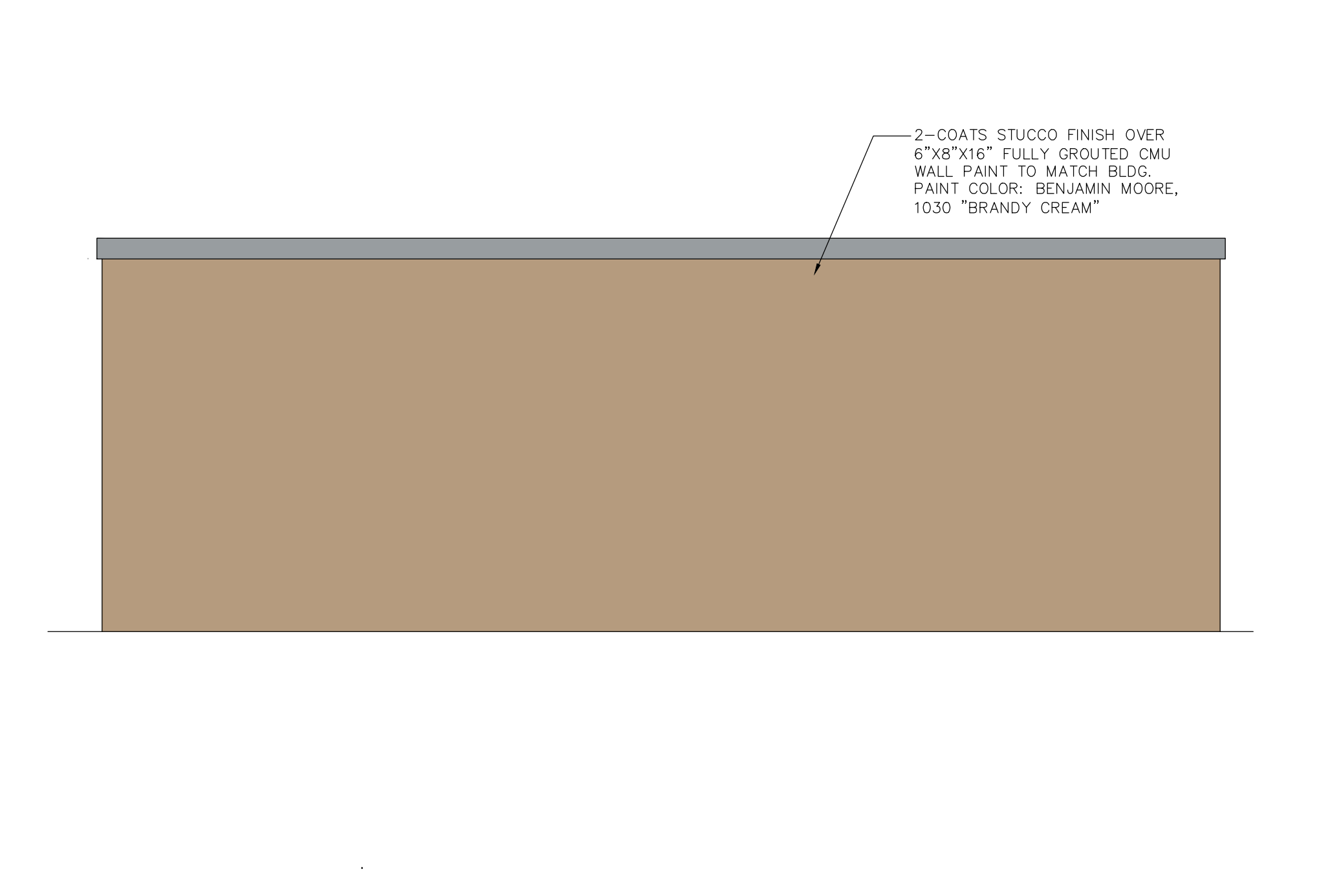
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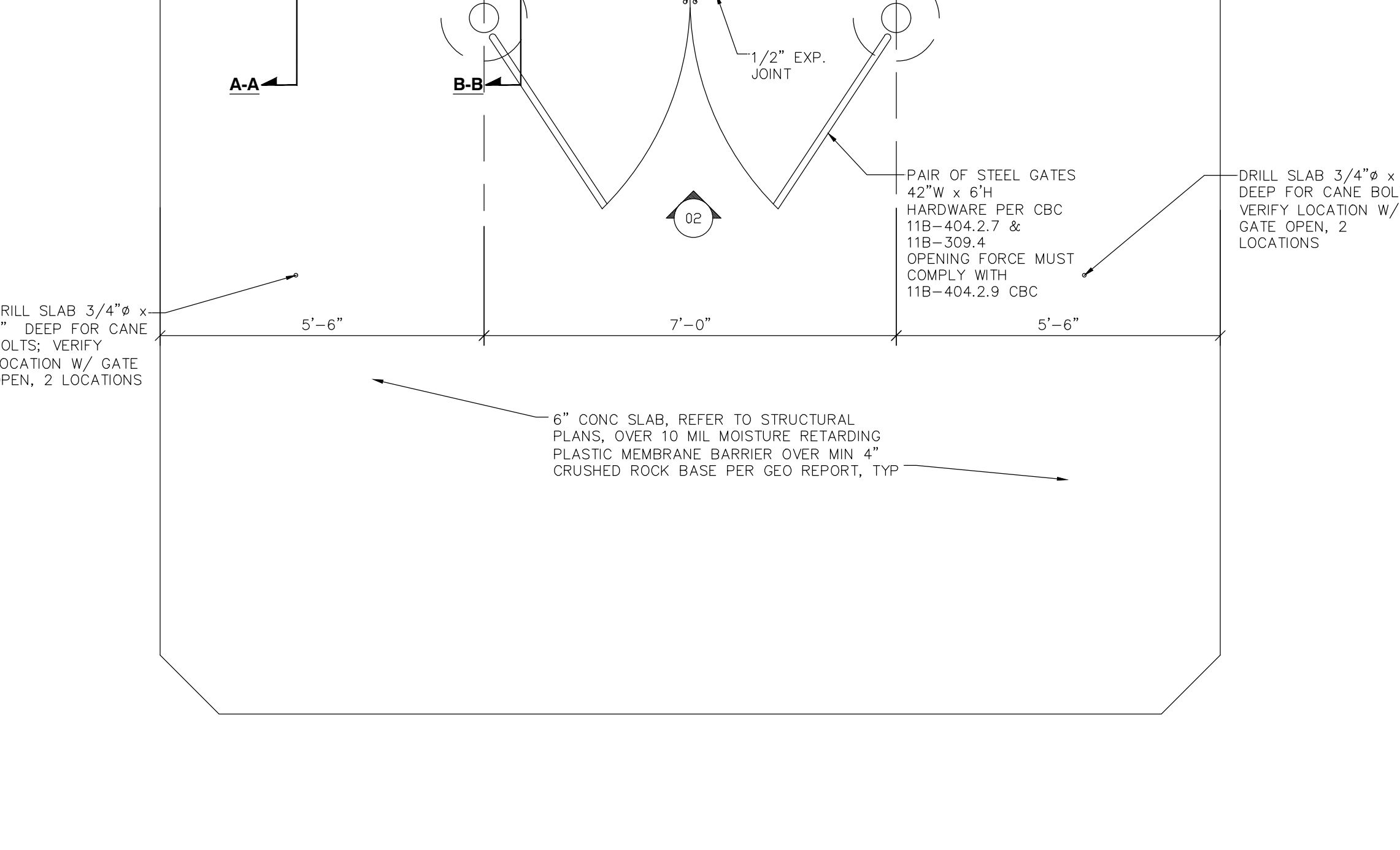
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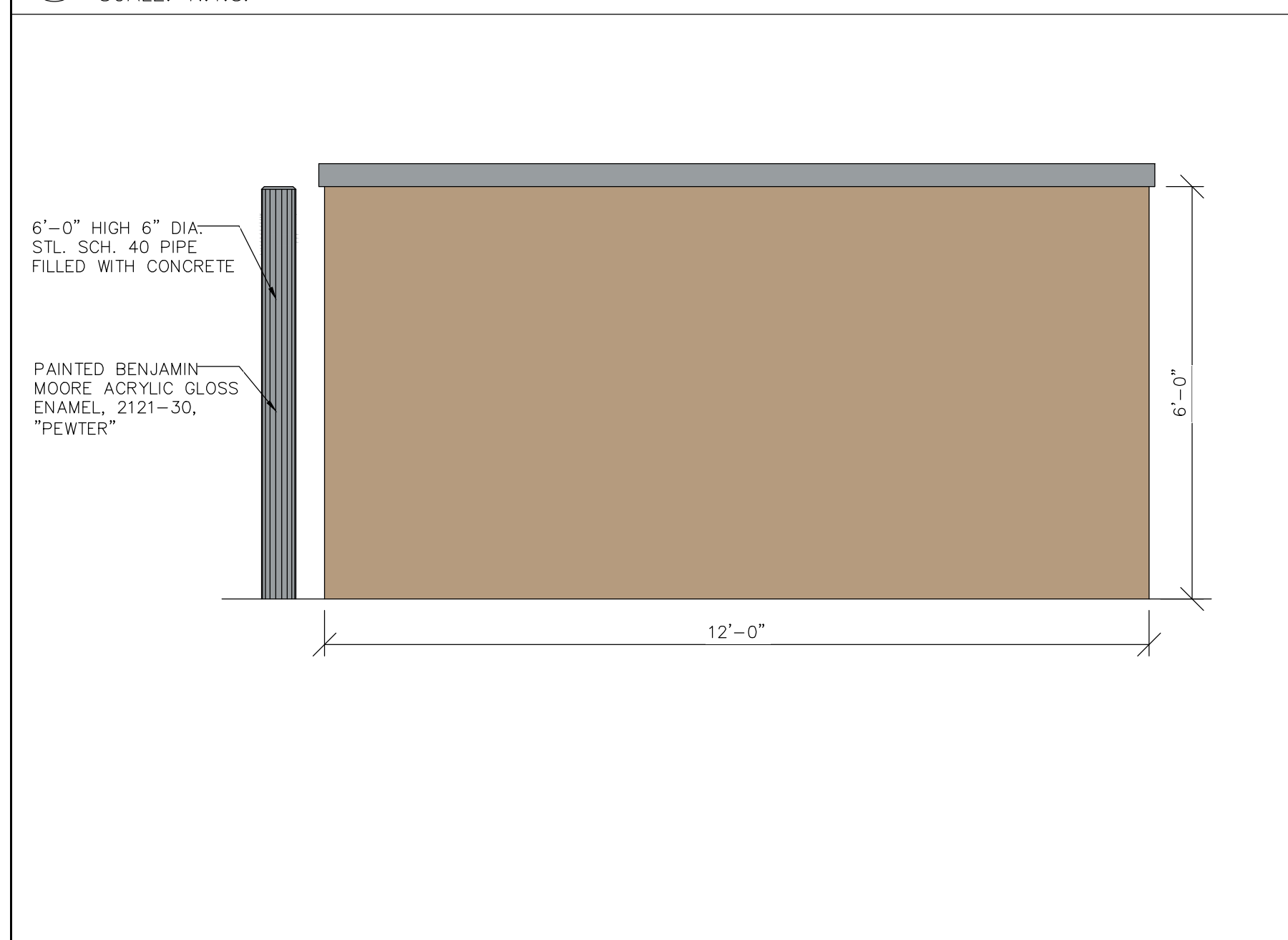
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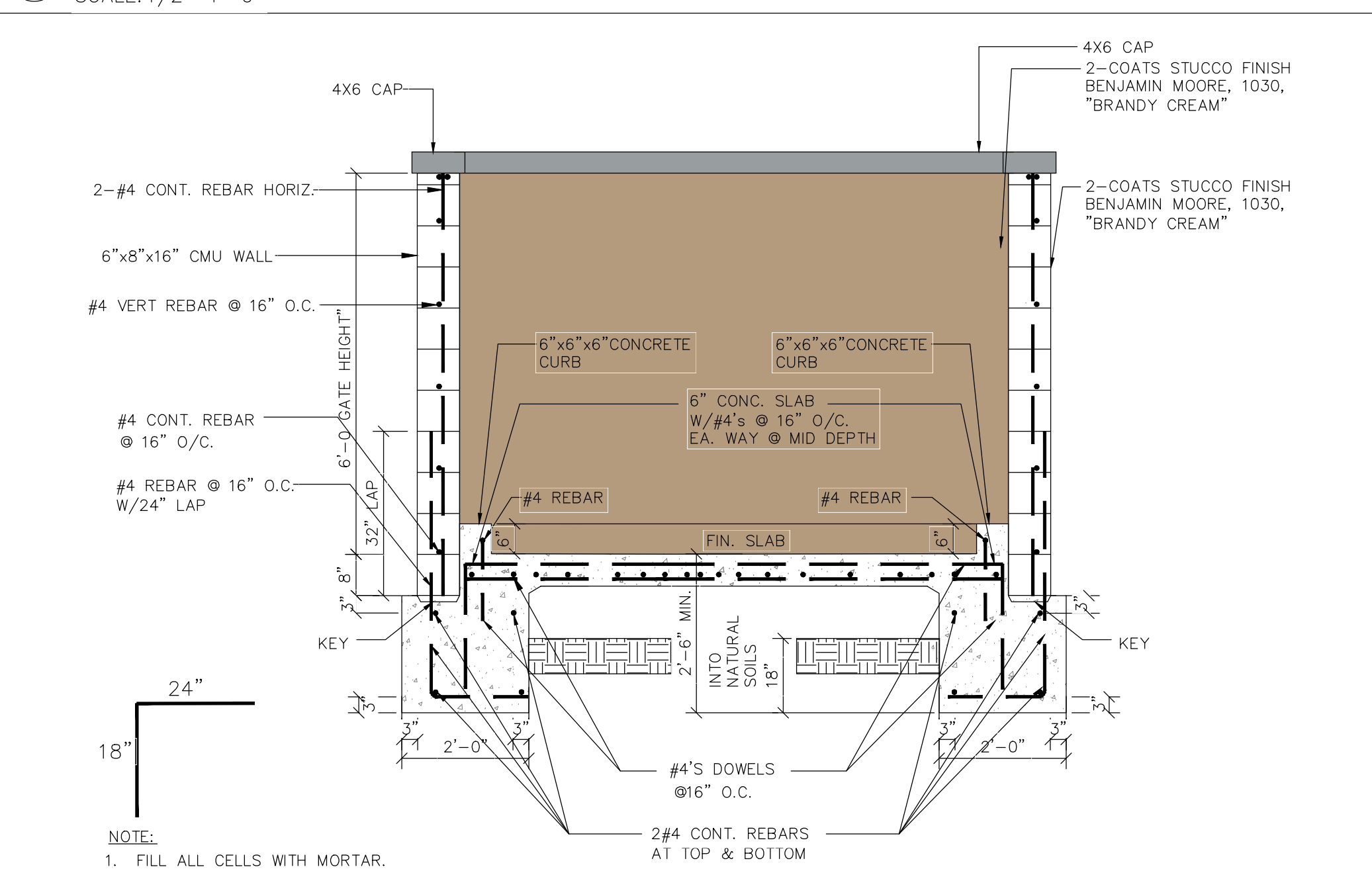
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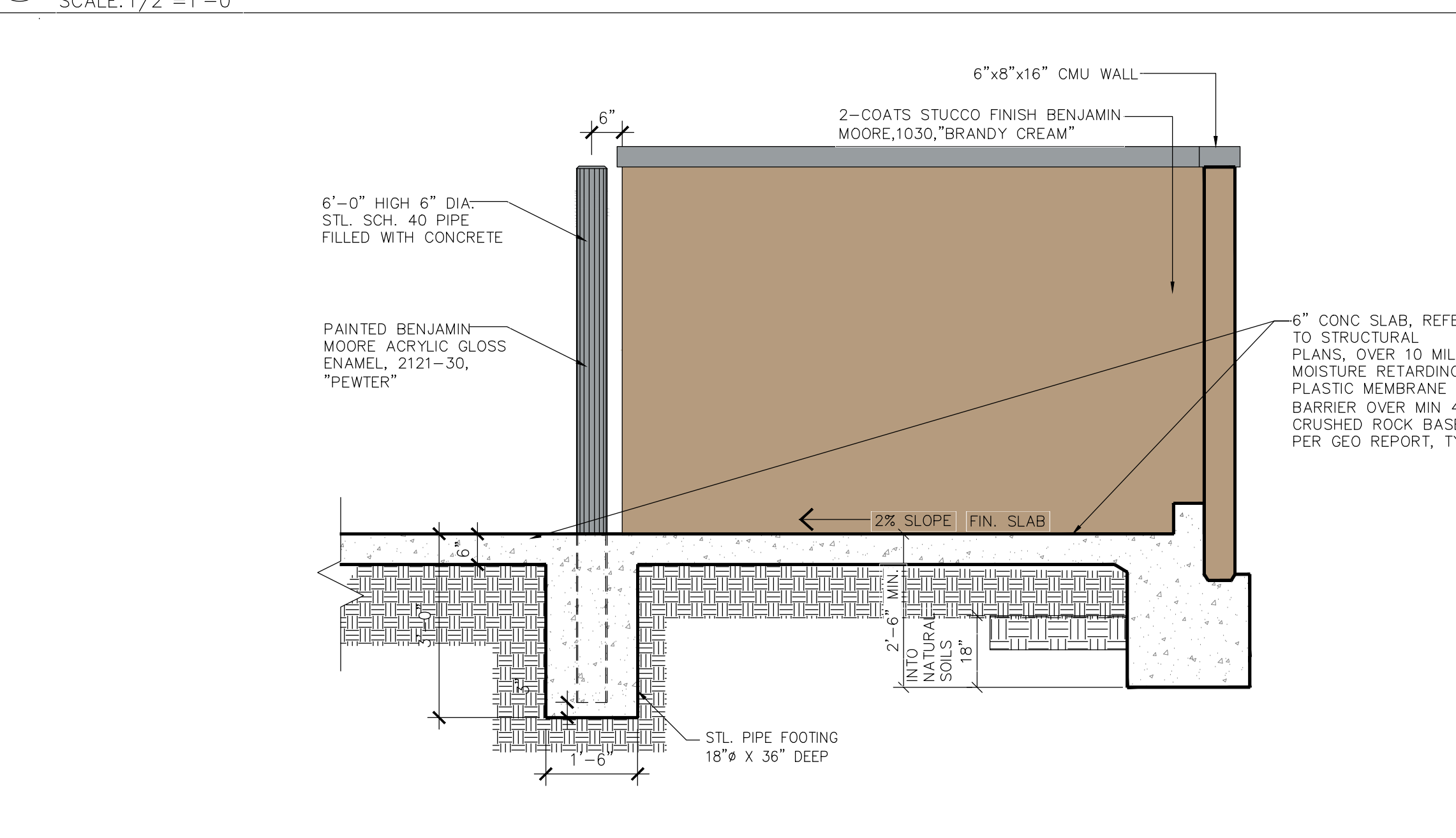
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SCALE: 1/2"=1'-0"



7 SECTION A-A
SCALE: 1/2"=1'-0"



8 SECTION B-B
SCALE: 1/2"=1'-0"



9 DEVELOPMENT INFORMATION

DEVELOPMENT INFORMATION:
 SITE ADDRESS:
ADDRESS
 9038 THORNTON ROAD
 STOCKTON, CA 95209
 DESIGNED BY:
 CHECKED BY:
 DRAWN BY: IJ
 DATE: 08/17/2020 PROJECT NO:
 DRAWING TITLE:
TRASH ENCLOSURE
 SHEET NO:

T.E.1



City of Stockton

Legislation Text

File #: 23-0990, **Version:** 1

RESOLUTION TO APPROVE A TENTATIVE SUBDIVISION MAP TO ESTABLISH A 224 LOT SUBDIVISION FOR THE DEVELOPMENT OF 211 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES AND 13 COMMON AREA LOTS AT 4849 CAROLYN WESTON BOULEVARD (APNS 166-030-05 AND -33) (P21-0999)

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find no further environmental review is required for the proposed tentative subdivision map per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
2. Adopt a Resolution approving a 224 lot Tentative Subdivision Map, consisting of 211 lots for single family homes and 13 lots for common area space subject to conditions.

Summary

TTLC Stockton Asano LLC ("Applicant"), proposes to develop a residential project on two (2) vacant parcels located south of Henry Long Boulevard between the Pacific Gas and Electric Company (PG&E) easement and the San Joaquin River levee. The project consists of a tentative map subdividing the existing 44.2-acre site into 211 lots ranging approximately between 5,000 square feet to 11,776 square feet in size, and additional 13 common area lots for the purposes of a, landscaping, stormwater basins, and open space. The common area public space will be dedicated to the City of Stockton.

The proposed project site is designated for Low-Density Residential and zoned RL (Residential, Low) as the General Plan anticipated single-family homes for the project area. This includes the anticipated cancellation of the Williamson Act (WA) contract for the project site described in the General Plan Environmental Impact Report (EIR). As the applicant is currently in discussion with San Joaquin County regarding the cancellation, a condition of approval has been added to require completion of the WA cancellation prior to Final Map or the development of the site. The City Council is the approving authority on the WA Cancellation requests.

As the project is consistent with the General Plan land use map and policies aimed at infill development and does not result in environmental impacts beyond what was anticipated in the City's General Plan EIR, no further environmental analysis is required per CEQA guidelines section 15183

(Consistency with General Plan).

DISCUSSION

Background

The subject site consists of two (2) vacant parcels identified as Assessor's Parcel Numbers (APNs) 166-030-05 and -33 which are located south of Henry Long Boulevard between the Pacific Gas and Electric Company (PG&E) easement and the San Joaquin River levee (Attachment A - Location Map & Aerial Photo). The site is bounded to the:

- North: single-family residential and the George Y. Komure Elementary School.
- East: open space and pedestrian trails.
- South: existing single-family residential properties
- West: open space lands along the San Joaquin River levee.

In the Zoning Map, the subject parcels are located within the Residential, Low Density (RL) zoning district (Attachment B - Zoning Map). The 2040 General Plan Land Use Map designates the subject site as Low Density Residential (Attachment C - General Plan Land Use Map).

Project Description

TTLIC Stockton Asano LLC, has applied for all required entitlements to establish a residential development. The Project Plans illustrate the overall proposed subdivision of the two (2) existing parcels totaling 44.2-Acres into 224 lots. Of the total 224 lots, 211 will be for single family homes, 13 lots for bike paths adjacent to the levee and through the subdivision, a neighborhood park with play equipment, and a detention basin for stormwater drainage. The map proposes to connect Carolyn Weston Boulevard which currently ends at the project site in addition to constructing new street and bike ways through the subdivision. Improvements to provide sewer, storm drain, and water service are also proposed and conditioned in addition to all public frontage improvements within the project area.

The subject parcels are currently under a Williamson Act (WA) contract. The Williamson Act of the US State of California (officially, the California Land Conservation Act of 1965) is a California law that provides relief of property tax to owners of farmland and open-space land in exchange for a ten-year agreement that the land will not be developed or otherwise converted to another use. The cancellation of the Williamson Act (WA) contract for the project site was already anticipated in the General Plan EIR to accommodate the single-family designation. Due to the appraisal not being completed in time for this report, the cancellation has been included as a condition of approval to be completed before construction or final map can occur. Cancellation of the contract has been conditioned and requires approval from the Stockton City Council, San Joaquin County, and the State.

While the proposed residential lots will have space to accommodate the required parking (i.e., garage and guest), a subsequent Design Review permit approval will be required before construction of the new homes can begin. The home builder would be required to apply for Design Review for the proposed residential models, which would be reviewed by the City's Architectural Review Committee, who would provide a recommendation to the Director for approval, per SMC 16.120.040(C)(3).

STAFF ANALYSIS

Per SMC Section 16.188.020, the Planning Commission is the Review Authority for the Tentative Map requests. To develop the project, the Planning Commission is asked to consider approval of the Tentative Map, subject to conditions and analysis included below.

Environmental Clearance

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides a streamlined environmental review of projects which are consistent with the anticipated development established by existing zoning, community plan, or general plan for which an environmental impact report (EIR) has been certified. In 2018, an EIR was prepared and certified by the City Council as part of the Envision Stockton General Plan (SCH# 2017052062). To indicate compliance with CEQA Section 15183, the applicant prepared an initial study (Attachment D- CEQA Initial Study) to analyze the proposed map. The analysis concluded that there were no project specific impacts beyond what was analyzed in the General Plan EIR. As the Project is consistent with the Envision Stockton 2040 General Plan and development anticipated in the General Plan EIR, no further environmental review is required per CEQA Guidelines Section 15183.

Tentative Map

The proposed Project consists of a Tentative Map to subdivide the combined 44.2-acre project parcels (APNs 166-030-05 and -33) into 224 total lots (Exhibit 1). Of the total 224 lots, 211 lots will be for single family homes while the remaining 13 lots will be used for other common area space including a neighborhood park along the levee and a detention basin for drainage improvements and open space. The applicant will also be required to complete the existing levee Class 1 bike path and proposes a new multiuse trail through the subdivision (east to west) to connect the levee bike trail to the PG&E open space Class 1 trail to the east of the project site. The map also proposes a detention basin for drainage, landscaping, lighting, new public streets and will connect to Carolyn Weston Boulevard which currently ends at the project site.

The proposed single-family homes are consistent with the Low Density Residential designation on the Envision Stockton 2040 General Plan Land Use Map. The maximum gross density is 6.1 units per acre; the project has a gross density of 4.8 dwelling units per acre. The subject development will also further the following General Plan policies for infill (Policy LU-6.2) and providing additional housing. In addition, the proposed project is consistent with the City's Housing Element by providing moderate and above moderate single-family housing.

The Project will install on-site and off-site improvements, including public streets, sidewalks, parks, curbs, gutters, sidewalk, landscaping, and street lighting. All proposed utilities (e.g., water, sewer, storm drainage) will be extended to the subject site from the existing subdivisions to the north and

south, as well as comply with the City's Standard Plans and Specifications. Since the proposed neighborhood park is approximately 0.46 acres less than the required 2.06 acres, a condition has been added that the applicant pay an-lieu fee per SMC Section 16.72.060 (Dedications and exactions) or build the park prior to completion of the surrounding subdivision. This is reflected conditions of approval in the attached resolution.

Development Review Committee

The Development Review Committee (DRC) is required to review the proposed tentative map and forward a recommendation to the Community Development Director. On November 13, 2023, the DRC reviewed the project merits and recommended approval of the project to the Director.

Public Comments

Notice for the Planning Commission public hearing for this request was published in The Record on December 4, 2023, and mailed notice was sent to all property owners within a 300-foot radius at least ten (10) days prior. As of the writing of this staff report, no written comments have been submitted.

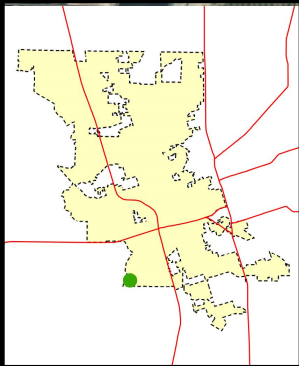
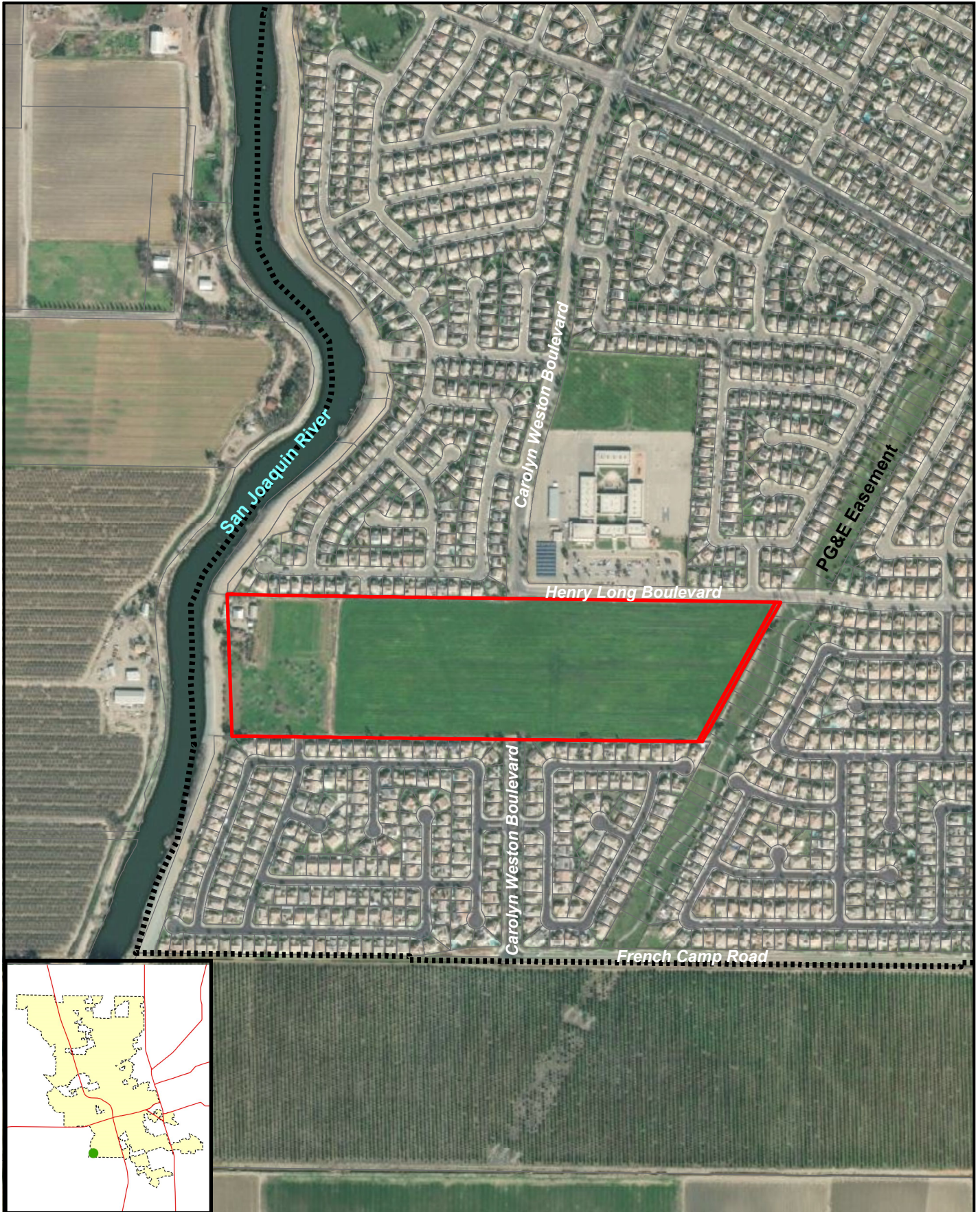
Attachment A - Location Map and Aerial Photo

Attachment B - Zoning Map



Attachment C - General Plan Land Use Map

Attachment D - CEQA Initial Study

This staff report was prepared by Anson Lihosit, AICP, Project Planner;
anson.lihosit@stocktonca.gov <<mailto:anson.lihosit@stocktonca.gov>>.



Legend

-  City Limits
-  Subject Parcels

LOCATION MAP & AERIAL PHOTO

MAP FOR REFERENCE ONLY NOT A

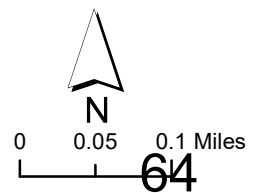
LEGAL DOCUMENT

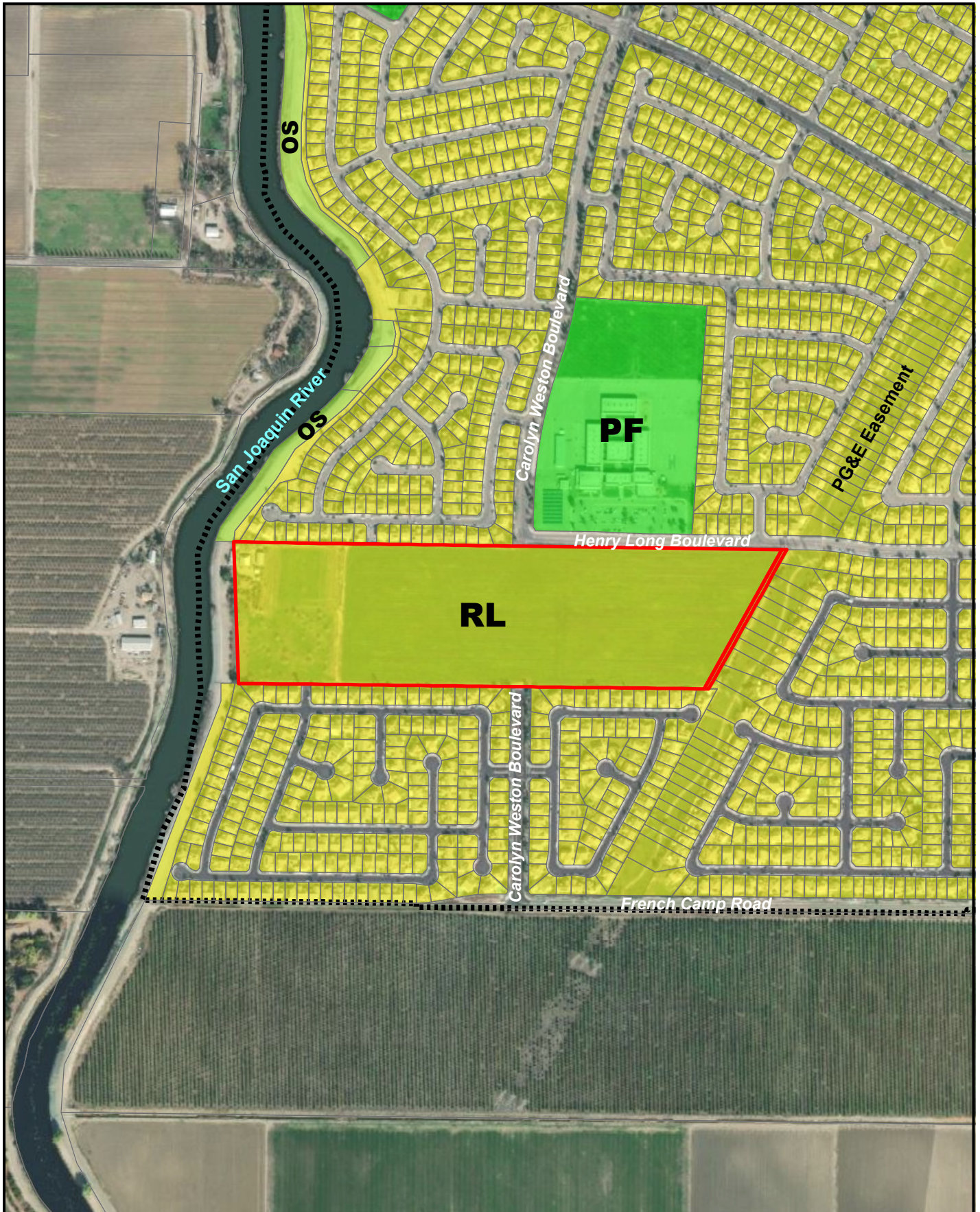
City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.








Map created by: AKL

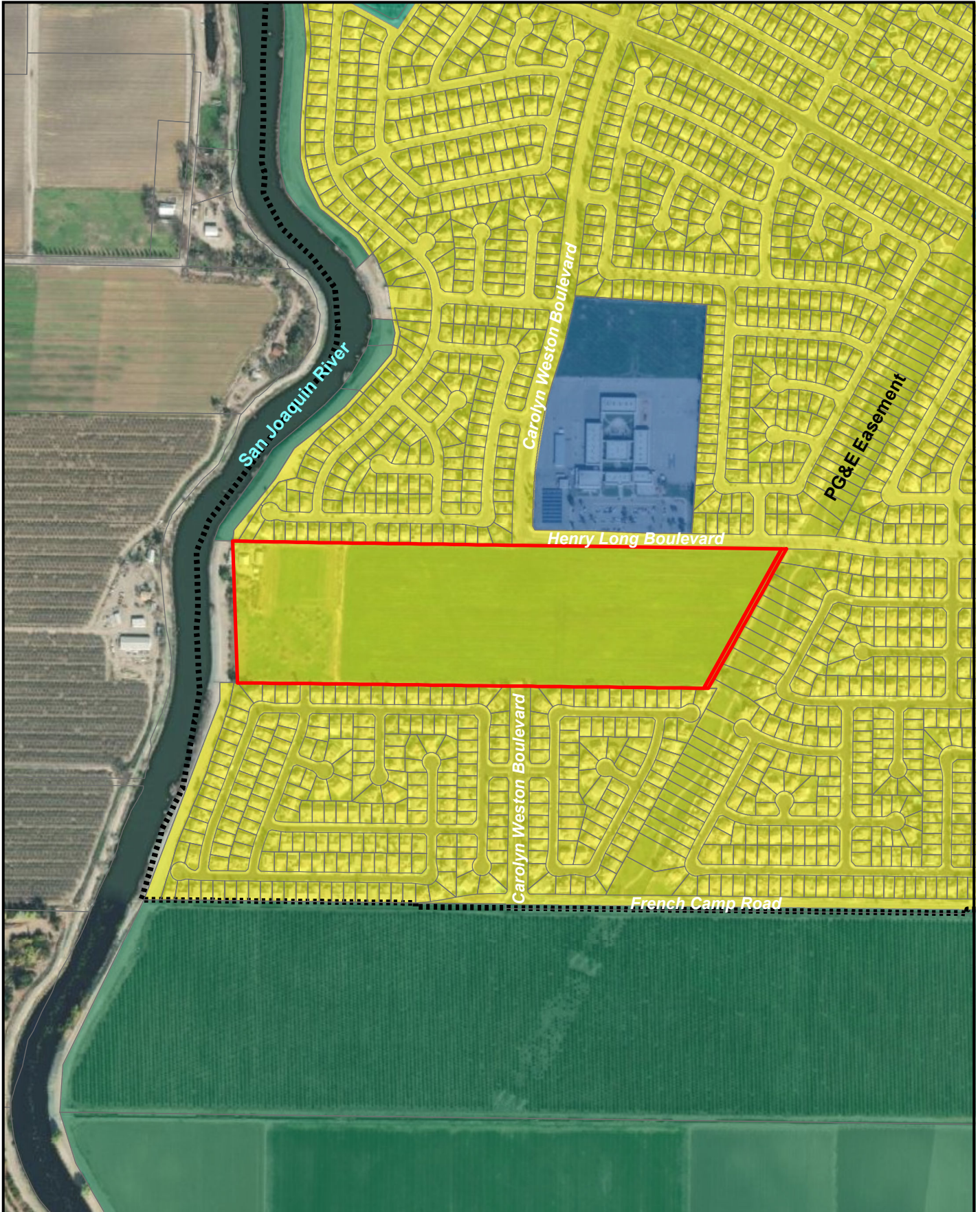
Map created on: October 17, 2023


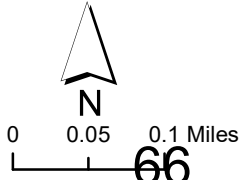





Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community





 <p>CITY OF STOCKTON</p>	<p>Legend</p> <ul style="list-style-type: none">  City Limits  Subject Parcels  Low Density Residential Zoning 	<p>ZONING MAP</p> <ul style="list-style-type: none">  Public Facilities Zoning  Open Space Zoning 	<p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p> <p>Map created by: AKL Map created on: October 17, 2023 Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community</p>	<p></p> <p>0 0.05 0.1 Miles</p> <p>65</p>
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 <p>CITY OF STOCKTON</p>	<p>Legend</p>		<p>GENERAL PLAN MAP</p>		<p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p> <p>Map created by: AKL Map created on: October 17, 2023 Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community</p>	
	 <p>City Limits</p>	 <p>Open Space/ Agriculture General Plan</p>	<p>LEGAL DOCUMENT</p>			
	 <p>Subject Parcels</p>	 <p>Institutional General Plan</p>	<p>Map created by: AKL Map created on: October 17, 2023 Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community</p>			
 <p>Low Density Residential General Plan</p>						

City of Stockton
Department of Community Development



Asano Property Subdivision Project
Modified Initial Study/15183 Checklist

October 2023

Prepared by



1501 SPORTS DRIVE, SUITE A, • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.6108

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Appendices

- Appendix A – AQ and GHG Modeling Results
- Appendix B – Arborist Report
- Appendix C – Preliminary Geotechnical Engineering Report
- Appendix D – Phase I Environmental Site Assessment
- Appendix E – Update Letter – Limited Scope Phase II Environmental Site Assessment

A decorative banner with a dark background and a gold border. The words "INITIAL STUDY" are written in large, bold, gold capital letters in the center.

A. SUMMARY

1. Project Title: Asano Property Subdivision Project
2. Lead Agency Name and Address: City of Stockton
Planning and Engineering Division
425 North El Dorado Street
Stockton, CA 95202
3. Contact Person and Phone Number: Matt Diaz, AICP
Advanced Planning Manager
(209) 937-8561
4. Project Location: 4849 Carolyn Weston Boulevard
Stockton, CA 95206
Assessor's Parcel Numbers: 166-030-05 and 166-030-033
5. Project Applicant Name and Address: Aidan Barry, Executive Vice President
The True Life Companies
110 Blue Ravine Road, Suite 209
Folsom, CA 95630
abarry@thetruelifecompanies.com
6. Existing General Plan Designation: Low Density Residential
7. Existing Zoning Designation: Low Density Residential (RL)
8. Required Approvals from Other Public Agencies: None
9. Surrounding Land Uses and Setting:

The approximately 44.2-acre project site is located at 4849 Carolyn Weston Boulevard, immediately south of the intersection of Carolyn Weston Boulevard and Henry Long Boulevard, in the City of Stockton, California. The site, identified by Assessor's Parcel Numbers (APNs) 166-030-05 and 166-030-033, is regularly disked and mostly undeveloped, with the exception of a farmhouse and associated buildings located in the northwest corner of the project site. The westernmost portion of the project site, which operated as an orchard in the past, contains 69 trees. Surrounding existing uses include single-family residences and the George Y. Komure Elementary School to the north, across Henry Long Boulevard; single-family residences to the east, across the green belt; single-family residences to the south; and agricultural land and associated buildings to the west, across the San Joaquin River. The Envision Stockton 2040 General Plan (General Plan) designates the site as Low Density Residential, and the site is zoned Low Density Residential (RL).

10. Project Description Summary:

The Asano Property Subdivision Project (proposed project) would consist of demolition of the on-site structures, subdivision of the project site, and subsequent development of 211 single-family residential units. The proposed single-family residential lots would range from 5,000 square feet (sf) to 6,000 sf. The project would also include 12 open space lots, one of which would be located along the San Joaquin River. An internal roadway network would be constructed that would allow Carolyn Weston Boulevard to bisect through the center of the project site, from north to south. The proposed project would require approval of a Tentative Subdivision Map (TSM) and Williamson Act Cancellation.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

Consistent with the provisions set forth in CEQA Guidelines Section 15183 and as demonstrated throughout this Modified Initial Study/15183 Checklist, the proposed project is not subject to requirements related to Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes, as potential impacts associated with development of the proposed project would be mitigated to a less-than-significant level through compliance with applicable General Plan policies and/or actions. As such, potential impacts associated with the project are not considered peculiar, and additional environmental review is not required.

B. SOURCES

The following documents are referenced information sources used for the purposes of this Modified Initial Study/15183 Checklist:

1. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.
2. California Building Standards Commission. *California Green Building Standards Code*. 2019.
3. California Department of Conservation. *California Earthquake Hazards Zone Application*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed April 2022.
4. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed February 2022.
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7. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Forward Landfill, Inc. (39-AA-0015)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1434?siteID=3106>. Accessed July 2022.
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10. California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
11. California Geologic Survey. *Seismic Hazard Zone Report for the Brentwood 7.5-Minute Quadrangle, Contra Costa County, California*. 2018.
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19. HortScience | Bartlett Consulting. *Arborist Report, Asano Property Subdivision, Stockton, California*. June 23, 2022.
20. Mid Pacific Engineering, Inc. *Preliminary Geotechnical Engineering Report: Asano Residential Development*. October 2, 2020.
21. Petralogix Engineering, Inc. *Phase I Environmental Site Assessment – 4849 Carolyn Weston Boulevard, Stockton, California*. May 12, 2020.
22. Petralogix Engineering, Inc. *Update Letter – Limited Scope Phase II Environmental Site Assessment*. June 24, 2021.
23. State Water Resources Control Board. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=4849+Carolyn+Weston+Avenue%2C+Stockton%2C+cA>. Accessed April 2022.
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C. CEQA COMPLIANCE

This Modified Initial Study/15183 Checklist provides the evidence required that the certified Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Final EIR (General Plan EIR) environmental determinations are applicable to the proposed project. The following is an overview of the steps followed for the environmental review of the proposed project.

- Review the proposed project in the context of the impact analysis and mitigation measures contained in the City's certified General Plan EIR.
- Identify adopted mitigation measures from the General Plan EIR that apply to the proposed project.
- Identify uniformly applied development policies or standards that have been previously adopted by the City with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to the proposed project.

D. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan, and has been adequately addressed in the certified General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

E. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, further environmental review is not required.

Signature

Matt Diaz, Advanced Planning Manager
Printed Name

Date

City of Stockton
For

F. BACKGROUND AND INTRODUCTION

This Modified Initial Study/15183 Checklist identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

In December 2018, the City of Stockton adopted the General Plan and General Plan EIR. The General Plan EIR was a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the Stockton General Plan and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan. Under Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's certified General Plan EIR, serves as a basis for this Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

The proposed project is consistent with the City's General Plan land use designation of Low Density Residential. The proposed project would consist of demolition of the on-site structures, subdivision of the project site, and subsequent development of 211 single-family residential units. The proposed single-family residential lots would range from 5,000 sf to 6,000 sf. According to the Envision Stockton 2040 General Plan, the Low Density Residential designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses. The maximum allowed density is 6.1 dwelling units per acre (du/ac) based on gross acreage, and 8.7 du/ac based on net acreage. Given that the proposed project would be residential in nature, and would have a 4.8 du/ac based on gross acreage, and five du/ac based on net acreage, the proposed project would be consistent with the density allowed in the Low Density Residential land use designation. In addition, in accordance with Section 16.24.040 of the Stockton Municipal Code, the residential use of the project site would be an allowed use under the RL zoning designation.

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited 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.

This Modified Initial Study/15183 Checklist indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the certified General Plan EIR; or (3) are previously identified significant

effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

Regarding “peculiar” impacts, CEQA Guidelines Section 15183(f) states the following:

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.

Based upon CEQA Guidelines Section 15183(f), this Modified Initial Study/15183 Checklist identifies the General Plan policies that apply to the development of the proposed project and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to CEQA Guidelines Section 15183(f), thus eliminating the requirement for further environmental review.

With regard to CEQA Guidelines Section 15183(b)(3), the proposed project would not result in potentially significant off-site impacts as off-site improvements are not required within previously undisturbed areas. The proposed project would also not result in potentially significant cumulative impacts which were not evaluated in the General Plan EIR, as would be expected for a project that is consistent with the General Plan land use designation. This is demonstrated in the analysis contained within this Modified Initial Study/15183 Checklist.

G. PROJECT DESCRIPTION

The following section provides a comprehensive description of the proposed project in accordance with CEQA Guidelines, including the project location and setting, and project components.

Project Location and Setting

The approximately 44.2-acre project site is located at 4849 Carolyn Weston Boulevard, immediately south of the intersection of Carolyn Weston Boulevard and Henry Long Boulevard, in the City of Stockton, California (see Figure 1). The site is identified by APNs 166-030-05 and 166-030-033. The project site is approximately 1.68 miles west of Interstate 5 (I-5). The General Plan designates the site as Low Density Residential, and the site is zoned RL.

The project site is regularly disked, and is mostly undeveloped, with the exception of a currently unused farmhouse and associated buildings located in the northwest corner of the site, as well as two water wells and three septic tanks. The westernmost portion of the project site, which operated as an orchard in the past, contains 69 trees. The topography of the project site is relatively flat. Surrounding existing uses include single-family residences and the George Y. Komure Elementary School to the north, across Henry Long Boulevard; single-family residences to the east, across the green belt; single-family residences to the south; and agricultural land and associated buildings to the west, across the San Joaquin River (see Figure 2).

Figure 1
Regional Project Location

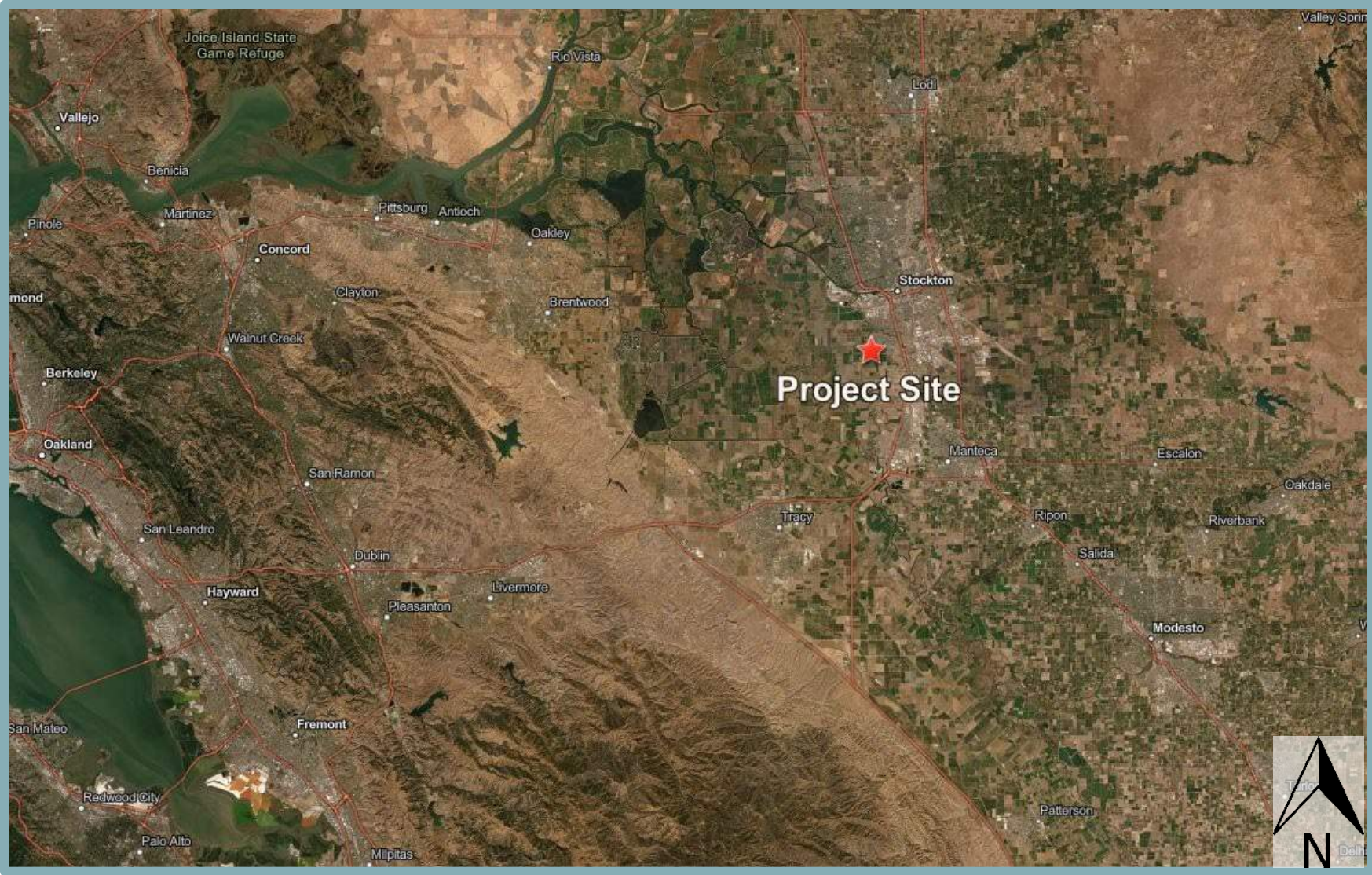


Figure 2
Project Site Boundaries



Project Components

The proposed project would include the demolition of the existing structures in the northwest corner of the site, as well as the removal of the associated water wells, septic tanks, and several trees. The project would include the subdivision of the project site and the subsequent development of 211 single-family residential units and associated roadways (see Figure 3). The project would require the approval of a TSM and Williamson Act Cancellation, which are described in further detail below.

Tentative Subdivision Map

The TSM would divide the project site into 211 single-family residential lots as well as an internal circulation network. The proposed single-family residential lots would range from 5,000 sf to 6,000 sf. The project would also include 11 open space lots and one open space park and playground which would be within a 66,218-sf lot along the San Joaquin River. Below is additional detail regarding the proposed site access and circulation, landscaping, and utility infrastructure.

Site Access and Circulation

An internal roadway system would be constructed throughout the project site to provide access to each unit. The internal circulation system would generally consist of two loops located in the western and eastern portions of the project site, with roadways branching inward, allowing access to the residential units. The western loop would connect to Abruzzi Court to the north via Duronia Road. The eastern loop would connect through a roadway onto Henry Long Boulevard to the north. The existing roadway to the north, Carolyn Weston Boulevard, would extend south from its current position, bisecting the project site in the middle, and connecting to the west and east loops. The internal roadway system would include enhanced traffic calming measures, including a roundabout located at the intersection of Carolyn Weston Boulevard within the two internal loops. It is noted that a future roundabout is planned at the intersection of Carolyn Weston Boulevard and Henry Long Boulevard, north of the project site.

Landscaping, Open Space, and Parks

Landscaping improvements would be provided throughout the project site and along all proposed internal roadways. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Several open space lots are proposed throughout the project site (see Figure 4). Open space lots are proposed to provide a bike/pedestrian path from the levee to the existing green belt along the east side of the project site. The lot that would connect the project to the green belt would provide a multi-use path, lighting, fencing, and other safety amenities (see Figure 3). The open space common areas are proposed to be annexed into the existing Weston Ranch Landscape Maintenance District, and would become the property of the City of Stockton.

One approximately 1.6-acre open space lot would be set aside for the existing levee and setback from the river, and would be developed as a park (see Figure 5). The northern portion of the lot would include a play structure on wood fiber bark surfacing, as well as picnic tables. The southern portion would include benches on a concrete pad and a square shade structure. Both areas of the lot would be landscaped.

Utilities

Water service for the proposed project would be provided by the City of Stockton. The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing water mains in Abruzzi Court and Henry Long Boulevard to the north, and Squall Way to the south (see Figure 6).

Figure 3
Tentative Subdivision Map

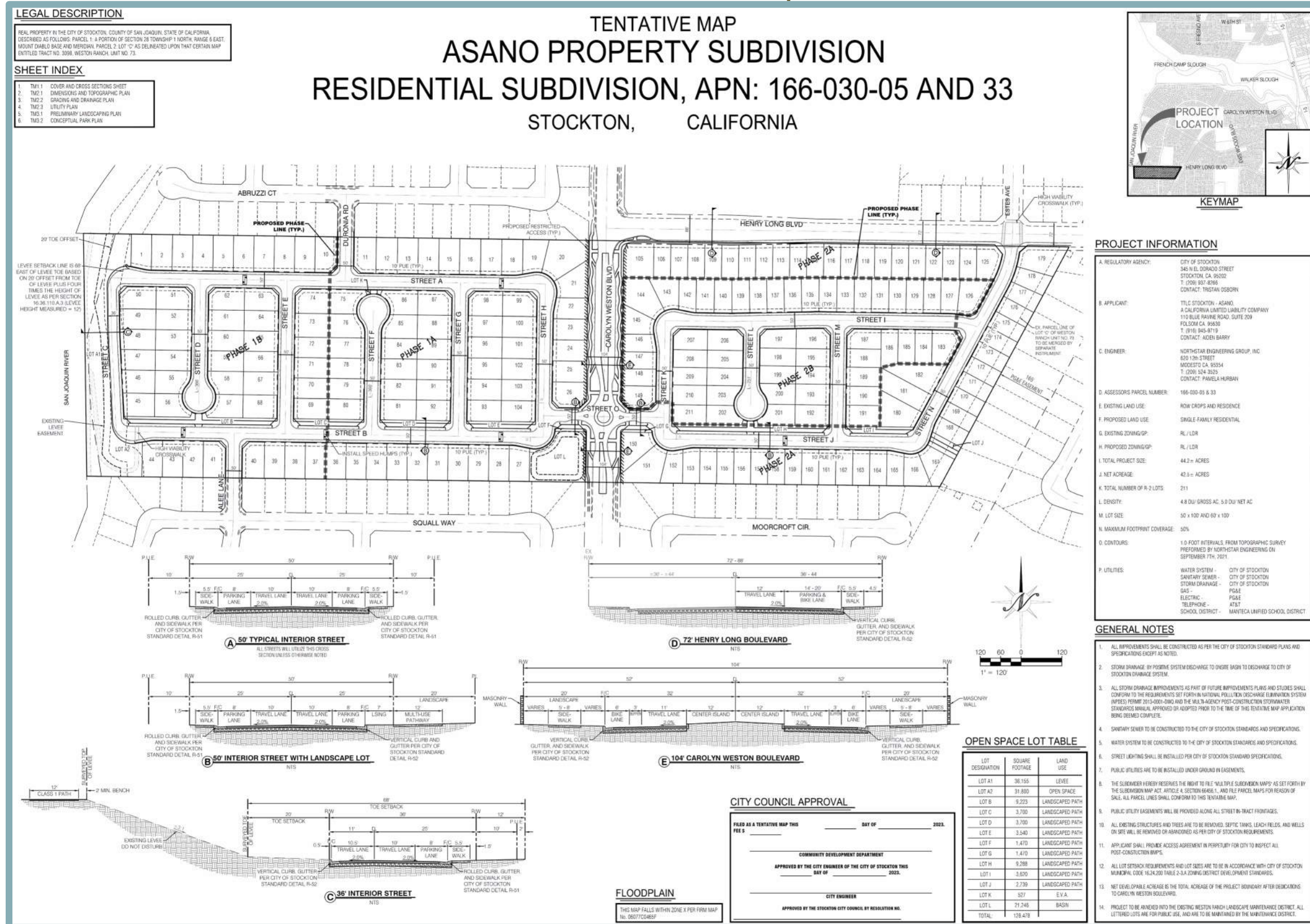
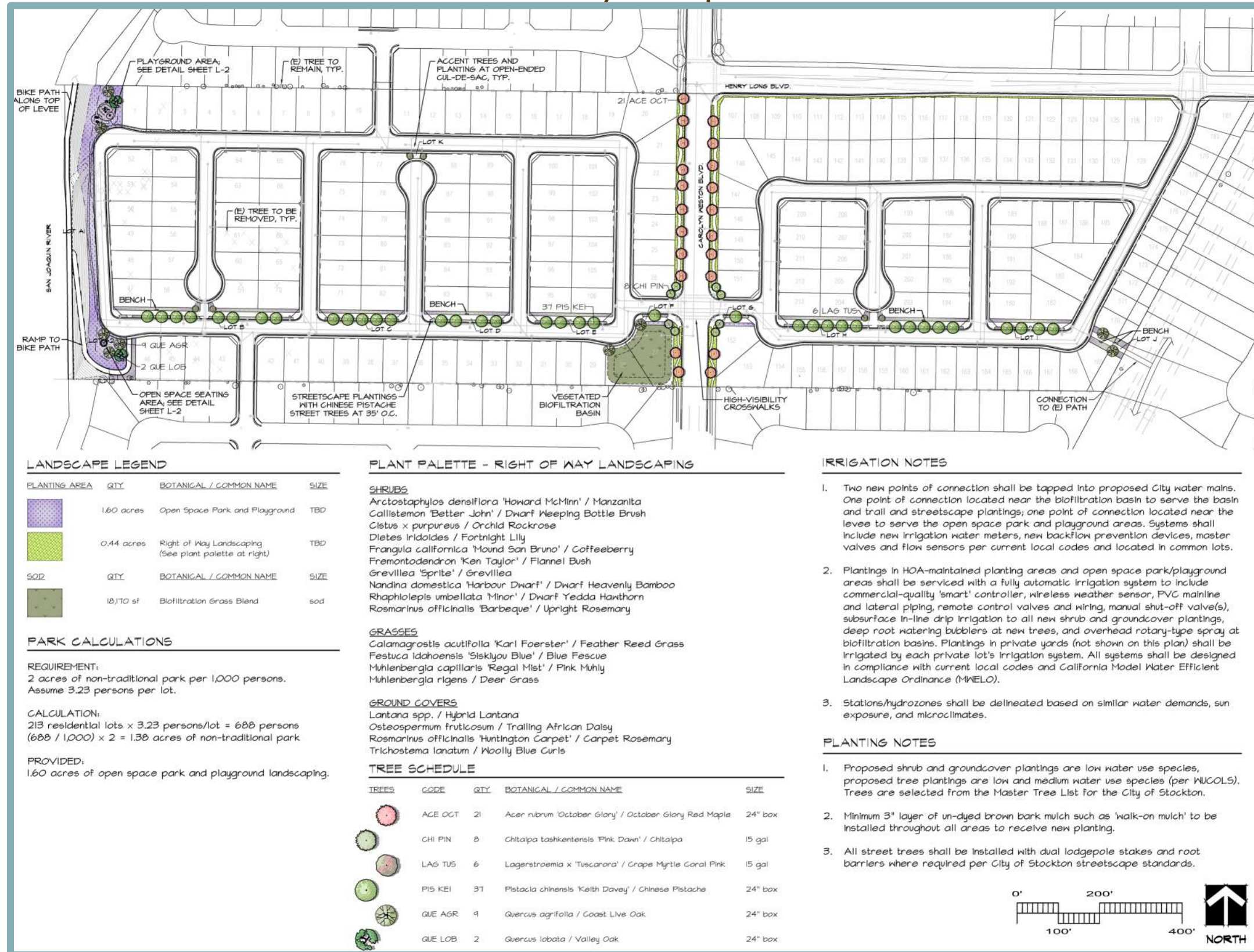


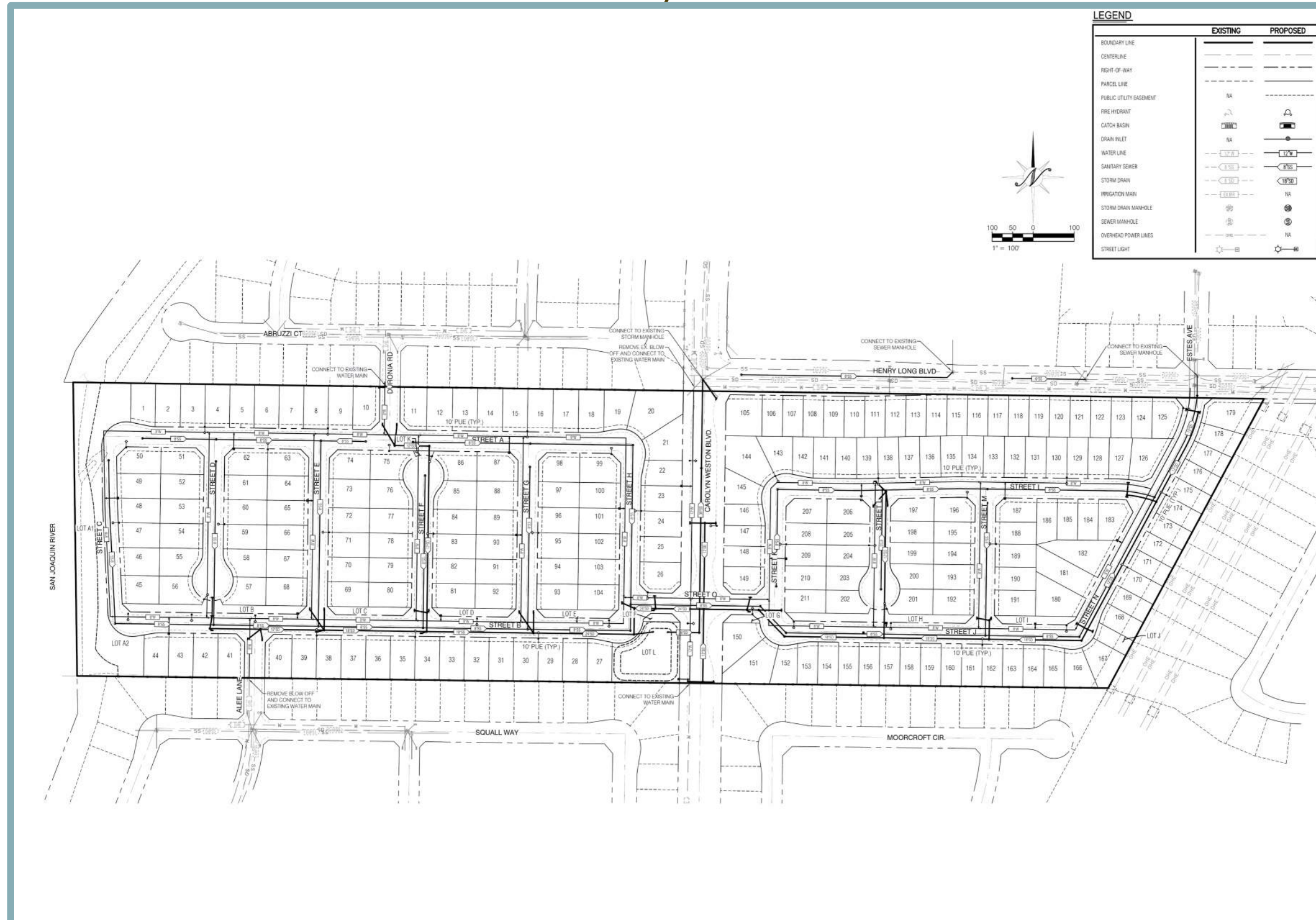
Figure 4
Preliminary Landscape Plan



**Figure 5
 Conceptual Park Plan**



Figure 6
 Utility Plan



Sanitary sewer service for the proposed project would be provided by the City of Stockton. The proposed project would include construction of new eight-inch sanitary sewer lines throughout the project site. The proposed sanitary sewer lines would direct wastewater ultimately to the existing 12-inch sanitary sewer main within Henry Long Boulevard.

In order to manage stormwater, a network of eight-, 12-, 18-, 24-, and 36-inch stormwater lines would be constructed throughout the internal roadways of the project site. The stormwater lines would direct flows into the approximately 0.5-acre biofiltration basin located in the southern portion of the project site (Lot L in Figure 6) for treatment before directing flows off-site to the existing 72-inch stormwater line located at the juncture of Henry Long Boulevard and Carolyn Weston Boulevard, north of the project site.

Williamson Act Cancellation

The California Land Conservation Act of 1965, more commonly known as the Williamson Act, was enacted for the purpose of preserving land in California for agricultural purposes in order to conserve the State's resources and ensure an adequate food supply. Under the Williamson Act, once a contract has been entered into, land use on the underlying land is generally restricted only to "agricultural" or "agricultural compatible" uses. A Williamson Act Contract for the project site was entered into on February 25, 1969 between Fumiko Asano as the property owner and the County of San Joaquin, which was then succeeded by the City of Stockton, and was later amended on May 14, 1970. In order for the proposed residential project to be completed, the Williamson Act Contract for the project site must first be cancelled.

The process to terminate a Williamson Act Contract involves two steps: (1) nonrenewal of the Contract and (2) cancellation of the Contract. Initiating a nonrenewal does not require specific findings, and is a straightforward process under the Williamson Act and the City's Municipal Code. Typically, a notice of non-renewal would be filed, and the Contract would be canceled in ten years. If the ten years have not passed, the cancellation process is initiated. In the case of the project site, a notice of non-renewal was filed on June 8, 2022. In order to grant cancellation, the City would be required to make findings that the cancellation is consistent with the purposes of the Williamson Act and is in the public interest. Additionally, the California Department of Conservation is entitled to provide its comments on the proposed cancellation, and a public hearing must be held. If cancellation is approved, the property owner would be required to pay a cancellation fee, and final approval of the underlying project requiring cancellation is typically a condition to be satisfied prior to the cancellation becoming final.

Discretionary Actions

The proposed project would require the following approvals from the City of Stockton:

- Tentative Subdivision Map; and
- Williamson Act Cancellation.

H. ENVIRONMENTAL CHECKLIST

The following modified checklist is based on the environmental checklist form presented in Appendix G, Environmental Checklist Form, of the CEQA Guidelines. The modified checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously

identified in the certified General Plan EIR. If any potentially significant impacts are identified, an EIR must be prepared to analyze such impacts.

Significant Impact due to New Information: Any significant impact that was not analyzed or discussed as significant in the certified General Plan EIR or any impact that new information which was not known at the time the prior EIR was prepared shows is more severe than previously discussed. Where such impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Impact Adequately Addressed in General Plan EIR: Impacts previously evaluated in the City's certified General Plan EIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the certified General Plan EIR.

I. AESTHETICS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR evaluated the General Plan’s potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare, starting on page 4.1-1. On page 4.1-5, the EIR notes that Scenic Highways do not exist in the City of Stockton. The EIR concluded that implementation of the General Plan would have a less-than-significant impact on scenic vistas and resources as well as visual character and quality. In addition, the General Plan EIR determined that General Plan buildout would have a less-than-significant impact regarding light and glare.

Discussion

- a. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project’s impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. A scenic vista includes any such areas designated by a federal, State, or local agency.

Given that the proposed project is consistent with the project site’s General Plan land use designation, the buildout of the project site and associated impacts to scenic vistas have been anticipated by the City and evaluated in the General Plan EIR. Additionally, surrounding land uses, specifically the residential developments located to the north, east, and south of the project site, are similar to the proposed project, and thus, the project site is not subject to any peculiar circumstances that would result in new impacts related to scenic vistas and State Scenic Highways relative to what has been analyzed in the General Plan EIR. In addition, the proposed project would be required to comply with all applicable General Plan policies and goals related to project design and landscaping.

Based on the above, impacts resulting in a substantial adverse effect on a scenic vista were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b. As stated above, on page 4.1-5 of the General Plan EIR, it is noted that Scenic Highways do not exist within the Stockton city limits. In addition, according to the California Scenic

Highway Mapping System, highways that are designated as or eligible for State Scenic Highway status are not present within the City of Stockton.¹

Based on the above, impacts resulting in a substantial adverse effect on and substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. The project site is located within an urbanized area of the City. Therefore, the applicable CEQA consideration is whether the project would conflict with applicable zoning and other regulations related to scenic quality. Because the proposed project would be consistent with the existing General Plan land use and zoning designations, conflicts related to the proposed land use would not occur.

Implementation of the proposed project would also require approval of a TSM, which would include a Design Review, which is a City regulation related to scenic quality. Design Review would ensure that the aesthetic and architectural design of the development be compatible with surrounding development. The proposed single-family residences would be designed in keeping with the surrounding residential land uses.

Based on the above, impacts related to conflicting with applicable zoning and other regulations governing scenic quality were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. The existing on-site farmhouse and associated buildings are not currently in use; therefore, the project site does not currently contain any sources of light. Redevelopment of the project site with 211 residences would add new sources of light to the site. The proposed project is anticipated to include street lights along the internal roadways and along the project site frontage, as well as interior lights spilling from the windows of future residences. In addition, the proposed project would generate vehicle trips which, in turn, would create sources of light from vehicle headlights. However, as previously discussed, the project site is surrounded by existing development including similar land uses. Light and glare associated with the proposed project would be expected to be similar to that of the surrounding area.

The proposed project would be required to comply with Section 16.32.070 of the City's Municipal Code, which establishes the City's performance standards for containing light and glare, including that exterior lights must be located to prevent spillover illumination or glare onto adjoining properties. Furthermore, because the proposed project would be consistent with the General Plan land use designation for the site, the impacts of new sources of light or glare associated with future development of the project site were already evaluated and considered in the General Plan EIR analysis. Therefore, impacts related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were **adequately addressed in the General Plan EIR**. Effects

¹ California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed July 2022.

peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

As part of the General Plan EIR’s assessments of impacts to agricultural resources, the General Plan EIR evaluated both direct and indirect impacts associated with the conversion of agricultural land to non-agricultural and to adjacent agricultural operations, starting on page 4.2-1. In regard to conversion of active agricultural land, the General Plan EIR concluded development proposed in the General Plan would, generally, result in a significant and unavoidable impact. The General Plan EIR includes General Plan policies on pages 4.2-10 and 4.2-12 of the General Plan EIR to reduce potential impacts, but ultimately, determined that mitigation measures are not available to prevent the loss of farmland within the Study Area. The term “Study Area” is used throughout this Modified Initial Study/15183 Checklist to refer to the region evaluated in the General Plan EIR. Page 4.2-12 of the General Plan EIR presents the analysis of Impact AG-2, which determines that impacts related to conflict with existing zoning for agricultural use or conflict with existing Williamson Act contracts as a result of the General Plan are significant and unavoidable.

Areas that meet the definition of a forestry resource, as defined by California PRC Section 12220(g) do not exist within the City of Stockton. As such, impacts to forest land are not discussed in the General Plan EIR because implementation of the General Plan would result in no impacts to timberland or loss of forest land. In addition, the General Plan EIR determined that development of the proposed General Plan would have a less-than-significant impact related to implementation of the General Plan involving changes in the existing environment which, due to its location or nature, could result in conversion of farmlands of concern under CEQA to non-agricultural use or conversion of forest land to non-forest use.

Discussion

a,e. The General Plan EIR concluded that buildout of the City’s General Plan could result in a significant and unavoidable impact related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The EIR also concluded that impacts related to conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use would be less than significant.

According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the project site is designated as "Prime Farmland."² However, the project site is currently not used for agricultural purposes. More importantly, as noted previously, the project site is zoned and designated for residential use and, thus, has been planned for development by the City. In fact, the project site is identified as an area of "Potential Farmland Conversion" in Figure 4.2-4 of the General Plan EIR. In addition, as stated above, under Impact AG-1, the General Plan EIR determined that buildout consistent with the General Plan would result in a significant and unavoidable impact related to the conversion of prime farmland to non-agricultural use. Therefore, impacts related to the conversion of the project site to residential use have been anticipated in the General Plan EIR.

Based on the above, effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met. Impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise resulting in the loss of Farmland to non-agricultural use, were ***adequately addressed in the General Plan EIR.***

- b. According to the General Plan EIR, buildout of the City's General Plan would require pre-zoning and annexation of some agriculturally zoned parcels within the City's Sphere of Influence. Because feasible mitigation is not available, impacts related to conversion of land under a Williamson Act to non-agricultural uses are significant and unavoidable.

Although zoned RL, the project site is currently subject to a Williamson Act contract. However, in compliance with Section 16.236.020 of the City's Municipal Code, the project applicant has filed a notice of non-renewal with the Stockton Community Development Department. The notice of non-renewal was filed with the City on June 8, 2022. Once the procedures for the cancellation of the Williamson Act contract have been completed, the project site would no longer be considered to be bound by the Williamson Act contract. Project approval is contingent upon and coincides with successful cancellation of the Williamson Act contract; thus, buildout would not begin until after the Williamson Act contract has been completely cancelled. In addition, the General Plan EIR specifically anticipated that the project site would be developed with residential uses following the cancellation of the Williamson Act contract on the site.

The proposed project is consistent with the land use and zoning designations for the project site, and buildout of the project site with residential uses, as well as cancellation of the Williamson Act contract, was analyzed in the General Plan EIR. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, and impacts related to conflicting with a Williamson Act contract were ***adequately addressed in the General Plan EIR.***

- c,d. Areas that meet the definition of a forestry resource, as defined by California PRC Code Section 12220(g) do not exist within the City of Stockton. As such, impacts to forest land are not discussed in the General Plan EIR because implementation of the General Plan would result in no impacts to timberland or loss of forest land.

² California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed February 2022.

Furthermore, the project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, impacts related to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning were ***adequately addressed in the General Plan EIR***, and the project's impact would be less than significant. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

III. AIR QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

In analyzing the effects of the General Plan related to air quality emissions, the General Plan EIR analyzed both temporary impacts related to construction activity and possible long-term impacts associated with General Plan buildout, starting on page 4.3-1. The General Plan EIR concluded that, even with the implementation of the measures included in the General Plan, buildout of the General Plan could conflict with or obstruct implementation of San Joaquin Valley Air Pollution Control District (SJVAPCD) policies. In addition, the General Plan EIR identified a significant and unavoidable impact related to a cumulatively considerable net increase of criteria pollutants for which the region is non-attainment. As such, the General Plan concluded that mitigation measures to reduce the impact to a less-than-significant level do not exist. As noted on page 4.3-42 of the General Plan EIR, implementation of Mitigation Measure AQ-5 would reduce impacts related to protecting sensitive receptors from exposure to air pollutants to a less-than-significant level. Finally, the General Plan EIR concluded that, with implementation of Mitigation Measure AQ-6, buildout of the General Plan would not create objectionable odors that would affect neighboring properties, resulting in a less-than-significant impact.

Discussion

a,b. The City of Stockton, including the project site, is located within the northern portion of the San Joaquin Valley Air Basin (SJVAB) and is within the jurisdictional boundaries of the SJVAPCD. The SJVAB area is currently designated as a non-attainment area for the State and federal ozone, State and federal particulate matter 2.5 microns in diameter (PM_{2.5}), and State particulate matter 10 microns in diameter (PM₁₀) standards. The SJVAB is designated attainment or unclassified for all other ambient air quality standards (AAQS). In May of 2016, the U.S. Environmental Protection Agency (EPA) proposed findings that the SJVAB was in attainment of the 1-hour ozone standard.

In compliance with regulations, due to the non-attainment designations of the area, the SJVAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The most recent ozone plan is the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, which was adopted by the SJVAPCD on June 16, 2016. The California Air Resources Board (CARB) subsequently conducted a public meeting to consider approval of the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, and approved the plan on July 21, 2016. Additionally, the most recent federal

attainment plan for PM is the 2016 Plan for the 1997 PM_{2.5} Standard, which was approved by the District Governing Board on April 16, 2015.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures (TCMs) to be implemented in the region to attain the State and federal standards within the SJVAB. Adopted SJVAPCD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated non-attainment, consistent with applicable air quality plans. The SJVAPCD has established broad significance thresholds associated with the construction and operation emissions for various criteria pollutants including ozone precursors such as reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM₁₀, PM_{2.5}, sulfur oxide (SO_x), and carbon monoxide (CO) expressed in tons per year. Thus, by exceeding the SJVAPCD's mass emission thresholds for operational emissions of ROG, NO_x, PM₁₀, PM_{2.5}, SO_x, or CO, a project would be considered to conflict with or obstruct implementation of the SJVAPCD's air quality planning efforts. The SJVAPCD's adopted thresholds of significance for criteria pollutant emissions are presented in Table 1. If the proposed project's emissions exceed the applicable thresholds of significance presented in the table, the project could violate an air quality standard, contribute to an existing or projected air quality violation, or conflict with or obstruct implementation of the applicable air quality plans.

Table 1		
SJVAPCD Criteria Pollutant Thresholds of Significance		
Pollutant	Construction Emissions (tons/yr)	Operational Emissions (tons/yr)
ROG	10	10
NO _x	10	10
CO	100	100
SO _x	27	27
PM ₁₀	15	15
PM _{2.5}	15	15
<i>Source: SJVAPCD, March 19, 2015.</i>		

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, compliance with the California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumes the following project and/or site-specific information:

- Construction would commence in June 2023 and take place over approximately four years;
- Approximately 12,500 sf of building materials would be demolished as part of project construction activities; and

- The proposed project would result in approximately 9.44 trips per dwelling unit per day, and a total annual average vehicle miles traveled (VMT) of 5,477,628 per year.

The proposed project’s estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project’s contribution to cumulative air quality conditions is provided below as well. All CalEEMod results are included as Appendix A to this IS/MND.

It should be noted that all development within the SJVAPCD, including the proposed project, is required to comply with all applicable SJVAPCD rules and regulations, including, but not limited to, Regulation VIII (Fugitive PM₁₀ Prohibition), Rule 4101 (Visible Emissions), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback Slow Cure, Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4102 (Nuisance). Compliance with the aforementioned regulations would help to reduce criteria pollutant emissions associated with the construction activity discussed below.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum construction emissions as shown in Table 2.

Table 2			
Maximum Construction Emissions (tons/yr)			
Pollutant	Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	1.51	10	NO
NO _x	2.20	10	NO
CO	2.63	100	NO
SO _x	0.005	27	NO
PM ₁₀	0.74	15	NO
PM _{2.5}	0.38	15	NO

Source: CalEEMod, November 2022 (see Appendix A).

As shown in the table, construction emissions from the proposed project would be below the applicable thresholds of significance for all relevant criteria pollutants.

Operational Emissions

According to the CalEEMod results, the operations of the proposed project would result in maximum criteria air pollutant emissions as shown in Table 3. As shown in the table, operational emissions from the proposed project would be below the applicable thresholds of significance for all relevant criteria pollutants.

Cumulative Emissions

A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. By its very nature, air pollution is largely a cumulative impact.

Table 3 Maximum Operational Emissions (tons/yr)			
Pollutant	Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	2.80	10	NO
NO _x	1.82	10	NO
CO	9.66	100	NO
SO _x	0.02	27	NO
PM ₁₀	2.11	15	NO
PM _{2.5}	0.60	15	NO
Source: CalEEMod, November 2022 (see Appendix A).			

The nonattainment status of regional pollutants is a result of past and present development. Future attainment of ambient air quality standards is a function of successful implementation of SJVAPCD attainment plans. Consequently, the SJVAPCD’s application of thresholds of significance for criteria pollutants is relevant to the determination of whether a project’s individual emissions would have a cumulatively significant impact on air quality.

A lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project would comply with the requirements in a previously approved plan or mitigation program, including, but not limited to an air quality attainment or maintenance plan that provides specific requirements that would avoid or substantially lessen the cumulative problem within the geographic area in which the project is located (CCR Section 15064[h][1]). Thus, as stated in Section 7.14 of the SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts, if project-specific emissions would exceed the thresholds of significance for criteria pollutants, the project would be expected to result in a cumulatively considerable net increase of any criteria pollutant for which the area is in non-attainment under applicable ambient air quality standards. As further discussed in Section 8.8 of the SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts, the SJVAPCD would consider projects consistent with the following to result in a less-than-cumulatively-significant impact related to air quality:

- SJVAPCD attainment plans;
- SJVAPCD rules and regulations;
- State air quality regulations;
- Project emissions below SJVAPCD thresholds of significance for criteria pollutants, localized CO, and toxic air contaminants (TACs); and
- Project emissions below AAQS.

As presented above, the proposed project would result in construction- and operational-related emissions below all applicable thresholds of significance. Therefore, the proposed project would not be considered to result in a cumulatively considerable net increase in any criteria pollutant for which the area is under nonattainment for a federal or State AAQS (i.e., ozone and PM). Consequently, in accordance with SJVAPCD guidance, because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region’s existing air quality conditions.

Conclusion

The proposed project would consist of a typical residential development on a lot planned for such. Development of the project site was already evaluated in the General Plan EIR. Because the proposed project would result in emissions below the applicable thresholds of significance during both construction and operations, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans. In addition, the proposed project would not result in a cumulatively considerable net increase in any criteria air pollutant. Therefore, the project would not result in any impacts related to criteria pollutant emissions outside of what was anticipated for the project site in the General Plan EIR, and effects peculiar to the proposed project or the project site do not exist. Thus, impacts related to emissions of criteria pollutants and consistency with the applicable air quality plans were **adequately addressed in the General Plan EIR**. Per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the single-family residences located north and south of the project site, with the nearest located approximately ten feet from the project site boundary.

Because impacts related to pollutants are concentration-based, such impacts have the potential to be site-specific and/or peculiar. As a result, pollutants associated with implementation of the proposed project are evaluated below. The major pollutant concentrations of concern are localized CO emissions and TAC emissions.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project could be expected to increase local CO concentrations. Concentrations of CO approaching the AAQS are only expected where background levels are high, and traffic volumes and congestion levels are high. In accordance with the State CO Protocol, the SJVAPCD has established preliminary screening criteria for determining whether the effect that a project would have on any given intersection would cause a potential CO hotspot. If either of the following is true for the proposed project, further CO analysis would be required:

- A traffic study for the project indicates that the Level of Service (LOS) on one or more streets or at one or more intersections in the project vicinity would be reduced to LOS E or F; or
- A traffic study indicates that the project would substantially worsen (i.e., increase delay by more than five percent) an already existing LOS F on one or more streets or at more or more intersections in the project vicinity.

According to the General Plan EIR, CO hotspots have not been reported in the SJVAB even at the most congested intersections. In addition, the General Plan EIR noted that implementation of the General Plan is not anticipated to produce the volume of traffic required to generate a CO hotspot. Therefore, the General Plan EIR determined that buildout of the General Plan would result in a less-than-significant impact related to increased localized concentrations of CO. In addition, while the General Plan EIR concluded that implementation of the General Plan would reduce LOS to below the City's LOS E threshold along 13 roadway segments within the City, none of the affected roadway segments are located within the vicinity of the project site. Given that the proposed project is consistent with the General Plan land use and zoning designations for the project site, localized concentrations of CO resulting from buildout of the proposed project were anticipated in the General Plan EIR analysis.

Based on the above, the proposed project would not be expected to result in substantial levels of localized CO or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The proposed residences would not involve operations that would be considered major sources of TACs, including DPM. As such, the project would not generate any substantial pollutant concentrations during operations.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Construction equipment would operate intermittently throughout the course of a day, would be restricted to the hours of 7:00 AM to 10:00 PM pursuant to Section 16.60.030 of the Municipal Code, and would likely only occur over portions of the improvement area at a time. In addition, all construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation. Project construction would also be required to comply with all applicable SJVAPCD rules and regulations, including Rule 2201, which applies to new and existing stationary sources of TACs. Because health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to would correlate to a higher health risk, considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low. Thus, through

compliance with the aforementioned City and SJVAPCD regulations, construction of the proposed project would not result in exposure of nearby receptors to substantial pollutant concentrations.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs during construction or operation. As such, effects peculiar to the proposed project or the project site do not exist, and the evaluation in the General Plan EIR included consideration of buildout of the project site. Impacts related to the exposure of sensitive receptors to substantial pollutant concentrations were ***adequately addressed in the General Plan EIR***. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. Emissions of principal concern include emissions leading to odors, emission that have the potential to cause dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Odors

Odors are generally regarded as an annoyance rather than a health hazard. Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, it is difficult to quantitatively determine the presence of a significant odor impact. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The project would not include any such uses, and the site is not located in the vicinity of any existing or planned land uses that would be considered major sources of odors.

Construction activities often include diesel fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, because the proposed project would be consistent with the General Plan land use designation for the project site, construction of the project site with the proposed uses has been generally anticipated in the General Plan, and impacts resulting from construction have been analyzed in the General Plan EIR.

In addition, construction activities would be temporary, and, in compliance with Section 16.60.030 of the City's Municipal Code, operation of construction equipment would be restricted to the hours of 7:00 AM to 10:00 PM. In addition, while the nearest sensitive receptors are located in relatively close proximity to the project site boundary, considering the large overall development area, construction equipment would operate at various locations throughout the project site intermittently, and the distances from the nearest sensitive receptors would allow for dispersal of diesel odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities.

Nonetheless, the project would be subject to the SJVAPCD's Rule 4102, which allows members of the public to submit complaints regarding odor. Thus, although not anticipated, if odor complaints are made after the proposed project is developed, the SJVAPCD would ensure that such odors are addressed, and any potential odor effects reduced to less than significant.

Dust

During construction, the project would be required to comply with all applicable SJVAPCD rules and regulations regarding fugitive dust, including Regulation VIII. Pursuant to the provisions of Regulation VIII, for projects in which construction-related activities would disturb greater than one acre of land, the SJVAPCD requires preparation of a Dust Control Plan or Construction Notification form before issuance of the first grading permit. The proposed project would be subject to this regulation, and submittal of the Dust Control Plan or Construction Notification would be ensured by the City as a condition of project approval.

Following project construction, vehicles operating within the project site would be limited to paved areas of the site, and non-paved areas would be landscaped. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people. Thus, project operations would not include any substantial sources of dust.

Conclusion

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

The following mitigation measure(s) from the General Plan EIR would apply to the proposed project:

- AQ-5 *Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Stockton in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) required. If preparation of an HRA is required, all HRAs shall be submitted to the City of Stockton and the SJVAPCD for evaluation. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and the SJVAPCD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, or that the appropriate noncancer hazard index exceeds 1.0 or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer*

and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.

Measures to reduce risk impacts may include but are not limited to:

- Restricting idling on-site beyond Air Toxic Control Measure idling restrictions, as feasible;*
- Electrifying warehousing docks;*
- Requiring use of newer equipment and/or vehicles; and*
- Restricting off-site truck travel through the creation of truck routes.*

Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.

AQ-6

Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors:

- Wastewater Treatment Plan (2 miles);*
- Sanitary Landfill (1 mile);*
- Transfer Station (1 mile);*
- Composting Facility (1 mile);*
- Petroleum Refinery (2 miles);*
- Asphalt Batch Plant (1 mile);*
- Chemical Manufacturing (1 mile);*
- Fiberglass Manufacturing (1 mile);*
- Painting/Coating Operations (1 mile);*
- Food Processing Facility (1 mile);*
- Feed Lot/ Dairy (1 mile); and*
- Rendering Plant (1 mile).*

The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 4.4-1, examined direct and indirect impacts to the following biological resources: regulated waterways and wetlands, sensitive habitats, special-status plants and animals, and wildlife movement corridors. The General Plan EIR concluded that, with implementation of Goal LU-5, which requires compliance with San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) policies, buildout of the General Plan would result in a less than significant impact impacts upon listed special-status species, riparian habitat and other natural communities, wetlands, and migratory wildlife species. In addition, the General Plan EIR determined that buildout of the General Plan would result in a less-than-significant impact related to conflict with any local policies or ordinances protecting biological resources, or conflict with the provisions of an adopted Habitat Conservation Plan.

Discussion

a,f. The approximately 44.2-acre project site is mostly undeveloped, with the exception of a farmhouse and associated buildings located in the northwest corner of the site. The site does not contain wetland features or waterways.³ However, 69 trees are scattered throughout the westernmost portion of the project site, which operated as an orchard in the past.

³ U.S. Fish and Wildlife Service. *National Wetlands Inventory*. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed August 2022.

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

The project site is located within the boundaries of the SJMSCP. The San Joaquin Council of Governments (SJCOG) adopted the SJMSCP on November 14, 2000. The SJMSCP was prepared with the cooperation of regulatory agencies, cities, and other interested parties with the purpose of balancing the often-conflicting interests of agriculture, development, and the environment. The City is a signatory to the SJMSCP, and typically requires all areas within the City limits to participate in the SJMSCP. Therefore, the City would require the project to seek coverage under the SJMSCP.

In order to identify documented occurrences of special-status species in the vicinity of the project site, a query of the California Natural Diversity Database (CNDDDB) was conducted for the project site quadrangle and the eight surrounding quadrangles. The results of the CNDDDB search are discussed below.

Special-Status Plants

Based on the results of the CNDDDB search, a total of 20 special-status plant species have been recorded within the search area. Of the 20 species, all are considered unlikely to occur on the site due to a lack of suitable habitat, such as vernal pools/wetlands and serpentine or alkaline soils. In addition, as noted previously, the project site is regularly disked. The nearest recorded occurrences of special-status plant species are the bristly sedge (*Carex comosa*), recorded approximately six miles west of the project site, as well as the Delta tulle pea (*Lathyrus jepsonii* var. *jepsonii*) and the big tarplant (*Blepharizonia plumosa*), both recorded approximately four miles north of the project site. Thus, special-status plant species are not anticipated to occur on-site, and would not be impacted by the proposed development.

Special-Status Wildlife

Based on the results of the CNDDDB search, a total of 21 special-status wildlife species have been recorded within five miles of the site. Of the 21 species, 17 species are unlikely to occur on the site due to a lack of suitable habitat. For example, because the site lacks vernal pool/depressional seasonal wetland habitat, federally listed vernal pool invertebrates, such as vernal pool tadpole shrimp, do not occur on the site. In addition, because the project site is surrounded by existing development on all sides but to the west, which is the San Joaquin River, the project site does not contain and is not connected to open, uncultivated groundcover which would be required for American badgers to occur on-site. Despite the project site's proximity to the river, the site does not

contain aquatic features, and, because of the intervening levee, is not considered riparian habitat; thus, aquatic species, such as the Delta smelt and steelhead, as well as riparian species, such as the valley elderberry longhorn beetle and California tiger salamander, do not occur on the project site.

However, as described in the following sections, the project area contains suitable habitat for burrowing owl, tricolored blackbird, Modesto song sparrow, and Swainson's hawk, as well as other migratory birds and raptors protected under the MBTA. Burrowing owl, tricolored blackbird, and Swainson's hawk are also covered under the SJMSCP. Thus, compliance with applicable provisions of the SJMSCP would address potential impacts to the three aforementioned species.

Burrowing Owl

The western burrowing owl is designated by CDFW as a Species of Special Concern. Burrowing owls are found in open arid and semiarid habitats with short or sparse vegetation, including grasslands, deserts, agricultural fields, ruderal areas and open, landscaped areas. The species is dependent on mammals such as the California ground squirrel that dig underground burrows, which the owls occupy. Some burrowing owls have adapted to urban landscapes, and in some instances, open lots, roadsides, and landscaped areas can provide suitable habitat. Breeding typically occurs from March to August but can begin as early as February and can last into December.

The CNDDDB search contains approximately 40 occurrences of western burrowing owl within five miles of the project site, and the site consists of agricultural fields that are within the range of western burrowing owl. As part of coverage under the SJMSCP, preconstruction surveys would be required to ensure that the proposed development would not result in impacts to the species.

Tricolored Blackbird

The tricolored blackbird is a State listed threatened species pursuant to the California Endangered Species Act (CESA). The tricolored blackbird is typically found near freshwater, particularly near marsh habitat. Nesting colonies are typically found in stands of cattail, and bulrush, although the species are also known to utilize blackberry patches and thistle clumps adjacent to water. Flooded lands, margins of ponds, and grassy fields in summer and winter provide typical foraging habitat for the species. Although the project site does not contain aquatic features, the site is in proximity to the San Joaquin River, which provides potential nesting habitat for tricolored blackbird. Nesting habitat is also provided by the on-site trees.

According to the Biogeographic Information and Observation System, the majority of the City of Stockton, including the project site, is considered potential habitat for the tricolored blackbird.⁴ The CNDDDB has recorded eight occurrences of the species within five miles of the site. In addition, the project site is located less than 100 feet from the San Joaquin River. As such, impacts associated with the proposed project could disturb nesting tricolored blackbirds. If tricolored blackbird are present on or near the project site, the proposed project could result in an adverse impact to the species. As part of coverage under the SJMSCP, preconstruction surveys would be required to ensure that the proposed development would not result in impacts to the species.

⁴ California Department of Fish and Wildlife. *BIOS*. Available at: <https://apps.wildlife.ca.gov/bios/?al=ds85>. Accessed August 2022.

Modesto Song Sparrow

The Modesto song sparrow is designated by CDFW as a Species of Special Concern. The Modesto song sparrow is endemic to California, where it resides only in the north-central portion of the Central Valley. Highest densities occur in the Butte Sink area of the Sacramento Valley and near the Sacramento-San Joaquin River. Song sparrows are also numerous in the delta, particularly in southwestern Sacramento County along riparian corridors, vegetated irrigation canals and levees, and among freshwater marshes. Breeding typically occurs from mid-March to early August.

The CNDDDB has recorded 17 occurrences of Modesto song sparrow within five miles of the site. The project site is located less than 100 feet east of the San Joaquin River. Because the project site is within the vicinity of Modesto Song sparrow breeding habitat, the potential exists for Modesto song sparrow to nest within the trees on the project site. General Plan Action LU-5.2B states that “for projects on or within 100 feet of sites that have the potential to contain special-status species or critical or sensitive habitats, including wetlands, require preparation of a baseline assessment by a qualified biologist following appropriate protocols, such as wetland delineation protocol defined by the US Army Corps of Engineers. If such sensitive species or habitats are found to be present, development shall avoid impacting the resource, and if avoidance is not feasible, impacts shall be minimized through project design or compensation identified in consultation with a qualified biologist.” Thus, a baseline assessment would be required to ensure that the proposed development would not result in impacts to the species. Although not a SJMSCP-covered species, the aforementioned pre-construction survey required for the project site would cover the Modesto song sparrow.

Swainson’s Hawk

The Swainson’s hawk is a state-listed threatened species under the CESA. The Swainson’s hawk is generally a summer visitor to California; however, a small population of Swainson’s hawks remain residents in California year-round. The Swainson’s hawk inhabits open to semi-open areas at low to middle elevations in valleys, dry meadows, foothills, and level uplands. The species nests almost exclusively in trees and will nest in almost any tree species that is at least ten feet tall. Swainson’s hawks also occasionally nest in shrubs, on telephone poles, and on the ground. Foraging habitats include alfalfa fields, fallow fields, beet, tomato, and other low-growing row or field crops, dry-land and irrigated pasture, and rice land when not flooded. In addition, agricultural practices allow for access to prey, and very likely increases foraging success of Swainson’s hawks when farm equipment flushes prey during harvesting.

The closest CNDDDB nesting record for the species is located within the western boundaries of the project site, and 236 occurrences have been recorded within five miles of the site. Trees growing along in the western portion of the site have the potential to provide suitable nesting habitat. In addition, because of the site’s past agricultural use, the project site constitutes foraging habitat that could be used by the Swainson’s hawk. If the species were to occur on or near the project site, implementation of the proposed project could result in direct take or nest abandonment, which would be considered an adverse impact. As part of coverage under the SJMSCP, preconstruction surveys would be required to ensure that the proposed development would not result in impacts to the species.

Migratory Birds and Raptors

The potential exists for other migratory birds and raptors protected under the MBTA to nest within the trees scattered on the western portion of the project site. Buildout of the project during the nesting period for migratory birds (i.e., typically between February 1 to August 31), including initial grading activities, could pose a risk of nest abandonment and death of any eggs or young that may be present within nests that are near the project site.

Conclusion

The proposed project is consistent with the site's General Plan land use and zoning designations and, thus, is consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan EIR.

As discussed above, the General Plan EIR identified that development occurring pursuant to the General Plan could result in impacts to special-status plant and wildlife species. Based on the results of the CNDDDB search, although occurrences of special-status plant species have been recorded within the greater project vicinity, such species have not been recorded as occurring on-site. Furthermore, due to lack of suitable habitat and regular disking on-site, such special-status plant species are unlikely to occur on-site. While special-status bird species could be potentially impacted by the proposed development, the General Plan includes policies to reduce potential impacts to such species to less-than-significant levels.

According to CEQA Guidelines Section 15183(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. [...]" General Plan Goal LU-5 requires compliance with SJMSCP policies, as well as the preparation of assessments to determine the potential for special-status species not covered by SJMSCP, such as Modesto song sparrow and migratory birds and raptors protected under the MBTA, to be present on the project site. The General Plan EIR determined that compliance with Goal LU-5 would reduce impacts upon special-status species, riparian habitat and other natural communities, wetlands, and migratory wildlife species, to a less-than-significant level.

Based on the above, impacts to species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b,c. The General Plan EIR determined that buildout of the General Plan would result in less-than-significant impacts related to federally protected waters and riparian habitats.

According to the USFWS National Wetlands Inventory, the project site does not contain any existing wetlands or other waters of the U.S. or State.⁵ The site consists primarily of

⁵ U.S. Fish and Wildlife Service. *National Wetlands Inventory*. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed July 2022.

scattered trees and ruderal grasses that are regularly disked. Despite the site's proximity to the San Joaquin River, a levee separates the site from contact with the river.

Based on the above, city-wide impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands were **adequately addressed in the General Plan EIR**, which anticipated buildout of the project site. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. Pursuant to the General Plan EIR, buildout of the General Plan would result in a less-than-significant impact related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impeding the use of wildlife nursery sites.

The project site is bordered by existing development to the north, east, and south, and the site is separated from the San Joaquin River to the west by a levee. Although the setback between the site and the adjacent levee may have potential as a wildlife corridor, the setback runs along the western edge of the site, and would not cross into the site itself. Furthermore, the site is located within an urbanized area of the City of Stockton. The existing setting of the surrounding area limits the potential for use of the project site as a wildlife movement corridor. In addition, the project site does not contain streams or other waterways that could be used by migratory fish or as a wildlife corridor for other wildlife species. Therefore, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- e. Given compliance with Section 16.72.245 of the Stockton Municipal Code, which defines protections for heritage trees, the General Plan EIR determined that impacts to conflict with local tree preservation policies would be less-than-significant.

An Arborist Report was prepared for the proposed project by HortScience | Bartlett Consulting (see Appendix B).⁶ The tree assessment, performed on May 31, 2022, included all trees within and adjacent to the project area measuring six inches and larger in diameter. The Arborist Report evaluated the 69 on-site trees as well as seven trees located adjacent to the project site. The assessment procedure consisted of the following steps: identifying tree species; noting the tree tag number and plotting the position on a site map; measuring the trunk diameter; evaluating the health and structural condition based on a visual inspection from the ground; and rating the suitability for preservation of each tree based on health, age, structural condition of the tree, and the trees' potential to remain an asset in the future.

The project site currently contains 69 trees, all of which would be removed as part of the project. Seven off-site trees were also evaluated, but none require removal. According to the Arborist Report, 63 of the on-site trees are fruit and nut-bearing species, largely

⁶ HortScience | Bartlett Consulting. *Arborist Report, Asano Property Subdivision, Stockton, California*. June 23, 2022.

comprised of English walnut and persimmon trees, but also including apple, olive, and pineapple guava trees; the site also contains Aleppo pine, Japanese black pine, Douglas fir, and Leyland cypress trees.

Chapter 16.130 of the City's Municipal Code states that the City protects heritage trees and street trees. Heritage trees are defined as any valley oak, coast live oak, or interior live oak which is located on public private property within the City limits, and which has a trunk diameter of 16 inches or more. Street trees are defined as trees planted by the City or in lieu of the City, either in the public right-of-way or public utility easement. According to the Arborist Report, none of the on-site trees qualify as protected species.

Because none of the on-site trees are protected under City policies, the protective measures defined Section 16.72.245 of the City's Municipal Code would not be required for the proposed project, and impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, were ***adequately addressed in the General Plan EIR***. Other policies related to protection of biological resources do not apply to the proposed project, beyond those discussed in questions 'a' through 'd' above, with which the project would be consistent. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

V. CULTURAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential impacts to archaeological and historic resources starting on page 4.5-1. The General Plan EIR determined development facilitated by the General Plan would result in a less-than-significant impact related to historical and archeological resources. In addition, the General Plan EIR determined that development of the General Plan would have a less-than-significant impact related to the disturbance of human remains.

Discussion

The following discussion is primarily based on a Phase I Historical Resource Assessment and Archaeological Study (Historical Resource Assessment) prepared by Historic Resource Associates.⁷ The Historical Resource Assessment primarily focused on evaluating the historical significance of the existing on-site buildings, the demolition of which represent a potential impact “peculiar” to the project site. In addition, a records search of the California Historic Resources Information System (CHRIS) was performed for the proposed project, as well as a records search of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC).

- a. The Historical Resource Assessment consisted of a literature review to identify any previously recorded cultural resources and a pedestrian survey, conducted on May 29, 2022, of the entire project site. On March 29, 2022, a records search of the CHRIS was completed by the Central California Information Center (CCIC) for cultural resource site records and survey reports within the project site. Historical resources are not known to exist in the project site. However, the project site has not been subject to any previous cultural studies. Five studies have been conducted within a quarter mile of the site.

The first on-site buildings were constructed circa 1910, but were demolished in 1972. The western portion of the project site is currently developed with a California Ranch style residence built in 1972, a metal-sided shed, a metal-sided barn vehicle-storage building, a wood-frame barn, a wood-frame bunk house, a small wooden shed, a small wood-frame residence, and a modular pre-fabricated metal house. In determining the potential significance of the property, two criteria were examined in regards to the on-site structures: the California Register of Historical Resources (CRHR) and the City of Stockton’s ordinance relating to identifying historic buildings or structures in the City.

According to the Historical Resource Assessment, the buildings on the project site do not meet the CRHR criteria for historical significance, generally because the property does not maintain its former function as an orchard and was not owned by an historically significant figure. In applying the City of Stockton’s criteria for Landmark and Merit properties, the on-site structures appear to meet Criterion D, with the site’s exemplification

⁷ Historic Resource Associates. *Phase I Historical Resource Assessment and Archeological Study*. July 2022.

of a particular architectural style or way of life important to the City, and Criterion J, with the site's potential of yielding significant information of archaeological interest. However, Policy LU-3.1 of the General Plan directs the City to require historical resources surveys when development is proposed in areas containing buildings 50 years old or older. Further requirements include requiring historic structures and surrounding features to be maintained, restored, or repaired wherever possible, and to require any alterations to historical buildings to meet the Secretary of the Interior's Standards for Treatment of Historic Properties. Because the oldest existing on-site structures were built in 1972, the proposed project would be subject to the requirements of Policy LU-3.1.

In addition, because the proposed project is consistent with the land use and zoning designations for the project site, development of the site, along with the associated impacts to the on-site buildings and compliance with the requirements of Policy LU-3.1, has been anticipated in the General Plan EIR. The General Plan EIR determined that buildout of the General Plan, including the project site, would have a less-than-significant impact upon historical resources.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b,c. As noted above, a record search of the CHRIS was conducted for the project site. The search concluded that, while cultural resource studies have not been conducted on the project site, cultural resources or historic buildings, structures, or objects have not been formally recorded in the project area. On April 12, 2022, the NAHC conducted a records search of the SLF which indicated that tribal cultural resources are not known to be present in the project vicinity.

Should previously unknown archeological resources or human remains be encountered on the project site, the proposed project would be required to comply with Section 16.36.050 of the City's Municipal Code, which dictates that upon discovery of such resources, construction activities shall cease immediately. In the case of discovery of an unknown archeological resource, the Community Development Department would be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may occur in compliance with State and federal law. Similarly, should unknown human remains be encountered, construction would cease, and the County Coroner would be contacted to evaluate whether the remains are Native American, in which case the NAHC would be contacted.

Given the proposed project's compliance with the provisions of Section 16.36.050 of the City's code, the project's consistency with the site's General Plan land use designation, and the Historical Resource Assessment's conclusion that known cultural resources do not exist on-site, buildout of the project site and potential disturbance of buried archaeological resources or human remains have been anticipated by the City and analyzed in the General Plan EIR.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal

cemeteries, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

VI. ENERGY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The potential impacts to energy consumption and conservation from development facilitated by the General Plan were analyzed in the Utilities and Service Systems Chapter of the General Plan EIR, starting on page 4.15-26. The General Plan EIR determined that sufficient natural gas supplies exist to serve buildout of the General Plan. In addition, the General Plan includes policies, such as Policy LU-5.4, which require water and energy conservation and efficiency in both new construction and retrofits, that would avoid significant impacts related to wasteful energy consumption. Thus, the General Plan EIR concluded that a less-than-significant impact would occur related to wasteful energy consumption.

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code (CALGreen Code), the Building Energy Efficiency Standards, and the City’s Strategic Energy Plan (SEP), with which the proposed project would be required to comply, as well as discussions regarding the proposed project’s potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The CALGreen Code (CCR Title 24, Part 11), is a portion of the CBSC, which became effective on January 1, 2020.⁸ The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen Code standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the CALGreen Code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources’ MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;

⁸ California Building Standards Commission. *California Green Building Standards Code*. 2019.

- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. For residential buildings, compliance with the 2019 standards would use approximately seven percent less energy due to energy efficiency measures compared to homes built under the 2016 standards.⁹ The Building Energy Efficiency Standards require residential buildings that are three stories or less to include solar photovoltaic systems. Rooftop solar electricity generation would ensure future residences that are built under the 2019 standards further reduce energy consumption and result in about 53 percent less energy use than those residences built under the 2016 Building Energy Efficiency Standards.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

All construction equipment and operation thereof would be regulated per the CARB's In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would therefore help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction.

The CARB prepared the 2017 Climate Change Scoping Plan Update (2017 Scoping Plan),¹⁰ which builds upon previous efforts to reduce greenhouse gas (GHG) emissions

⁹ California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.

¹⁰ California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The In-Use Off-Road Diesel Vehicle Regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, PG&E would provide electricity and natural gas to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residential development.

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the CALGreen Code and the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. As noted previously, pursuant to the CALGreen Code, residential structures three stories or less, including the proposed project, must include on-site solar energy systems sufficient to meet 100 percent of the residences' electricity demand.

Additionally, the proposed project would be consistent with the goals of the General Plan, such as Action LU-5.4B, which requires all new development to incorporate feasible and appropriate energy conservation and green building practices, as the proposed project would comply with the latest CBSC standards regarding energy conservation, renewable energy resources, and green building standards.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy.

Conclusion

Based on the above, the proposed project would involve energy use associated with construction activities and operations; however, given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated energy demands have been anticipated by the City and analyzed in the General Plan EIR. In addition, the project would comply with applicable General Plan policies, as well as other State energy standards, which would ensure that construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Based on the above, impacts related to energy use would be less than significant, and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

VII. GEOLOGY AND SOILS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✘
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential environmental effects from implementation of the General Plan on geology, soils, seismicity, and mineral resources are discussed starting on page 4.6-1. The General Plan EIR determined a less-than-significant impact requiring no mitigation related to the potential for loss, injury, or death following a seismic event. Additionally, the General Plan EIR concluded compliance with State and federal regulations and General Plan policies would result in a less-than-significant impact from erosion and loss of topsoil and construction of structures on expansive soils. Because the development of the General Plan would not require the use of septic tanks or alternative waste water disposal systems, the General Plan EIR concluded a less-than-significant impact related to having soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems in the unavailability of sewers. The General Plan EIR addresses whether buildout of the General Plan would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature on page 4.5-19 of the General Plan EIR, and concludes that a less-than-significant impact would occur.

Discussion

The following discussion is based on a Preliminary Geotechnical Engineering Report (PGER) prepared for the proposed project by Mid Pacific Engineering, Inc. (see Appendix C).¹¹

¹¹ Mid Pacific Engineering, Inc. *Preliminary Geotechnical Engineering Report: Asano Residential Development*. October 2, 2020.

- ai-ii. The project site does not contain any active or potentially active faults, nor is the site located within a State-designated Alquist-Priolo Fault Zone.¹² In addition, the City of Stockton is not listed by the California Geological Survey as a city affected by an Alquist-Priolo Earthquake Fault Zone.¹³

Furthermore, the General Plan EIR notes that through Section 15.08.010 of the City's Municipal Code, all construction within the City is subject to CBSC requirements. Proper engineering of the proposed buildings in compliance with the CBSC would ensure that the proposed project would not be subject to substantial risks related to seismic ground shaking. Projects designed in accordance with the CBSC 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. Conformance with the CBSC design standards is enforced through building plan review and approval by the City. Based on the above, impacts related to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking, were **adequately addressed in the General Plan EIR**.

- aiii,c,d. The proposed project's potential effects related to liquefaction, subsidence/settlement, lateral spreading, and expansive soils are discussed in detail below. Please refer to question 'aiv' for a discussion of potential effects related to landslides.

The PGER prepared for the project included a field reconnaissance on August 6, 2020; a review of available historical aerial photographs, geologic and topographic maps, and groundwater information; subsurface exploration; laboratory testing of the collected soil samples; and engineering analysis.

Liquefaction and Subsidence/Settlement

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking. Liquefaction can often result in subsidence or settlement. Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years.

The project site has not been evaluated for whether it is located within a State of California Seismic Hazard Zone for liquefaction.¹⁴ However, the PGER included an evaluation of the potential for soil liquefaction and settlement to occur during a seismic event. The PGER

¹² California Department of Conservation. *California Earthquake Hazards Zone Application*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed April 2022.

¹³ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.6-1]. June 2018.

¹⁴ California Department of Conservation. *California Earthquake Hazards Zone Application*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed April 2022.

indicates that the project site is underlain by Egbert silty clay loam, Honcut sandy loam, Merritt silty clay loam, and Valdez silt loam. Egbert silty clay loam and Valdez silt loam have limited use for dwelling construction due to subsidence potential. In addition, based on anticipated ground water conditions and the presence of cohesionless soils, the PGER concluded that the project site has the possibility of liquefaction.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Given that the project site does not contain any free faces, lateral spreading would not present a likely hazard at the site.

Expansive Soils

Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil. According to the PGER, laboratory testing of the near-surface clays indicate that they possess a low to medium expansion potential. Such soils may be susceptible to volume changes with varying soil moisture contents and are capable of exerting moderate expansion pressures upon foundations and concrete slabs-on-grade. Therefore, the project site is located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, and substantial direct or indirect risks to life or property due to expansive soils could occur.

Conclusion

As stated above, the PGER concluded that the project site has the potential for liquefaction and may contain expansive soils. However, Section 16.192.020 of the City's Municipal Code states that "if a preliminary soils report indicates the presence of critically expansive soils or other soil problems, which, if not corrected, would lead to structural defects, the person filing the [subdivision] map may be required to submit a soils investigation covering each lot in the subdivision, prepared by a California registered civil engineer, which shall recommend corrective action that is likely to prevent structural damage to each dwelling proposed to be constructed on the expansive soil." Therefore, in compliance with Section 16.192.020, the City may determine that a more in-depth soils report should be prepared which would identify project-specific requirement to avoid impacts related to liquefaction and expansive soils. Furthermore, the General Plan EIR determined that through compliance with Section 15.08.010 of the City's Municipal Code, which adopts all California Building Code (CBC) requirements, as well as the City's grading and building permit process, such impacts would be less-than-significant.

As such, although the project site has the potential for liquefaction and may contain expansive soils, such potential effects have been anticipated by the City, analyzed in the General Plan EIR, and are, thus, not considered peculiar. The proposed project would be consistent with the site's General Plan land use designation, and as determined in the General Plan EIR, compliance with applicable policies, regulations, and standards would reduce potential substantial adverse effects associated with the project to a less-than-significant level. Therefore, impacts related to being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse

were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- aiv. Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. According to the California Geologic Survey, the site is not located within a designated seismic hazard zone for landslides.¹⁵ Although the project site itself is relatively flat, the site is adjacent to the elevated levee, which qualifies as a slope. The levee is maintained by the U.S. Army Corps of Engineers (USACE). Given compliance with the USACE Evaluation, Design, and Construction of Levees Engineer Manual, which delineates procedures to evaluate and protect levees, levee stability would be ensured, and thus would not constitute a hazard to the proposed project.¹⁶

Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, potential effects related to landslides have been anticipated by the City, analyzed in the General Plan EIR, and are, thus, not considered peculiar. The General Plan EIR states that compliance with regulatory requirements, such as CBSC requirements enforced through compliance with Section 15.08.010 of the City's Municipal Code, would reduce potential impacts related to landslide risk to a less-than-significant level. Therefore, impacts related to landslide risks that could expose people or structures to potential risk of loss, injury, or death involving landslides were **adequately addressed in the General Plan EIR**.

- b. During construction activities, topsoil would be exposed. Following development of the site, all exposed soils would be covered with impervious surfaces or landscaping and, thus, the potential for erosion to occur would not exist long-term.

According to the City Municipal Code Sections 15.48.110 and 15.48.080, preparation of an Erosion and Sediment Control Plan (ESCP) and Stormwater Pollution Prevention Plan (SWPPP) prior to construction activities and implementation of Best Management Practices (BMPs) during construction is required. For further discussion of SWPPP and ESCP requirements, please see Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist. The General Plan EIR determined that the erosion control measures required by Chapter 15.48 of the City's Municipal Code, including the SWPPP and the ESCP, would ensure that buildout of the General Plan would not result in substantial erosion or the loss of topsoil. Because the proposed project is consistent with the General Plan land use designations and zoning for the project site, potential effects related to soil erosion or loss of topsoil have been anticipated by the City, analyzed in the General Plan EIR, and are, thus, not considered peculiar. Therefore, impacts related to substantial soil erosion or the loss of topsoil were **adequately addressed in the General Plan EIR**.

- e. As stated in the General Plan EIR, development of the General Plan would not require the use of septic tanks or alternative waste water disposal systems. All development within the General Plan area is anticipated to connect to existing City sewer services. The proposed project is consistent with the General Plan land use and zoning designations for

¹⁵ California Geologic Survey. *Seismic Hazard Zone Report for the Brentwood 7.5-Minute Quadrangle, Contra Costa County, California*. 2018.

¹⁶ U.S. Army Corps of Engineers. *Evaluation, Design, and Construction of Levees*. April 2022.

the project site, and the construction or operation of septic tanks or other alternative wastewater disposal systems would not be included as part of the project. Therefore, impacts related to the construction of septic tanks or alternative wastewater disposal systems resulting from the proposed project have been anticipated and analyzed in the General Plan EIR, and would not be considered peculiar. As such, impacts regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur were ***adequately addressed in the General Plan EIR.***

- f. The City's General Plan does not note the existence of any unique geologic features within the City. Consequently, implementation of the proposed project would not be anticipated to have the potential to result in direct or indirect destruction of unique geologic features.

The City's General Plan indicates that few paleontological resources are known to occur within the City Planning Area.¹⁷ In addition, the surrounding area is developed and paleontological resources have not been encountered in the vicinity. Thus, existing paleontological resources are not expected to occur on the site. Nonetheless, the potential exists for previously unknown paleontological resources to exist within the project site. Ground-disturbing activity such as grading, trenching, or excavating associated with implementation of the proposed project would have the potential to disturb or destroy such resources if present. However, General Plan Policy LU-5.2 states the City shall protect natural resource areas and other cultural/historic resources from encroachment or destruction by incompatible development. In addition, General Plan Action LU-5.2D requires identification and protection of paleontological resources, and General Plan Action LU-5.2G requires the City to comply with appropriate State and federal standards to evaluate and mitigation impacts to cultural resources, including tribal, cultural, historic, archaeological, and paleontological resources. Furthermore, the City's Municipal Code requires appropriate evaluation of unanticipated archeological deposits discovered in the course of ground disturbance. Through compliance with such requirements, the proposed project would not result in the direct or indirect destruction of a unique paleontological resource, and impacts were ***adequately addressed in the General Plan EIR.***

Applicable General Plan EIR Mitigation Measures

None required.

¹⁷ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft EIR* [pg. 4.5-15]. June 2018.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential environmental effects from implementation of the General Plan related to GHGs starting on page 4.7-1. The General Plan EIR determined that, depending on the feasibility and level of implementation, the inclusion of additional trip reduction measures would help to further reduce vehicle-related carbon dioxide (CO₂) emissions. Also, energy conservation policies would reduce indirect source emissions of CO₂ and other GHGs. However, the emission level at which project-generated CO₂ would result in or contribute to a significant impact has not been defined. Consequently, the increase in GHGs by the General Plan (123,236 metric tons per year) potentially places it in conflict with the goals of AB 32 or SB 32. Therefore, as a conservative determination, implementation of the General Plan, including the adoption of the policies provided in Mitigation Measure GHG-1, was considered to result in a significant and unavoidable impact.

It is noted that on December 2, 2014, the City Council approved the City of Stockton Climate Action Plan (CAP).

Discussion

a,b. 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. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Estimated GHG emissions attributable to future development would be primarily associated with increases of CO₂ and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be expected to be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

In September 2006, AB 32 was enacted, which requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for implementation to the CARB and directs the CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the Climate Change Scoping Plan (Scoping Plan) for California, which was approved in 2008 and subsequently revised in 2014 and 2017.

The 2017 revision to the Scoping Plan updated the plan in compliance with SB 32. SB 32 codified emissions reduction targets for the year 2030, which had previously been established by Executive Order B-30-15.

Per Section 15183.5 of the CEQA Guidelines, a project may satisfy applicable GHG analysis requirements under CEQA by demonstrating compliance with a qualified CAP. Specifically, Section 15183.5 states the following:

Lead agencies may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level, such as in a general plan, a long range development plan, or a separate plan to reduce greenhouse gas emissions. Later Project-specific environmental documents may tier from and/or incorporate by reference that existing programmatic review. Project-specific environmental documents may rely on an EIR containing a programmatic analysis of greenhouse gas emissions as provided in section 15152 (tiering), 15167 (staged EIRs) 15168 (program EIRs), 15175-15179.5 (Master EIRs), 15182 (EIRs Prepared for Specific Plans), and 15183 (EIRs Prepared for General Plans, Community Plans, or Zoning).

For disclosure purposes, based on the modeling prepared for the proposed project, construction of the project would result in maximum annual construction emissions of 470.93 MTCO₂e/yr, and maximum annual operational emissions of 2,581.80 MTCO₂e/yr. However, the project is evaluated for consistency with the City's CAP in order to determine a significance conclusion under CEQA.

The buildout projections included in the CAP are based on buildout of the General Plan and average growth patterns in the project area. Because the proposed project is consistent with the General Plan land use designation for the site, development of the proposed project was generally considered in the projections included in the CAP.

Many of the GHG reduction measures included in the CAP are focused on implementation at the City-wide level and, thus, would not be applicable to the proposed project. For example, Measure Energy-1 requires that the City adopts an updated Green Building Ordinance, and Measure Trans-2 requires that the City encourages development of transit amenities. However, the proposed project would comply with the following applicable measures:

- **Energy-6: Residential and Non-Residential Rooftop Solar.** In compliance with the CalGreen Code, the proposed single-family residential units would be required to incorporate rooftop solar panels.
- **Waste-1: Increased Waste Diversion.** The proposed project would comply with all applicable existing regulations related to construction waste diversion, recycling, and composting. For instance, the CalGreen Code currently requires the diversion of at least 65 percent of construction waste.
- **Off-Road-2: Reduced Idling Times for Construction Equipment.** The proposed project would comply with the CARB's existing regulations governing heavy-duty truck idling.

Based on the above, the proposed project would be consistent with the City's CAP. Nonetheless, as noted previously, the General Plan EIR concluded that buildout of the General Plan would result in a significant and unavoidable impact related to GHG

emissions. Thus, the project would not result in any new or more severe impacts, and impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 4.8-1, analyzed impacts associated with exposure to hazards and hazardous materials, specifically those related to the use, transportation, and accidental release of hazardous materials, new development or re-development on contaminated sites, air traffic hazards, interference with emergency response and evacuation plans, and the risk of exposure to wildland fires. The General Plan EIR found that compliance with applicable regulations and General Plan policies would result in a less-than-significant impact for each of the aforementioned impacts. However, the General Plan EIR determined that buildout would result in no impact related to buildout of the General Plan being within the vicinity of a private airstrip and resulting in a safety hazard for people residing or working in the project area.

Discussion

- a. A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Future operations of the proposed residences on the project site could involve the use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount that could reasonably be used on the site, routine use of such products would not represent a substantial risk to public health or the environment.

In addition, the General Plan includes Policy SAF-2.6, which requires the City to minimize the risk to City residents and property associated with the transport, distribution, use, and storage of hazardous materials. Specifically, Action SAF-2.6.C directs the City to educate the public about household hazardous wastes and the proper methods of disposal, which will minimize risk from the routine use of household hazardous materials. Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, potential effects related to the routine transport, use, or disposal of hazardous materials have been anticipated by the City, analyzed in the General Plan EIR, and are, thus, not considered peculiar. The General Plan EIR states that compliance with applicable requirements, such as Policy SAF-2.6, would reduce potential impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, to a less-than-significant level.

Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b. Phase I and Phase II Environmental Site Assessments (ESAs) were prepared for the project site by Petralogix Engineering, Inc. (Petralogix) and are discussed below (see Appendix D and Appendix E).^{18,19}

The Phase I ESA included a review of local, State, and federal environmental record sources; standard historical sources; aerial photographs; a review of potentially hazardous sites within a search distance varying from one-eighth to one mile from the project site; a site visit to assess physical features, observe adjacent land use, and gather evidence of indiscriminate and/or illegal waste disposal; and interviews with government personnel, as well as the property owners about current and past site use.

Based on the historical aerial photographs and topographic maps, the project site was undeveloped land from at least 1913 to 1937; from approximately 1937 until 2016, the project site was used as agricultural land. Based on aerial photography, the project site contained at least seven structures in 1937, three of which were demolished sometime prior to 1957. Up to 10 structures were added throughout the years to present, with some of the newer structures occupying the footprint of the formerly demolished structures. The historic agricultural use is an environmental concern for the site. In addition, the three structures that were demolished by 1957 represent an environmental concern for the site, given the potential for asbestos and lead to be present in on-site soils where the buildings were located.

Two water wells and three septic tanks currently exist on-site and would be removed as part of the project. Well and septic tank removal/abandonment would be conducted in accordance with all applicable regulations, and would be subject to permitting and oversight from the San Joaquin County Public Health Services (SJCPHS). Therefore, the existing wells and septic tanks would not be considered an on-site hazard.

¹⁸ Petralogix Engineering, Inc. *Phase I Environmental Site Assessment – 4849 Carolyn Weston Boulevard, Stockton, California*. May 12, 2020.

¹⁹ Petralogix Engineering, Inc. *Update Letter – Limited Scope Phase II Environmental Site Assessment*. June 24, 2021.

Petralogix performed two site reconnaissance visits on August 6, 2020 and May 3, 2020. Based on the site reconnaissance, three 250-gallon above-ground storage tanks (ASTs) and one 500-gallon AST are present on the project site. The 500-gallon AST appears to have underground piping that leads to a service gas pump dispenser that is no longer in service. In addition, it was determined that an underground storage tank (UST) may be present beneath the existing ASTs. Based on a review of the EDR VEC App, Petralogix determined that the project site has a moderate potential for vapor intrusion/encroachment risk related to the potential UST and shallow depth to groundwater.

During the August 6, 2020 site reconnaissance visit, numerous 55-gallon and five-gallon containers that are located on unprotected soil were observed. Many of the drums were stained and in poor condition, with contents unknown. In addition, a burn pile located in the agricultural field was observed. Chemical byproducts associated with burned material from burned wood or other unknown materials with potentially carcinogenic and toxic chemicals may be present in the soil.

The on-site structures were built prior to the ban of lead paints and products, as well as the use of asbestos-containing building materials. In addition, three demolished structures observed in 1937 and 1940 historic aerial photographs were demolished by at least 1957, with current structures located within the same footprints. The potential for lead-based paints and asbestos material to be located in or on the on-site structures and in the soil from demolished structures is considered high.

Radon gas emissions can build up in confined spaces such as tunnels and basements. A review based on government data concluded that the project area in question is listed on the EPA Radon Check Map as having six local tests having been historically performed. All of those tests were <4.0 picocuries per liter of air, indicating low potential for radon. Based on this low potential, radon is not a significant concern for the subject property.

In summary, the Phase I ESA identified the following potential on-site recognized environmental conditions (RECs):

- Pesticide contamination from past agricultural use;
- Three 250-gallon ASTs and one 500-gallon AST;
- Potential presence of an on-site historic UST;
- Numerous 55-gallon and five-gallon containers placed on bare soil which may have contained petroleum and/or pesticides;
- Former on-site structures build and demolished prior to the ban of asbestos-containing building materials and lead paints; and
- An on-site burn pile.

Given the above, the Phase I ESA includes a recommendation that further investigation must be performed to evaluate whether the foregoing potential RECs could adversely affect on-site conditions.

In accordance with the recommendation provided in the Phase I ESA, a Phase II ESA was prepared for the project site.²⁰ Petralogix conducted three multi-day sampling events in

²⁰ Petralogix Engineering, Inc. *Update Letter – Limited Scope Phase II Environmental Site Assessment*. June 24, 2021.

June 2021. The primary objective was to determine if the soil of the project site was impacted by organochlorine pesticides (OCPs) from historic agricultural practices, lead and asbestos impact from historic structures built prior to 1978, total petroleum hydrocarbons (TPH) and CAM-17 metals from the observed ASTs and drums, and TPH, OCPs, CAM-17 metals, polynuclear aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) from the observed burn pile area located on the site. In addition, a geophysical survey and groundwater sampling event was conducted to analyze TPH and CAM-17 metals based on potential presence of an UST on the project site with no records of closure and a shallow groundwater table at the site.

The initial investigation was performed on surface samples only, to determine presence or absence of Chemicals of Potential Concern (COPCs). The environmental screening levels (ESLs) for the project site were reviewed using the California Department of Toxic Substances Control (DTSC), the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the EPA Regional Screening Levels (RSLs), with the most conservative levels used to expedite the identification and evaluation of COPCs. The following discussions provide further details on the extent to which potential impacts could occur.

Historic Structures Samples

Surface samples were collected in the proximity of the existing on-site structures to address the possible presence of asbestos, lead, and pesticides. Asbestos was undetectable throughout the project site. Surface samples collected throughout the western portion of the project site were below the ESL or background levels for all CAM-17 metals except for lead and OCPs. Based on the sampling investigation of the historic buildings, elevated lead is a concern and limited to the surface soil, with two analyses indicating the elevated lead qualifies as California non-Resource and Recovery Act (RCRA) hazardous waste. The OCP chlordane was also detected at concentrations above the ESL in four surface sample locations.

ASTs and Gas Dispenser

A total of eight surface samples taken near the four ASTs and gas dispenser were analyzed for TPH and CAM-17 metals. The samples were below the ESL for all CAM-17 metals except for lead. One sample, taken near one of the ASTs, showed levels of TPH above the ESL. As such, both lead and TPH are RECs for the project site.

UST Investigation

Based on the conclusions of the Phase I ESA, a potential UST is a concern for the project site. Evidence of an UST was not observed in the course of preparing the Phase II, but it should be noted that the area beneath the current 500-gallon AST could not be surveyed, and the presence of an UST could not be ruled out.

Groundwater Sampling

Two groundwater samples were obtained in the suspected UST location. The samples showed levels of TPH-diesel and TPH-motor oil in excess of the ESLs, thus warranting further investigation.

Conclusion

Based on the above, without remediation, the project site represents a potentially significant health risk for future residential land uses. However, Action SAF-2.6.B of the General Plan directs the City to, when appropriate, require new developments to prepare

a hazardous material inventory or Phase I or Phase II hazardous materials studies and include any required cleanup measures, which would prevent potential impacts from occurring as a result of the redevelopment of sites that had previously involved the use of transport of hazardous materials. Because a Phase I and Phase II have already been prepared for the proposed project, compliance with Action SAF-2.6.B would require the project applicant to implement the recommendations of the studies.

Because the proposed project would be consistent with the General Plan land use designation for the project site, compliance with Action SAF-2.6B of the General Plan was assumed for buildout of the project site; thus, impacts associated with development of the site, including potential for hazardous materials to be present, were anticipated within the General Plan EIR. Therefore, impacts related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials in to the environment were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. The nearest school in relation to the project site is George Y. Komure Elementary School, located approximately 200 feet to the north, across Henry Long Boulevard. Therefore, the proposed project would be located within 0.25-mile of an existing school.

Construction activities associated with implementation of the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, the project contractor would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),²¹ the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the SJCPHS) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler is required to provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractor would be required to notify the SJCPHS in the event of an accidental release of a hazardous material, which would then monitor the conditions and recommend appropriate remediation measures. Through compliance with applicable California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials, project construction activities would not result in adverse impacts to George Y. Komure Elementary School.

With respect to project operation, typical operations of the proposed residential uses would not result in the off-site release of hazardous emissions, acutely hazardous materials, substances, or waste. Furthermore, the proposed project is consistent with General Plan land use and zoning designations for the project site; thus, buildout of the proposed project was anticipated and analyzed in the General Plan EIR, and was anticipated to be

²¹ Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

compliant with all applicable State, county, and local regulations. In addition, the provisions of the Condition of Approval set forth above, which would be implemented as part of the proposed project's compliance with General Plan Action SAF-2.6B, consist of the removal of potentially toxic substances from the project site. Thus, through compliance with the foregoing Condition of Approval, development of the proposed project could result in the improvement of environmental conditions in the project vicinity.

Based on the above, impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. According to the State Water Resources Control Board's (SWRCB) GeoTracker data management system, hazardous materials sites, including leaking underground storage tank (LUST) sites and DTSC cleanup sites, have not been identified on or within a 1,000-foot radius of the project area.²² In addition, the project site is not located on or near any hazardous waste sites identified on the Envirostor's Hazardous Waste and Substance Site List, which is compiled pursuant to Government Code Section 65962.5.²³

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated impacts related to hazards and hazardous materials have been anticipated by the City and analyzed in the General Plan EIR. As such, the General Plan EIR anticipated buildout of the project site in compliance with Action SAF-2.6.B, as well as compliance with EPA requirements. Therefore, impacts related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- e. The nearest airport to the project site is the Stockton Metropolitan Airport, located approximately 3.6 miles east of the project site. Therefore, the project site is not located within two miles of any public airports. Additionally, the site is not located within an airport land use plan area. Furthermore, because the proposed project is consistent with the General Plan land use and zoning designations for the project site, the General Plan EIR anticipated that the proposed project would be developed subject to Chapter 16.28 of the City's Municipal Code and General Plan Action TR-1.3.A, which require that uses be consistent with the Stockton Municipal Airport Airport Land Use Compatibility Plan (ALUCP). Accordingly, impacts from safety hazards or excessive noise related to airports were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed

²² State Water Resources Control Board. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=4849+Carolyn+Weston+Avenue%2C+Stockton%2C+CA>. Accessed April 2022.

²³ Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://www.envirostor.dtsc.ca.gov/public/search?CMD=search&city=Stockton&zip=95206&county=&case_number=&business_name=&FEDERAL_SUPERFUND=True&STATE_RESPONSE=True&VOLUNTARY_CLEANUP=True&SCHOOL_CLEANUP=True&CORRECTIVE_ACTION=True&tiered_permit=True&evaluation=True&operating=True&post_closure=True&non_operating=True&inspections=True&inspectionsother=True. Accessed April 2022.

project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- f. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. During operation, the proposed project would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. All proposed internal roadways would accommodate emergency vehicles. The proposed project would not substantially alter the existing circulation system in the surrounding area. In fact, by extending Carolyn Weston Drive to extend through the project site, the project would improve the existing circulation in the surrounding area. In addition, the proposed project would be required to comply with all requirements established in the City's adopted Emergency Operations Plan.

Given that the proposed project would be consistent with the project site's General Plan land use and zoning designations, potential conflicts with the City's emergency planning efforts associated with buildout of the project site have been analyzed in the General Plan EIR. Thus, the proposed project was anticipated to be developed in compliance with Action SAF-2.2.A, which directs the City to require that new development provide adequate access for emergency vehicles and evacuation routes. Because buildout of the proposed project has been anticipated by the General Plan EIR, and would be subject to all applicable requirements, the proposed project would not include any unique elements that would result in substantial safety hazards in the event of an evacuation or other emergency. Therefore, impacts related to interfering with an emergency evacuation or response plan were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- g. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High or High Fire Hazard Severity Zone (FHSZ).²⁴ In addition, the site is located in an urbanized area of the City and is bound by residential development to the north, east, and south, as well as the San Joaquin River to the west, which would serve as a fire break. Urbanized areas are generally less susceptible to the uncontrolled spread of wildland fires.

The proposed project is consistent with the General Plan land use and zoning designations for the project site. Therefore, buildout of the proposed project has been anticipated and analyzed in the General Plan EIR. General Plan Action LU-6.1.G ensures that the City will maintain adequate fire protection service providers in the event of a fire. Because the proposed project has been anticipated in the General Plan EIR, through compliance with Action LU-6.1.G, any additional impacts related to wildland fires has been anticipated and covered by the City.

Based on the above, impacts related to exposing people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not

²⁴ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed April 2022.

exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR’s evaluation of potential environmental effects related to hydrology and water quality associated with implementation of the General Plan starts on page 4.9-1. The General Plan EIR found that the compliance with applicable regulations and General Plan policies would minimize impacts related to the violation of water quality standards or discharge, the depletion of groundwater supplies, interference with groundwater recharge, substantially altering the existing drainage pattern of the area, including through the alteration of the course of a stream or river, or substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and substantially degrading water quality, would be less than significant. Furthermore, the General Plan EIR determined that less-than-significant impacts would occur related to placing housing within a 100-year flood hazard area, placing structures within a 100-year flood hazard area which would impede or redirect flows, exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, and causing substantial flood hazards arising from seiche, tsunami, or mudflow. Regarding impacts related to the creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff, the General Plan EIR determined that with implementation of Mitigation Measure Hydro-5, which requires the preparation of a citywide drainage master plan, impacts would be reduced to a less-than-significant level.

Discussion

- a, ci-ciii. The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

During the early stages of construction activities, topsoil would be exposed due to grading and excavation of the site. After grading and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality.

The SWRCB regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in land disturbance of one or more acres. The City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a SWPPP to be prepared for the site. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's General Construction Permit and, with implementation of the required SWPPP and BMPs included therein, the proposed project would not result in a violation of water quality standards and/or degradation of water quality.

Furthermore, as established in Municipal Code Sections 16.72.090 and 15.48.110, the proposed project would be required to submit an erosion and sediment control plan with submittal of the grading permit application to ensure water quality is not degraded. The plan would include erosion and sediment control measures that would be implemented during grading and would be approved by the City Engineer. Given the required submittal and approval of a SWPPP and erosion and sediment control plan, the proposed project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

Operations

Following completion of project buildout, the site would be largely covered with impervious surfaces and landscaped areas, and topsoil would no longer be exposed. As such, the potential for erosion and associated impacts to water quality would be reduced. However, the addition of impervious surfaces on the site would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides.

Chapter 13.20, Stormwater Quality Control Plan, of the City's Municipal Code establishes the requirement that new developments within the City are subject to the adopted NPDES permit and the City's corresponding Stormwater Management Plan and Stormwater Quality Control Criteria Plan (SWQCCP). Consistent with the process outlined within the SWQCCP, a Stormwater Quality Control Plan (SWQCP) shall be prepared for the proposed project. The SWQCP shall evaluate and include site design controls, source controls, volume reduction measures, and treatment controls. Compliance with such

requirements would ensure that impacts to water quality standards or waste discharge requirements would not occur during operation of the proposed project.

Conclusion

Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, potential effects related to violating water quality standards/waste discharge requirement, altering the drainage pattern of the site resulting in erosion or siltation, increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrading water quality during construction have been anticipated by the City, analyzed in the General Plan EIR, and are, thus, not considered peculiar. The General Plan EIR determined that compliance with City regulations would ensure that impacts related to water quality would not occur during project construction or operations. The proposed project would be subject to all such regulations, and, thus, impacts related to violating water quality standards/waste discharge requirement, altering the drainage pattern of the site resulting in erosion or siltation, increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrading water quality during construction, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b.e. Potable water service for the proposed project would be provided by the City of Stockton Municipal Utilities Department (COSMUD). The City's primary water supply source is surface water, supplemented with groundwater when insufficient surface water is available. The City's General Plan EIR determined that because of the previous and ongoing water supply planning efforts in the region, including those efforts that are supported by General Plan policies and actions, combined with overall water conservation and efficiency requirements directed in the General Plan, future development allowed under the General Plan would avoid substantially impacting on groundwater supplies, resulting in a less-than-significant impact.²⁵ Because the proposed project is consistent with the General Plan and zoning designations, the increased water demand resulting from the project has been anticipated and analyzed in the General Plan EIR.

In addition, the General Plan contains several policies that would help lessen the impacts to groundwater supplies. Compliance with the City's General Plan goals and policies would maximize groundwater infiltration and increase water use efficiency within the City associated with construction and operation of new developments to the maximum extent practicable. As such, growth under the General Plan would not result in a depletion of the City's groundwater supplies. Therefore, the General Plan EIR concluded that impacts related to groundwater recharge would be less than significant.

Given that the proposed project would be consistent with the site's current General Plan land use designation, and that the proposed project would provide pervious areas to allow for groundwater recharge, the project would not result in increased use of groundwater supplies beyond what has been anticipated for the site by the City. The project would

²⁵ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.9-26]. June 2018.

comply with all applicable General Plan policies related to water conservation. Therefore, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the project site, the project site is located within an Area with Reduced Flood Hazard Due to Levee (Zone X).²⁶ The site is not classified as a Special Flood Hazard Area or otherwise located within a 100-year or 500-year floodplain. However, it should be noted that the project site is adjacent to the San Joaquin River. Section 16.36.110(a)(3) of the City's Municipal Code establishes the requirement that developments within the City must include a setback of at least 15 feet from the landside toe of any flood control levee. As shown in Figure 3, the proposed project would be constructed with a 15-foot setback between the toe of the levee and the interior roadway. Therefore, because the proposed project would comply with the City's setback requirements, development of the proposed project would not impede or redirect flood flows, and no impact would occur.

Development facilitated under the General Plan would not exacerbate the risk of inundation from dam failure, and compliance with the CBSC would ensure that all new projects would incorporate appropriate flood protection measures, including drainage systems, suitable fill, and floors above base flood elevation. As such, the General Plan EIR concluded that implementation of General Plan policies would reduce impacts related to flooding or dam inundation to a less-than-significant level. Additionally, as anticipated in the General Plan EIR, the proposed project would be built in accordance with the flood safety measures within the CBSC, and would be required to comply with all applicable General Plan policies.

Based on the above, impacts related to flooding were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. As discussed under question 'civ' above, the project site is not located within a flood hazard zone. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is located approximately 65 miles from the California coastline. Therefore, it is not anticipated that the project would be affected by flooding risks associated with tsunamis. Furthermore, seiches do not pose a risk to the proposed project because the project site is not located adjacent to a large, closed body of water. Although the proposed project would be constructed to the east of the San Joaquin River, the river is not a closed body of water and would not result in hazards related to seiches. Additionally, consistent with Stockton Municipal Code Section 16.36.110(a)(3), the proposed project would include a 15-foot setback from the San Joaquin River.

Given that the proposed project would be consistent with the site's current General Plan land use and zoning designations, the proposed project has been anticipated and

²⁶ Federal Emergency Management Agency. *Flood Insurance Rate Map 06077C0465F*. Effective October 16, 2009.

analyzed in the General Plan EIR, and the project would not result in increased risk related to flooding, tsunami, or seiche beyond what has been anticipated for the site by the City and analyzed in the General Plan EIR. Therefore, impacts related to the release of pollutants following inundation due to flooding, tsunami, or seiche were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XI. LAND USE AND PLANNING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed existing City and County plans and focus areas with development potential in order to determine the potential environmental effects of implementing the General Plan from the standpoint of Land Use and Planning, starting on page 4.10-1. The General Plan EIR concluded that General Plan development would not physically divide an established community; conflict with applicable regional land use plans, policies, or regulations, or conflict with any applicable habitat conservation plan or natural community conservation plan. Accordingly, the General Plan EIR determined that with compliance with General Plan policies, buildout of the General Plan would result in a less-than-significant impact in each of the aforementioned areas.

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. The proposed residences would be compatible with the existing development in the project area, such as the single-family residences to the north and south. In addition, the extension of Carolyn Weston Boulevard through the project site would serve to further connect the residential developments adjacent to the site. The proposed sidewalk improvements along Carolyn Weston Boulevard would also increase pedestrian connectivity in the project area. Furthermore, the proposed project would be consistent with the General Plan land use and zoning designations for the project site, and the pedestrian circulation improvements have been anticipated in the General Plan. As such, buildout of the project site has been anticipated and analyzed in the General Plan EIR. The General Plan EIR determined that with implementation of General Plan policies, such as Actions LU-2.1.E and LU-6.2.A, which encourage infill development, impacts related to dividing an established community would be less-than-significant. Because the proposed project has been anticipated in the General Plan EIR, buildout of the proposed project would be subject to all such regulations.

Based on the above, the proposed project would not physically divide an established community, and a less-than-significant impact would occur. Given that the proposed project would be consistent with the General Plan land use designation for the site, impacts related to land use were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

b. The proposed project is consistent with the General Plan land use designation; therefore, single-family residential development has been anticipated at the project site. As discussed throughout this Modified Initial Study/15183 Checklist, the proposed project would not result in any environmental impacts that are more severe than what was already anticipated in the General Plan EIR. Therefore, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and

anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact.

Because the proposed project is consistent with the General Plan land use designation for the site, development of the project site has been anticipated in the General Plan EIR. As noted above, the project would be generally consistent with all applicable land use plans adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts related to land use and planning were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XII. MINERAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR discusses mineral resources beginning on page 4.6-1. The General Plan EIR determined that the City is classified as a MRZ-1 zone, signifying that it is in an area where the available information indicates that significant mineral deposits are not present within the City, and impacts to such resources would be less than significant.

Discussion

a,b. The City of Stockton General Plan EIR states that mineral resource areas are not known to exist within the Planning Area, including the project site. The proposed project is consistent with the General Plan land use and zoning designations for the project site. As such, buildout of the proposed project has been anticipated and analyzed in the General Plan EIR. Furthermore, because the site is located near residential development, the site would not be suitable for mining operations. Thus, the proposed project would not result in the loss of availability of a known mineral resource or a locally important mineral recovery site.

Based on the above, impacts related to mineral resources were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XIII. NOISE.

Would the project result in:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed noise impacts from buildout of the General Plan, specifically those related to construction, building operations, and traffic, starting on page 4.11-1. The General Plan EIR concluded that impacts related to exposing people or generating noise levels in excess of applicable standards, generating excessive groundborne vibration or groundbourne noise levels, causing a substantial temporary or periodic increase in ambient noise levels, exposing people in the project vicinity to excessive aircraft noise levels from a public or public use airport, and exposing people to excessive noise levels from a private airstrip, are less-than-significant. However, the General Plan EIR determined that, even with the implementation of mitigation, impacts related to causing a substantial permanent increase in ambient noise levels in the project vicinity are significant and unavoidable.

Discussion

- a. The following discussion presents information regarding noise standards and criteria applicable to various land uses, as well as sensitive noise receptors in proximity to the project site and the potential for the proposed project to result in impacts during project construction and operation. The following terms are referenced in the sections below:
- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this report will be A-weighted unless noted otherwise.
 - Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.

City Noise Standards and Criteria

Stockton Municipal Code Section 16.60.040 establishes the City’s standards concerning acceptable noise levels for new or expanded residential, commercial, industrial, and other land use-related noise sources. Land use-related projects that will create new noise sources or expand existing noise sources shall be required to mitigate their noise levels so that the resulting noise does not adversely impact noise-sensitive land uses; and does not exceed the standards specified in Section 16.60.040 of the City’s Municipal Code. The maximum allowable noise exposure for residential uses is 65 dB L_{dn} for outdoor activity areas, and 45 dB L_{dn} for indoor spaces.

Sensitive Noise Receptors and Existing Noise Environment

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. The nearest sensitive uses include the single-family residences located north and south of the project site boundary, with the closest located approximately 10 feet from the site boundary. The existing noise environment in the project vicinity is primarily defined by vehicle traffic on the local roadway network.

Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for demolition, grading, paving, and building construction, which would result in temporary noise level increases. Standard construction equipment, such as backhoes, dozers, and dump trucks would be used on-site. Project haul truck traffic on local roadways would also result in a temporary noise level increase during construction activities. Table 4 shows the predicted construction noise levels for development of the proposed project.

Type of Equipment	Maximum Level, dB 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: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. The nearest single-family residences to the north and south of the site are located within 10 feet of the proposed construction area. However, noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Considering that only a portion of construction activities would occur adjacent to the northern and southern boundaries of the site during the duration of project construction, maximum construction noise experienced at the nearest single-family residences would be less than 90 dB for portions of construction activities. Finally, construction activities would be temporary and are anticipated to occur during normal daytime hours. Pursuant to Section 16.60.030 of the Municipal Code, noise-producing construction activities are prohibited between the hours of 10:00 PM and 7:00 AM. As project construction would not occur during prohibited hours, noise generated during the proposed construction activities would be consistent with Stockton Municipal Code Section 16.60.030.

Because the proposed project is consistent with the General Plan land use designation and zoning for the project site, buildout of the project site with the proposed uses, including the associated construction noise, was generally anticipated in the General Plan EIR. As previously discussed, project construction would involve standard construction equipment. Furthermore, the proposed project would be required to comply with all applicable General Plan policies related to noise. Thus, project construction activities would not result in potential impacts beyond those that were identified in the General Plan EIR, and a less-than-significant impact would occur related to substantial temporary increases in ambient noise levels in the project vicinity in excess of applicable standards.

Operational Noise

Noise generated during operations of the proposed project would be limited to residential noise and traffic noise, as discussed in further detail below.

Residential Noise

Operation of the proposed project would include typical residential noise, such as landscaping maintenance, and HVAC systems, which would be compatible with the adjacent existing residential uses. Assuming the project HVAC systems and maintenance equipment would be in normal working order, the proposed project is not anticipated to contribute a measurable operational noise level increase to the existing ambient noise environment at any sensitive receptor locations. Therefore, a less-than-significant impact would occur with regard to on-site operational noise.

Traffic Noise

The primary noise source associated with operation of the proposed project would be traffic noise. Section 16.60.040 of the City's Municipal Code states that traffic-induced noise level increases resulting from new projects should be mitigated so as not to exceed 65 dBA L_{dn} for residential uses.

Impact Noise-3 of the General Plan EIR determined that new development may increase traffic volumes along existing roadways and introduce traffic along new roadways, thereby exposing residents to excessive roadside noise levels and creating a potentially significant impact. The General Plan EIR further concluded that feasible mitigation that would prevent substantial increases in ambient noise levels is not possible because all conceivable mitigations would be, in some circumstances, economically impractical, scientifically unachievable, outside the City's jurisdiction, and/or inconsistent with City planning goals and objectives.²⁷ Thus, a significant and unavoidable impact would occur.

However, the General Plan EIR establishes a 5.0 dBA increase in traffic noise as the threshold of significance.²⁸ According to Table 4.11-14, the total noise level increase on Carolyn Weston Boulevard following buildout of the General Plan is projected as 0.3 dB. A 0.3 dB increase in noise levels would be considered insignificant. Because the proposed project is consistent with the General Plan land use and zoning designations, buildout of the project was anticipated and analyzed as part of the General Plan EIR. Therefore, the proposed project would not result in a substantial increase in noise levels related to vehicle traffic.

²⁷ *Ibid* [pg. 4.11-49].

²⁸ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.11-41]. June 2018.

Conclusion

Based on the above, construction and operation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan. Because the existing noise-sensitive receptors in the project vicinity currently experience noise from vehicle traffic and other noise sources associated with existing residential development in the area, the proposed development would not substantially increase the noise levels at such receptors relative to existing conditions. Thus, associated impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, 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 of the vibration depends 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 is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. 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 5, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and paving occur. Table 6 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors. Use of vibratory compactors/rollers could be required during construction of the proposed project.

Based on Table 6, construction vibration levels anticipated for the project would be less than the 0.2 in/sec threshold at distances of 26 feet or more. Sensitive receptors that could be impacted by construction-related vibrations, especially vibratory compactors/rollers, are located within approximately ten feet of the site boundaries, resulting in approximately 0.83 in/sec. However, the proposed project would be required to comply with General Plan Policy SAF-2.5, which includes measures to protect the community from health hazards and annoyance associated with excessive noise levels, as well as Section 16.60.030 of the City's Municipal Code, which limits the time in which construction activities can occur to between 7:00 AM and 10:00 PM. In addition, in compliance with Section 16.32.100(a) and (b) of the City's Municipal Code, the proposed project would not generate ground vibration that is perceptible without instruments by the average person, or which endangers the comfort, repose, health, or peace of residents whose property abuts the property line of the project site.

Table 5			
Effects of Vibration on People and Buildings			
PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 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 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 6		
Vibration Levels for Various Construction Equipment		
Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.031
Loaded Trucks	0.076	0.027
Small Bulldozer	0.003	0.001
Auger/drill Rigs	0.089	0.031
Jackhammer	0.035	0.012
Vibratory Hammer	0.070	0.025
Vibratory Compactor/roller	0.210 (less than 0.20 at 26 feet)	0.074

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Given required compliance with General Plan Policy SAF-2.5 and Sections 16.60.030 and 16.32.100(a) and (b) of the City’s Municipal Code, potential impacts related to vibration were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. The nearest airport to the project site is the Stockton Metropolitan Airport, located approximately 3.6 miles east of the project site. The site is not covered by an existing airport land use plan. Given that the project site is not located within two miles of a public or private airport, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports. Furthermore, because the proposed project is consistent with the General Plan land use and zoning designations for the project site, the General Plan EIR anticipated that the proposed project would be

developed subject to Chapter 16.28 of the City's Municipal Code and General Plan Action TR-1.3.A, which require that uses be consistent with the Stockton Municipal Airport ALUCP.

Based on the above, impacts related to aircraft noise were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XIV. POPULATION AND HOUSING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	×
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	×

Summary of Analysis Under the General Plan EIR

The General Plan EIR evaluated the potential for growth-inducing impacts associated with implementation of the General Plan, starting on page 4.12-1. The General Plan EIR determined that although the policies included as part of the General Plan would reduce the potential for negative impacts associated with directly and indirectly induced growth, such impacts would remain significant and unavoidable.

Discussion

a,b. The proposed project would include the development of 211 single-family residential units. Using the City of Stockton’s average person per household value of 3.2,²⁹ the proposed project would generate approximately 675 (211 x 3.2 = 675.2) additional residents to the City’s population. The 2021 U.S. Census estimated the population of Stockton to be approximately 322,120.³⁰ The proposed project is consistent with the General Plan land use and zoning designations for the project site. Therefore, the population growth generated by the proposed project was anticipated in the General Plan EIR. Furthermore, as discussed in Section XIX, Utilities and Service Systems, of this Modified Initial Study/15183 Checklist, adequate utility infrastructure would be available to support the proposed project.

The proposed project would require demolition of a farmhouse and associated outbuildings in the northwest corner of the project site. However, the buildings are not inhabited and, thus, demolition of such would not result in the displacement of people. In addition, as stated previously, the General Plan EIR anticipated that the project site would be developed with new residential uses. Furthermore, the City’s Housing Element designates the site for 80 percent above moderate and 20 percent moderate housing. While the General Plan EIR determined that impacts related to population growth resulting from buildout of the General Plan, including the project site, would be significant and unavoidable, implementation of Policy LU-6.1, which ensures that the City shall carefully review plans for future development and proactively mitigate potential impacts by monitoring the rate of growth to ensure that it does not overburden the City’s infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR, the severity of such impacts would be reduced.

Thus, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and no impact related to the displacement of people would occur with implementation of the proposed project. As such, impacts were

²⁹ United States Census Bureau. *QuickFacts: Stockton city, California*. Available at: <https://www.census.gov/quickfacts/stocktoncitycalifornia>. Accessed April 2022.

³⁰ *Ibid.*

adequately addressed in the General Plan EIR. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XV. PUBLIC SERVICES.

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:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR assessed potential impacts to public services, including fire and police protection, public schools, and libraries, from implementation of the General Plan, starting on page 4.13-1. The General Plan EIR concluded development facilitated by the General Plan could increase demand for fire and police protection, schools, and parks and recreation. However, compliance with General Plan policies would reduce impacts related to the construction of such facilities to a less-than-significant level.

Discussion

a,b. Fire protection services within the project area are provided by the Stockton Fire Department (SFD). The SFD provides firefighting personnel and emergency medical services from 14 fire stations. Station 5 is the closest station to the project site, located approximately 3.2 miles to the northwest. The SFD is comprised of 180 sworn personnel, 30 civilian personnel, and 40 volunteer auxiliary firefighters. Given the 336,000 people that are served by the SFD, the current service ratio is 0.54 personnel per 1,000 residents.³¹

The proposed project would be subject to the public facilities fee, which includes fire stations, established by the City of Stockton Municipal Code Section 16.72.260. Payment of the required impact fee would help account for any increased demands on fire services that may result from the proposed project.

Because the proposed project is consistent with the project site’s General Plan land use designations, and would be subject to the applicable fees, potential increases in demand for fire and police protection services associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Therefore, impacts related to the need for new or physically altered fire or police protection facilities from implementation of the proposed project would not be more severe than was anticipated to occur in the General Plan EIR, and the project would not result in increased demand for such services beyond what has been anticipated. The General Plan EIR determined that through payment of the applicable fees, buildout of the General Plan would have a less-than-significant impact related to fire and police protection services. As such, impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project

³¹ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.13-5]. June 2018.

or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. The Manteca Unified School District provides public educational services to the region of the City of Stockton where the project site is located. The nearest schools to the project site are George Y. Komure Elementary School, located less than 100 feet north of the project site, and Weston Ranch High School, located approximately 2,300 feet east of the site.

Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act...involving ...the planning, use, or development of real property” (Government Code 65996[b]). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer are deemed to be “full and complete mitigation.” In other words, payment of applicable development fees, as defined in Chapter 3.36 of the City’s Municipal Code, would be sufficient in reducing the impacts associated with an increase in students from the project.

Pursuant to Proposition 1A/SB 50, the proposed project’s payment of the Manteca Unified School District developer fee would be deemed full and complete mitigation to address potential impacts associated with the project’s increase to the student population. Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, buildout of the proposed project, including payment of applicable fees as established in Chapter 3.36 of the City’s Municipal Code, was anticipated and analyzed in the General Plan EIR. The General Plan EIR concluded that with implementation of the necessary General Plan policies, impacts related to schools would be reduced to a less-than-significant level. Therefore, potential growth associated with development of the site has been anticipated by the City and analyzed in the General Plan EIR, and impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d,e. As denoted in Section 16.72.060 of Stockton’s Municipal Code, a subdivider must either dedicate 0.003 acres of parkland per resident and/or pay a fee for the creation of new park and recreational facilities. Therefore, the proposed project would require approximately two acres of land to be dedicated to park and recreational purposes (0.003 acres/resident x 682 residents = 2.04 acres). The proposed project would provide approximately 1.6 acres of parkland. Because the proposed project would not include the dedication of sufficient parkland, the project applicant would be subject to the payment of in-lieu fees, in compliance with Section 16.72.060 of Stockton’s Municipal Code.

The City’s General Plan EIR also analyzed impacts of buildout of the General Plan on other public facilities, such as libraries. The Stockton-San Joaquin County Public Library currently operates five facilities in the City, all of which are open Monday through Friday. The Weston Ranch Branch Library is located at 1453 West French Camp Road, approximately one mile southeast of the project site. Future residents of the proposed project would have access to the aforementioned facilities. The General Plan EIR concluded that with implementation of the necessary General Plan policies, impacts related to public services would be reduced to a less-than-significant level. As such, impacts related to the deterioration of other public facilities or demand for additional or expanded facilities were **adequately addressed in the General Plan EIR**. Effects

peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XVI. RECREATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR discusses impacts related to parks on recreation beginning on page 4.13-18. The General Plan EIR concluded that while implementation of the General Plan could increase demand for parks and recreation such that new or physically altered facilities would be needed, policies such as Policy LU-3.3 and Policy CH-1.1 would address the need for additional park services, and thus would result in a less-than-significant impact. This conclusion is based on the City’s service standard of two acres of neighborhood parkland, three acres of community parkland, and three acres of regional parkland per 1,000 residents.

Discussion

a,b. As discussed in Section XIV, Population & Housing, the proposed project would involve the development of 211 single-family residences, which are anticipated to serve approximately 675 residents. Thus, an increase in demand on recreational facilities is anticipated. The park service standards for the provision of parkland in the Stockton General Plan are based on the following ratios: two acres of neighborhood parkland per 1,000 residents; three acres of community parkland per 1,000 residents; and three acres of regional parkland per 1,000 residents. The City is currently deficient in meeting its park service standards in all categories.³² Approximately two acres of parkland would be required to accommodate the anticipated population increase associated with the proposed project. The proposed project would include approximately 1.6 acres of parkland, which would include a play structure on wood fiber bark surfacing and multiple seating areas. Because the proposed project would not include the dedication of sufficient land to the City for recreational facilities, the project applicant would be subject to in-lieu fees required per the Municipal Code.

The City of Stockton Municipal Code Section 16.72.060 mandates developments that include subdivision of land to either dedicate parkland or pay fees in lieu of the dedication for the neighborhood and community parks and recreation programs. The park impact fees imposed by the City are used to generate revenue to provide park and recreational services on a community-wide level and to the general project vicinity. Because the project site has been anticipated for residential development, the City has already considered such population growth in the General Plan EIR with implementation of such policies as those mentioned above. The General Plan EIR concluded that with implementation of the necessary General Plan policies, including Policy LU-3.3 and Policy CH-1.1, impacts related to park services would be less-than-significant.

³² City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.13-26]. June 2018.

Based on the above, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XVII. TRANSPORTATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 4.14-1, analyzed potential impacts on the local and regional circulation system resulting from implementation of the General Plan, including an analysis of conflicts with applicable alternative transportation programs. The General Plan EIR found that increased traffic generated by the General Plan could conflict with policies and thresholds for the performance of the circulation system including the City’s local and regional roadways, and local intersections and, thus, concluded that implementation of the General Plan would result in a significant and unavoidable impact. The General Plan EIR determined the General Plan’s impact on regionally adopted transportation goals and policies, or programs regarding public transit, bicycle, or pedestrian facilities, would be less than significant.

Discussion

- a. It is instructive to begin this section with an overview of relatively recent developments pertaining to how transportation impact significance is evaluated pursuant to CEQA.

Traditionally, lead agencies used level of service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., biological resources). Depending on circumstances, and an agency’s tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intention of ultimately doing away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor’s Office of Planning and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing “criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section.”

Subdivision (b)(2) of Section 21099 further provides that “[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion *shall not be considered a significant impact on the environment* pursuant to [CEQA], except in locations specifically identified in the guidelines, if any.” (Italics added.)

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019 and mandated Statewide by law on July 1, 2020. Subdivision (a) of that section provides that “[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, ‘vehicle miles traveled’ refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and nonmotorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project’s effect on automobile delay shall not constitute a significant environmental impact.”

It is noted that because the proposed project is consistent with the General Plan land use designations and zoning for the project site, the trip generation and distribution of the proposed project were generally anticipated as part of buildout of the General Plan and analyzed in the General Plan EIR. Furthermore, as demonstrated below, the proposed project would not conflict with any applicable plan, ordinance, or policy addressing the circulation system.

Pedestrian, Bicycle, and Transit Facilities

The following provides a discussion of the proposed project’s potential impacts to pedestrian, bicycle, and transit facilities.

Pedestrian and Bicycle Impacts

The City of Stockton maintains four classes of commuter bikeways (Class I, Class II, Class III, and Class IV). The City’s Bicycle Master Plan proposes a new Class IV bikeway, as well as a proposed sidewalk, which would run along Carolyn Weston Boulevard, where it would intersect the project site.

All internal roadways proposed as part of the project would adhere to the applicable policies established by the General Plan, and have thus been adequately analyzed in the General Plan EIR.

Transit Services and Facilities

The San Joaquin Regional Transit District (RTD) is the primary regional transit provider in San Joaquin County. San Joaquin RTD provides transit services in the Stockton area, as well as intercity and rural transit services countywide. In addition, San Joaquin RTD provides two types of Dial-a-Ride services: one for the general public, and one for passengers with ADA certification. The nearest local bus route stop to the project site is the Route 555 Henry Long Boulevard/Estes Avenue stop, located immediately to the northeast of the project site. Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, transit services and facilities for the project site have already been analyzed as part of the General Plan EIR. Given that the proposed project would follow all applicable policies established in the General

Plan, existing transit services and facilities contain sufficient capacity to accommodate potential transit users at the proposed project.

Conclusion

Based on the above, the proposed project would not conflict with any existing or proposed roadway, pedestrian, bicycle, or transit facilities, and would be consistent with the City's adopted General Plan. Impacts associated with conflicting with the aforementioned plans were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. The City of Stockton's Transportation Impact Analysis Guidelines: INTERIM 2022 states that VMT analysis shall be prepared using the City of Stockton General Plan Model. In addition, pursuant to section 15064.3(3) of the CEQA Guidelines, a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

At the time of preparation of the General Plan EIR, VMT was not the primary metric used as the basis for determining the significance of transportation impacts under CEQA. Therefore, the General Plan EIR did not include a formal analysis of VMT. However, because the proposed project is consistent with the General Plan land use and zoning designations for the project site, buildout of the proposed project, and the associated VMT, was generally anticipated by the City and included within the discussion provided within the General Plan EIR.

Based on the above, impacts were **adequately addressed in the General Plan EIR** and effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c,d. Access to the project site would be provided by way of the planned extension of Carolyn Weston Boulevard that would bisect the project site from north to south. Carolyn Weston Boulevard would have a 104-foot right-of-way, and would branch to the west and east into a 50-foot right-of-way internal roadway that would extend throughout the project site; as an exception, the westernmost internal roadway, adjacent to the levee, would have a 36-foot right-of-way. All interior drive aisles and parking stalls would comply with City design standards, and, thus, on-site circulation would be expected to function acceptably for emergency response vehicles. Alterations to the circulation system of the surrounding area as part of the proposed project would comply with the City of Stockton's General Plan Policy SAF-2.2 by connecting the surrounding residential uses through new roadways. Thus, access for emergency vehicles in the project area would be improved, and the stated goal of a response time of four minutes could potentially be met. As such, the proposed on-site vehicle circulation would allow for emergency vehicle access and would not impede current response times to the project site. Because the proposed project is consistent with the General Plan land use and zoning designations for the project site,

development of the project site, including implementation of the aforementioned policies and City design standards, was anticipated and analyzed in the General Plan EIR. The General Plan EIR concluded that with implementation of the necessary General Plan policies, including Policy SAF-2.2, impacts related to hazardous geometric design and inadequate emergency vehicle access would be less-than-significant.

Based on the above, impacts related to traffic hazards and emergency access were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XVIII. TRIBAL CULTURAL RESOURCES.

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:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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).	<input type="checkbox"/>	<input type="checkbox"/>	✘
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 resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential impacts to tribal cultural resources starting on page 4.5-1. The General Plan EIR determined development facilitated by the General Plan would result in a less-than-significant impact related to tribal cultural resources.

Discussion

a,b. As discussed in Section V, Cultural Resources, of this Modified Initial Study/15183 Checklist, a records search of the CHRIS was performed on March 29, 2022 by the CCIC for cultural resource site records and survey reports within the project site.³³ The CHRIS search indicated that the project site has low potential of containing unknown Native American archaeological resources and unknown historic-period archaeological resources. In addition, the NAHC conducted a records search of the SLF on March 28, 2022. According to the NAHC SLF, the site does not contain known tribal cultural resources.³⁴

Pursuant to AB 52, in preparing the General Plan EIR, the City received a request to consult from the United Auburn Indian Community, which provided guidance included in the General Plan EIR regarding tribal cultural resources. As such, the General Plan EIR has already anticipated the possibility for such resources to be discovered during buildout of the General Plan. Because the proposed project is consistent with the General Plan land use and zoning designations for the site, disturbance of the site has been anticipated and analyzed as part of the General Plan EIR. The General Plan EIR concluded that with implementation of the necessary General Plan policies, impacts related to tribal cultural resources would be less-than-significant.

³³ Historic Resource Associates. *Phase I Historical Resource Assessment and Archeological Study*. July 2022.

³⁴ *Ibid.*

Based on the required compliance with measures set forth in the General Plan EIR, impacts related to tribal cultural resources would be less than significant and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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 project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

Potential effects on utilities and service systems related to implementation of the General Plan were analyzed starting on page 4.15-1. The General Plan EIR determined buildout of the General Plan would have a less-than-significant impact on water supplies, stormwater drainage facilities, wastewater collection and treatment services, and solid waste.

Discussion

a-c. Water, sanitary sewer service, stormwater drainage, electricity, natural gas, and telecommunications would be provided to the project site by way of new connections to existing infrastructure in the immediate project area. Brief discussions of each are included below.

Water

Water service for the proposed project would be provided by COSMUD. According to the City's Water Master Plan (WMP), the City's water supply consists of purchased water, groundwater, and surface water.³⁵ The City purchases water from the Stockton East Water District and the Woodbridge Irrigation District. The City uses groundwater wells to make up for reductions in surface water deliveries during dry years. Finally, the City draws Delta water at the Delta Water Supply Project intake facility from the San Joaquin River. The proposed project would connect to the existing 12-inch water lines within Carolyn Weston Boulevard to the north and south.

According to the WMP, COSMUD has an average per capita water use of 147 gallons per capita per day (GPCD).³⁶ The proposed project would allow for the development of 211

³⁵ City of Stockton Municipal Utilities Department. *Water Master Plan Update*. January 2021.

³⁶ *Ibid* [Table 3-2].

single-family residential units. As discussed in Section XIV, Population and Housing, of this IS, the proposed project would add approximately 675 residents to the area. Thus, the project would generate a water demand of 99,225 gallons per day (147 GPCD x 675 residents), or 111.22 acre-feet per year.

Although the City has drafted a 2020 Urban Water Management Plan (UWMP), the 2020 UWMP has not yet been adopted. As such, the following analysis relies upon the City's adopted 2015 UWMP. The 2015 UWMP determined that COSMUD's projected water supply exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2040.³⁷ For example, during a normal year in 2025, the anticipated supply exceeds the anticipated demand by 38,844 acre-feet per year. Therefore, COSMUD would have sufficient water supply to accommodate the 111.22 acre-feet per year increase associated with the proposed project. The projected water production requirements in the 2015 UWMP and the WMP generally align, as similar population projections were assumed.³⁸

While the proposed project would result in increased water consumption at the project site, because the site has been anticipated for residential development by the General Plan, such increase in demand has been captured in COSMUD's demand projections. Thus, given COSMUD's anticipated water surplus and the available existing water line infrastructure, adequate long-term water supply exists, and new infrastructure would not need to be constructed to serve the proposed project.

Wastewater

Sewer service is provided by the City, and wastewater treatment would be provided to the project site by the Stockton Regional Wastewater Control Facility (RWCF). The RWCF provides primary, secondary, and tertiary treatment of municipal wastewater from throughout the city. The RWCF has a designed flow capacity of 55 million gallons per day (MGD) and average daily flow rate of 31.7 MGD.³⁹ Treated effluent from the RWCF is dechlorinated and discharged to the San Joaquin River. The City's wastewater collection system is divided into 15 designated sub-areas. Pump stations are located throughout the City and are integral to the wastewater collection system. Most of the pump stations discharge to pressure sewers that convey flow under pressure either directly to the RWCF or to a downstream gravity sewer.

The proposed project would include the construction of new eight- to 12-inch sanitary sewer lines throughout the project site. The proposed sanitary sewer lines within the project site would direct wastewater to the existing 12-inch sanitary sewer main within Henry Long Boulevard, to the north of the project site. Using standard industry assumptions that (1) domestic water use represents 40 percent of consumption; and (2) wastewater generation represents 90 percent of domestic water use, the proposed project would generate approximately 35,721 gallons of effluent on a daily basis (99,225 gallons x 0.40 x 0.90). The available capacity of 23.3 MGD would be greater than the sewer demand generated by the proposed project. Therefore, development of the proposed project would not require the construction of new or expansion of existing wastewater treatment facilities, as the RWCF has adequate capacity to serve the proposed project.

³⁷ City of Stockton. *2015 Urban Water Management Plan* [pg. 6-3]. July 2016.

³⁸ City of Stockton Municipal Utilities Department. *Water Master Plan Update* [pg. 3.6]. January 2021.

³⁹ City of Stockton. *Envision Stockton 2040 General Plan* [pg. B-7]. December 2018.

Furthermore, given that the project is consistent with the site's General Plan land use and zoning designations, the type and intensity of growth that would be induced by the proposed project and associated wastewater generation has been analyzed in the General Plan EIR. The General Plan EIR determined that impacts related to wastewater treatment capacity would be less than significant.

Therefore, given the available capacity within the wastewater facility, the proposed project would not result in inadequate capacity to serve the project's projected demand in addition to the existing commitments.

Stormwater

As discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist, on-site drainage systems would be required to comply with the City's SWPPP and erosion and sediment control plan. Additionally, because the site has been anticipated for development by the City's General Plan, impacts to stormwater systems resulting from development of the site have been analyzed in the City's General Plan EIR. Therefore, the proposed project would not significantly increase stormwater flows into the City's existing system.

Electricity, Natural Gas, and Telecommunications

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. PG&E would provide electricity and natural gas services to the project site, while AT&T would provide telecommunication services. The proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts related to electricity, natural gas, and telecommunications infrastructure would be less than significant.

Conclusion

Based on the above, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Similarly, adequate wastewater capacity would be available to serve the project's projected demand in addition to RWCF's existing commitments. Because the proposed project was anticipated as part of the buildout of the General Plan, the increase in utility demand was anticipated and analyzed in the General Plan EIR, which determined that such impacts would be less-than-significant. As such, impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d,e. Solid waste, recyclable materials, and compostable material from the City of Stockton is hauled by either Republic Services or Waste Management to either the Forward Landfill in Manteca or the North County Landfill in Lodi.⁴⁰ The Forward Landfill has a maximum daily disposal capacity of 8,668 tons per day, and the North County Landfill has a maximum daily disposal capacity of 825 tons per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Forward Landfill has

⁴⁰ City of Stockton. *Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Draft Environmental Impact Report* [pg. 4.15-23]. June 2018.

a remaining capacity of 24,720,669 cubic yards out of a total permitted capacity of 59,160,000 cubic yards.⁴¹ The North County Landfill has a remaining capacity of 35,400,000 cubic yards out of a total permitted capacity of 41,200,000 cubic yards.⁴² Due to the substantial amount of available capacity remaining at both landfills, sufficient capacity would be available to accommodate the project's solid waste disposal needs. Additionally, because the site has been anticipated for development by the City General Plan, impacts related to solid waste resulting from development of the site have already been evaluated in the City's General Plan EIR. The General Plan EIR concluded that with implementation of the necessary General Plan policies, impacts related to solid waste would be less-than-significant. As such, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Applicable General Plan EIR Mitigation Measures

None required.

⁴¹ California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Forward Landfill, Inc.* (39-AA-0015). Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1434?siteID=3106>. Accessed July 2022.

⁴² California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: North County Landfill & Recycling Center* (39-AA-0022). Available at: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/3113>. Accessed July 2022.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Summary of Analysis Under the General Plan EIR

An evaluation of wildfire risk was not required pursuant to CEQA at the time of preparation of the General Plan EIR and, as a result, impacts related to wildfire were not addressed separately in the General Plan EIR. However, impacts related to wildland fires were evaluated in the Hazards and Hazardous Materials chapter, starting on page 4.8-11, of the General Plan EIR. As noted therein, Very High or High FHSZ areas do not occur within the General Plan area. Therefore, given compliance with the applicable policies and regulations, impacts related to fire protection would be less than significant.

Discussion

a-d. According to the CALFIRE Fire and Resource Assessment Program, the project site is not located within a Very High or High FHSZ.⁴³ In addition, the project site is located near existing development and roadways, as well as the San Joaquin River to the east, which would act as a fire break. The presence of urban development and paved areas would preclude the uncontrolled spread of wildfire. Furthermore, pursuant to 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. Because the proposed project is consistent with the General Plan land use and zoning designations for the project site, buildout of the proposed project, including compliance with applicable State and City regulations, has been anticipated and analyzed in the General Plan EIR. Through compliance with all applicable regulations, and given the factors stated above, the risk of wildfire impacting the project site is very unlikely.

Based on the above, impacts related to wildfire were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

⁴³ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed April 2022.

Applicable General Plan EIR Mitigation Measures

None required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘
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)?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a. As discussed in Section IV, Biological Resources, of this Modified Initial Study/15183 Checklist, while a limited potential exists for burrowing owl, tricolored blackbird, Modesto song sparrow, Swainson’s hawk, and other nesting raptors and migratory birds protected by the MBTA to occur on-site, the proposed project would comply with City and SJMSCP requirements including avoidance and minimization measures. In addition, because the project site does not contain any known historic or prehistoric resources, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources. As conditions of approval, the proposed project would be required to comply with applicable General Plan policies related to preservation of archaeological resources and human remains if such resources are discovered within the project site during construction activities, consistent with the requirements of CEQA.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been **adequately addressed in the General Plan EIR**, and the criteria for requiring further CEQA review are not met.

b. The proposed project in conjunction with other development within the City of Stockton could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the potential future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to aesthetics, agriculture and forestry services, air quality, GHG emissions, noise, population and housing, and transportation would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts

which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR.

Based on the above, impacts related to cumulative effects were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines 15183, the criteria for requiring further CEQA review are not met.

- c. As described in this Modified Initial Study/15183 Checklist, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, and other applicable local, County and State regulations. In addition, as discussed in Section III, Air Quality, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this Modified Initial Study/15183 Checklist, with the implementation of the Conditions of Approval established in Section IX, Hazards and Hazardous Materials, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, and noise. Impacts related to environmental effects which will cause substantial adverse effects on human beings were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Appendix A
AQ and GHG Modeling Results

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Asano Property Subdivision
San Joaquin Valley Unified APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	213.00	Dwelling Unit	44.20	383,400.00	676

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	2			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage adjusted to match site plan.
- Construction Phase - Architectural coating phase adjusted to occur simultaneously with building construction.
- Demolition - Demolition square footage estimated using google earth polygon
- Vehicle Trips - Trip generation rate and trip lengths adjusted to match project-specific TIA and VMT analysis.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	55.00	740.00
tblConstructionPhase	PhaseEndDate	4/7/2027	2/3/2027
tblConstructionPhase	PhaseEndDate	11/4/2026	1/20/2027
tblConstructionPhase	PhaseEndDate	1/20/2027	3/20/2024
tblConstructionPhase	PhaseStartDate	1/21/2027	4/4/2024

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseStartDate	1/4/2024	3/21/2024
tblConstructionPhase	PhaseStartDate	11/5/2026	1/4/2024
tblLandUse	LotAcreage	69.16	44.20
tblVehicleTrips	HO_TL	7.50	7.05
tblVehicleTrips	HS_TL	7.30	6.86
tblVehicleTrips	HW_TL	10.80	10.15
tblVehicleTrips	ST_TR	9.54	9.44
tblVehicleTrips	SU_TR	8.55	9.44
tblWoodstoves	NumberCatalytic	44.20	0.00
tblWoodstoves	NumberNoncatalytic	44.20	0.00

2.0 Emissions Summary

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.3943	34.5548	28.6262	0.0636	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,166.6697	6,166.6697	1.9485	0.0141	6,216.5621
2024	11.7111	32.4115	28.2531	0.0635	9.3679	1.3362	10.7041	3.6973	1.2293	4.9266	0.0000	6,161.0124	6,161.0124	1.9475	0.0889	6,210.7896
2025	11.5736	14.7258	20.4459	0.0409	0.9117	0.5892	1.5009	0.2454	0.5573	0.8027	0.0000	3,989.8305	3,989.8305	0.6341	0.0863	4,031.3959
2026	11.5533	14.7062	20.3024	0.0406	0.9117	0.5890	1.5007	0.2454	0.5572	0.8025	0.0000	3,965.4123	3,965.4123	0.6325	0.0839	4,006.2345
2027	11.5352	14.6878	20.1712	0.0404	0.9117	0.5888	1.5005	0.2454	0.5569	0.8023	0.0000	3,941.2070	3,941.2070	0.6311	0.0816	3,981.3141
Maximum	11.7111	34.5548	28.6262	0.0636	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,166.6697	6,166.6697	1.9485	0.0889	6,216.5621

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.3943	34.5548	28.6262	0.0636	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,166.6697	6,166.6697	1.9485	0.0141	6,216.5621
2024	11.7111	32.4115	28.2531	0.0635	9.3679	1.3362	10.7041	3.6973	1.2293	4.9266	0.0000	6,161.0124	6,161.0124	1.9475	0.0889	6,210.7896
2025	11.5736	14.7258	20.4459	0.0409	0.9117	0.5892	1.5009	0.2454	0.5573	0.8027	0.0000	3,989.8305	3,989.8305	0.6341	0.0863	4,031.3959
2026	11.5533	14.7062	20.3024	0.0406	0.9117	0.5890	1.5007	0.2454	0.5572	0.8025	0.0000	3,965.4123	3,965.4123	0.6325	0.0839	4,006.2345
2027	11.5352	14.6878	20.1712	0.0404	0.9117	0.5888	1.5005	0.2454	0.5569	0.8023	0.0000	3,941.2070	3,941.2070	0.6311	0.0816	3,981.3141
Maximum	11.7111	34.5548	28.6262	0.0636	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,166.6697	6,166.6697	1.9485	0.0889	6,216.5621

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.465 2	2,512.465 2	0.0779	0.0455	2,527.965 0
Energy	0.1489	1.2724	0.5414	8.1200e- 003		0.1029	0.1029		0.1029	0.1029		1,624.279 3	1,624.279 3	0.0311	0.0298	1,633.931 6
Mobile	5.6689	7.6806	46.6089	0.1139	11.5920	0.0944	11.6864	3.0947	0.0887	3.1834		12,028.50 13	12,028.50 13	0.5378	0.6006	12,220.93 03
Total	16.7489	11.0985	65.5334	0.1354	11.5920	0.4518	12.0438	3.0947	0.4461	3.5408	0.0000	16,165.24 57	16,165.24 57	0.6468	0.6759	16,382.82 69

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.465 2	2,512.465 2	0.0779	0.0455	2,527.965 0
Energy	0.1489	1.2724	0.5414	8.1200e- 003		0.1029	0.1029		0.1029	0.1029		1,624.279 3	1,624.279 3	0.0311	0.0298	1,633.931 6
Mobile	5.6689	7.6806	46.6089	0.1139	11.5920	0.0944	11.6864	3.0947	0.0887	3.1834		12,028.50 13	12,028.50 13	0.5378	0.6006	12,220.93 03
Total	16.7489	11.0985	65.5334	0.1354	11.5920	0.4518	12.0438	3.0947	0.4461	3.5408	0.0000	16,165.24 57	16,165.24 57	0.6468	0.6759	16,382.82 69

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	8/9/2023	5	50	
2	Site Preparation	Site Preparation	8/10/2023	9/20/2023	5	30	
3	Grading	Grading	9/21/2023	1/3/2024	5	75	
4	Building Construction	Building Construction	3/21/2024	1/20/2027	5	740	
5	Paving	Paving	1/4/2024	3/20/2024	5	55	
6	Architectural Coating	Architectural Coating	4/4/2024	2/3/2027	5	740	

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 0

Residential Indoor: 776,385; Residential Outdoor: 258,795; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	57.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	77.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2499	0.0000	0.2499	0.0379	0.0000	0.0379			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	0.2499	0.9975	1.2475	0.0379	0.9280	0.9658		3,746.9840	3,746.9840	1.0494		3,773.2183

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5000e-003	0.1350	0.0298	6.7000e-004	0.0200	1.3600e-003	0.0213	5.4800e-003	1.3000e-003	6.7800e-003		70.6829	70.6829	3.1000e-004	0.0111	74.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0294	0.4313	1.1400e-003	0.1232	6.4000e-004	0.1239	0.0327	5.8000e-004	0.0333		116.3940	116.3940	3.2100e-003	2.9700e-003	117.3589
Total	0.0569	0.1644	0.4611	1.8100e-003	0.1432	2.0000e-003	0.1452	0.0382	1.8800e-003	0.0401		187.0769	187.0769	3.5200e-003	0.0141	191.3614

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2499	0.0000	0.2499	0.0379	0.0000	0.0379			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	0.2499	0.9975	1.2475	0.0379	0.9280	0.9658	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5000e-003	0.1350	0.0298	6.7000e-004	0.0200	1.3600e-003	0.0213	5.4800e-003	1.3000e-003	6.7800e-003		70.6829	70.6829	3.1000e-004	0.0111	74.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0294	0.4313	1.1400e-003	0.1232	6.4000e-004	0.1239	0.0327	5.8000e-004	0.0333		116.3940	116.3940	3.2100e-003	2.9700e-003	117.3589
Total	0.0569	0.1644	0.4611	1.8100e-003	0.1432	2.0000e-003	0.1452	0.0382	1.8800e-003	0.0401		187.0769	187.0769	3.5200e-003	0.0141	191.3614

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0653	0.0353	0.5175	1.3600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		139.6728	139.6728	3.8500e-003	3.5600e-003	140.8306
Total	0.0653	0.0353	0.5175	1.3600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		139.6728	139.6728	3.8500e-003	3.5600e-003	140.8306

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0653	0.0353	0.5175	1.3600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		139.6728	139.6728	3.8500e-003	3.5600e-003	140.8306
Total	0.0653	0.0353	0.5175	1.3600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		139.6728	139.6728	3.8500e-003	3.5600e-003	140.8306

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.2036	1.4245	10.6281	3.6538	1.3105	4.9643		6,011.4777	6,011.4777	1.9442		6,060.0836

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0726	0.0392	0.5750	1.5200e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		155.1920	155.1920	4.2800e-003	3.9600e-003	156.4785
Total	0.0726	0.0392	0.5750	1.5200e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		155.1920	155.1920	4.2800e-003	3.9600e-003	156.4785

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.2036	1.4245	10.6281	3.6538	1.3105	4.9643	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0726	0.0392	0.5750	1.5200e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		155.1920	155.1920	4.2800e-003	3.9600e-003	156.4785
Total	0.0726	0.0392	0.5750	1.5200e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		155.1920	155.1920	4.2800e-003	3.9600e-003	156.4785

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286		6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	9.2036	1.3354	10.5390	3.6538	1.2286	4.8823		6,009.7487	6,009.7487	1.9437		6,058.3405

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0668	0.0345	0.5303	1.4700e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		151.2638	151.2638	3.8300e-003	3.6600e-003	152.4490
Total	0.0668	0.0345	0.5303	1.4700e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		151.2638	151.2638	3.8300e-003	3.6600e-003	152.4490

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	9.2036	1.3354	10.5390	3.6538	1.2286	4.8823	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0668	0.0345	0.5303	1.4700e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		151.2638	151.2638	3.8300e-003	3.6600e-003	152.4490
Total	0.0668	0.0345	0.5303	1.4700e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		151.2638	151.2638	3.8300e-003	3.6600e-003	152.4490

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0256	0.9728	0.2993	4.5600e-003	0.1559	6.6200e-003	0.1626	0.0449	6.3300e-003	0.0512		481.8907	481.8907	2.0200e-003	0.0720	503.4055
Worker	0.2573	0.1329	2.0418	5.6500e-003	0.6325	3.1000e-003	0.6356	0.1678	2.8500e-003	0.1706		582.3655	582.3655	0.0148	0.0141	586.9288
Total	0.2828	1.1057	2.3411	0.0102	0.7885	9.7200e-003	0.7982	0.2127	9.1800e-003	0.2219		1,064.2562	1,064.2562	0.0168	0.0861	1,090.3342

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0256	0.9728	0.2993	4.5600e-003	0.1559	6.6200e-003	0.1626	0.0449	6.3300e-003	0.0512		481.8907	481.8907	2.0200e-003	0.0720	503.4055
Worker	0.2573	0.1329	2.0418	5.6500e-003	0.6325	3.1000e-003	0.6356	0.1678	2.8500e-003	0.1706		582.3655	582.3655	0.0148	0.0141	586.9288
Total	0.2828	1.1057	2.3411	0.0102	0.7885	9.7200e-003	0.7982	0.2127	9.1800e-003	0.2219		1,064.2562	1,064.2562	0.0168	0.0861	1,090.3342

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0250	0.9696	0.2930	4.4800e-003	0.1559	6.6200e-003	0.1626	0.0449	6.3300e-003	0.0512		473.1159	473.1159	1.9400e-003	0.0707	494.2205
Worker	0.2382	0.1180	1.8908	5.4500e-003	0.6325	2.9500e-003	0.6355	0.1678	2.7100e-003	0.1705		568.1195	568.1195	0.0133	0.0131	572.3490
Total	0.2631	1.0876	2.1837	9.9300e-003	0.7885	9.5700e-003	0.7980	0.2127	9.0400e-003	0.2217		1,041.235 4	1,041.235 4	0.0152	0.0837	1,066.569 4

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0250	0.9696	0.2930	4.4800e-003	0.1559	6.6200e-003	0.1626	0.0449	6.3300e-003	0.0512		473.1159	473.1159	1.9400e-003	0.0707	494.2205
Worker	0.2382	0.1180	1.8908	5.4500e-003	0.6325	2.9500e-003	0.6355	0.1678	2.7100e-003	0.1705		568.1195	568.1195	0.0133	0.0131	572.3490
Total	0.2631	1.0876	2.1837	9.9300e-003	0.7885	9.5700e-003	0.7980	0.2127	9.0400e-003	0.2217		1,041.235 4	1,041.235 4	0.0152	0.0837	1,066.569 4

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0244	0.9643	0.2878	4.3900e-003	0.1559	6.5800e-003	0.1625	0.0449	6.3000e-003	0.0512		464.2217	464.2217	1.8800e-003	0.0693	484.9096
Worker	0.2217	0.1060	1.7750	5.2900e-003	0.6325	2.8200e-003	0.6354	0.1678	2.5900e-003	0.1704		555.1266	555.1266	0.0120	0.0123	559.0828
Total	0.2461	1.0703	2.0629	9.6800e-003	0.7885	9.4000e-003	0.7979	0.2127	8.8900e-003	0.2216		1,019.348 3	1,019.348 3	0.0139	0.0815	1,043.992 3

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0244	0.9643	0.2878	4.3900e-003	0.1559	6.5800e-003	0.1625	0.0449	6.3000e-003	0.0512		464.2217	464.2217	1.8800e-003	0.0693	484.9096
Worker	0.2217	0.1060	1.7750	5.2900e-003	0.6325	2.8200e-003	0.6354	0.1678	2.5900e-003	0.1704		555.1266	555.1266	0.0120	0.0123	559.0828
Total	0.2461	1.0703	2.0629	9.6800e-003	0.7885	9.4000e-003	0.7979	0.2127	8.8900e-003	0.2216		1,019.348 3	1,019.348 3	0.0139	0.0815	1,043.992 3

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0240	0.9580	0.2836	4.3000e-003	0.1559	6.5400e-003	0.1625	0.0449	6.2500e-003	0.0512		454.7191	454.7191	1.8100e-003	0.0678	474.9672
Worker	0.2069	0.0960	1.6688	5.1300e-003	0.6325	2.6600e-003	0.6352	0.1678	2.4400e-003	0.1702		542.8211	542.8211	0.0109	0.0116	546.5467
Total	0.2309	1.0540	1.9523	9.4300e-003	0.7885	9.2000e-003	0.7977	0.2127	8.6900e-003	0.2214		997.5402	997.5402	0.0127	0.0794	1,021.514 0

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0240	0.9580	0.2836	4.3000e-003	0.1559	6.5400e-003	0.1625	0.0449	6.2500e-003	0.0512		454.7191	454.7191	1.8100e-003	0.0678	474.9672
Worker	0.2069	0.0960	1.6688	5.1300e-003	0.6325	2.6600e-003	0.6352	0.1678	2.4400e-003	0.1702		542.8211	542.8211	0.0109	0.0116	546.5467
Total	0.2309	1.0540	1.9523	9.4300e-003	0.7885	9.2000e-003	0.7977	0.2127	8.6900e-003	0.2214		997.5402	997.5402	0.0127	0.0794	1,021.514 0

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 ₂	2,207.547 ₂	0.7140		2,225.396 ₃
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547₂	2,207.547₂	0.7140		2,225.396₃

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368
Total	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368
Total	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	9.9066	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368
Total	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	9.9066	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368
Total	0.0501	0.0259	0.3978	1.1000e-003	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		113.4478	113.4478	2.8700e-003	2.7400e-003	114.3368

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0464	0.0230	0.3683	1.0600e-003	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		110.6726	110.6726	2.5800e-003	2.5500e-003	111.4966
Total	0.0464	0.0230	0.3683	1.0600e-003	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		110.6726	110.6726	2.5800e-003	2.5500e-003	111.4966

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0464	0.0230	0.3683	1.0600e-003	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		110.6726	110.6726	2.5800e-003	2.5500e-003	111.4966
Total	0.0464	0.0230	0.3683	1.0600e-003	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		110.6726	110.6726	2.5800e-003	2.5500e-003	111.4966

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0432	0.0207	0.3458	1.0300e-003	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		108.1415	108.1415	2.3400e-003	2.3900e-003	108.9122
Total	0.0432	0.0207	0.3458	1.0300e-003	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		108.1415	108.1415	2.3400e-003	2.3900e-003	108.9122

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0432	0.0207	0.3458	1.0300e-003	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		108.1415	108.1415	2.3400e-003	2.3900e-003	108.9122
Total	0.0432	0.0207	0.3458	1.0300e-003	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		108.1415	108.1415	2.3400e-003	2.3900e-003	108.9122

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0403	0.0187	0.3251	1.0000e-003	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		105.7444	105.7444	2.1200e-003	2.2600e-003	106.4701
Total	0.0403	0.0187	0.3251	1.0000e-003	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		105.7444	105.7444	2.1200e-003	2.2600e-003	106.4701

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0403	0.0187	0.3251	1.0000e-003	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		105.7444	105.7444	2.1200e-003	2.2600e-003	106.4701
Total	0.0403	0.0187	0.3251	1.0000e-003	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		105.7444	105.7444	2.1200e-003	2.2600e-003	106.4701

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.6689	7.6806	46.6089	0.1139	11.5920	0.0944	11.6864	3.0947	0.0887	3.1834		12,028.50 13	12,028.50 13	0.5378	0.6006	12,220.93 03
Unmitigated	5.6689	7.6806	46.6089	0.1139	11.5920	0.0944	11.6864	3.0947	0.0887	3.1834		12,028.50 13	12,028.50 13	0.5378	0.6006	12,220.93 03

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	2,010.72	2,010.72	2010.72	5,476,389	5,476,389
Total	2,010.72	2,010.72	2,010.72	5,476,389	5,476,389

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.15	6.86	7.05	45.60	19.00	35.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.527584	0.052861	0.171901	0.146917	0.025722	0.006994	0.013595	0.026310	0.000640	0.000310	0.022677	0.001379	0.003111

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
NaturalGas Unmitigated	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	13806.4	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
Total		0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	13.8064	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
Total		0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650
Unmitigated	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.9718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2274	1.9433	0.8269	0.0124		0.1571	0.1571		0.1571	0.1571	0.0000	2,480.8235	2,480.8235	0.0476	0.0455	2,495.5658
Landscaping	0.5271	0.2022	17.5561	9.3000e-004		0.0974	0.0974		0.0974	0.0974		31.6416	31.6416	0.0303		32.3992
Total	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.9718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2274	1.9433	0.8269	0.0124		0.1571	0.1571		0.1571	0.1571	0.0000	2,480.8235	2,480.8235	0.0476	0.0455	2,495.5658
Landscaping	0.5271	0.2022	17.5561	9.3000e-004		0.0974	0.0974		0.0974	0.0974		31.6416	31.6416	0.0303		32.3992
Total	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

7.0 Water Detail

7.1 Mitigation Measures Water

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Asano Property Subdivision
San Joaquin Valley Unified APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	213.00	Dwelling Unit	44.20	383,400.00	676

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	2			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage adjusted to match site plan.
- Construction Phase - Architectural coating phase adjusted to occur simultaneously with building construction.
- Demolition - Demolition square footage estimated using google earth polygon
- Vehicle Trips - Trip generation rate and trip lengths adjusted to match project-specific TIA and VMT analysis.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	55.00	740.00
tblConstructionPhase	PhaseEndDate	4/7/2027	2/3/2027
tblConstructionPhase	PhaseEndDate	11/4/2026	1/20/2027
tblConstructionPhase	PhaseEndDate	1/20/2027	3/20/2024
tblConstructionPhase	PhaseStartDate	1/21/2027	4/4/2024

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseStartDate	1/4/2024	3/21/2024
tblConstructionPhase	PhaseStartDate	11/5/2026	1/4/2024
tblLandUse	LotAcreage	69.16	44.20
tblVehicleTrips	HO_TL	7.50	7.05
tblVehicleTrips	HS_TL	7.30	6.86
tblVehicleTrips	HW_TL	10.80	10.15
tblVehicleTrips	ST_TR	9.54	9.44
tblVehicleTrips	SU_TR	8.55	9.44
tblWoodstoves	NumberCatalytic	44.20	0.00
tblWoodstoves	NumberNoncatalytic	44.20	0.00

2.0 Emissions Summary

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.3865	34.5618	28.5434	0.0634	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,149.568 3	6,149.568 3	1.9490	0.0145	6,199.610 7
2024	11.6771	32.4177	28.1788	0.0634	9.3679	1.3362	10.7041	3.6973	1.2293	4.9266	0.0000	6,144.389 8	6,144.389 8	1.9480	0.0910	6,194.305 1
2025	11.5427	14.8200	20.1470	0.0402	0.9117	0.5892	1.5009	0.2454	0.5574	0.8027	0.0000	3,916.358 7	3,916.358 7	0.6360	0.0883	3,958.570 5
2026	11.5252	14.7973	20.0267	0.0400	0.9117	0.5890	1.5007	0.2454	0.5572	0.8026	0.0000	3,893.772 8	3,893.772 8	0.6343	0.0858	3,935.200 6
2027	11.5094	14.7763	19.9170	0.0397	0.9117	0.5888	1.5005	0.2454	0.5570	0.8023	0.0000	3,871.265 9	3,871.265 9	0.6328	0.0834	3,911.944 2
Maximum	11.6771	34.5618	28.5434	0.0634	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,149.568 3	6,149.568 3	1.9490	0.0910	6,199.610 7

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.3865	34.5618	28.5434	0.0634	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,149.568 3	6,149.568 3	1.9490	0.0145	6,199.610 7
2024	11.6771	32.4177	28.1788	0.0634	9.3679	1.3362	10.7041	3.6973	1.2293	4.9266	0.0000	6,144.389 8	6,144.389 8	1.9480	0.0910	6,194.305 1
2025	11.5427	14.8200	20.1470	0.0402	0.9117	0.5892	1.5009	0.2454	0.5574	0.8027	0.0000	3,916.358 7	3,916.358 7	0.6360	0.0883	3,958.570 5
2026	11.5252	14.7973	20.0267	0.0400	0.9117	0.5890	1.5007	0.2454	0.5572	0.8026	0.0000	3,893.772 8	3,893.772 8	0.6343	0.0858	3,935.200 6
2027	11.5094	14.7763	19.9170	0.0397	0.9117	0.5888	1.5005	0.2454	0.5570	0.8023	0.0000	3,871.265 9	3,871.265 9	0.6328	0.0834	3,911.944 2
Maximum	11.6771	34.5618	28.5434	0.0634	19.8049	1.4253	21.0717	10.1417	1.3113	11.3071	0.0000	6,149.568 3	6,149.568 3	1.9490	0.0910	6,199.610 7

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.465 2	2,512.465 2	0.0779	0.0455	2,527.965 0
Energy	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.279 3	1,624.279 3	0.0311	0.0298	1,633.931 6
Mobile	4.4419	8.5626	45.5258	0.1049	11.5920	0.0945	11.6865	3.0947	0.0888	3.1834		11,080.50 12	11,080.50 12	0.5988	0.6351	11,284.73 61
Total	15.5218	11.9805	64.4503	0.1264	11.5920	0.4519	12.0439	3.0947	0.4462	3.5408	0.0000	15,217.24 57	15,217.24 57	0.7078	0.7104	15,446.63 27

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.465 2	2,512.465 2	0.0779	0.0455	2,527.965 0
Energy	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.279 3	1,624.279 3	0.0311	0.0298	1,633.931 6
Mobile	4.4419	8.5626	45.5258	0.1049	11.5920	0.0945	11.6865	3.0947	0.0888	3.1834		11,080.50 12	11,080.50 12	0.5988	0.6351	11,284.73 61
Total	15.5218	11.9805	64.4503	0.1264	11.5920	0.4519	12.0439	3.0947	0.4462	3.5408	0.0000	15,217.24 57	15,217.24 57	0.7078	0.7104	15,446.63 27

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	8/9/2023	5	50	
2	Site Preparation	Site Preparation	8/10/2023	9/20/2023	5	30	
3	Grading	Grading	9/21/2023	1/3/2024	5	75	
4	Building Construction	Building Construction	3/21/2024	1/20/2027	5	740	
5	Paving	Paving	1/4/2024	3/20/2024	5	55	
6	Architectural Coating	Architectural Coating	4/4/2024	2/3/2027	5	740	

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 0

Residential Indoor: 776,385; Residential Outdoor: 258,795; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	57.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	77.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2499	0.0000	0.2499	0.0379	0.0000	0.0379			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	0.2499	0.9975	1.2475	0.0379	0.9280	0.9658		3,746.9840	3,746.9840	1.0494		3,773.2183

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.3100e-003	0.1448	0.0304	6.7000e-004	0.0200	1.3600e-003	0.0213	5.4800e-003	1.3000e-003	6.7800e-003		70.7766	70.7766	3.0000e-004	0.0111	74.1005
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0486	0.0347	0.3692	1.0100e-003	0.1232	6.4000e-004	0.1239	0.0327	5.8000e-004	0.0333		103.5679	103.5679	3.5700e-003	3.3200e-003	104.6453
Total	0.0509	0.1795	0.3996	1.6800e-003	0.1432	2.0000e-003	0.1452	0.0382	1.8800e-003	0.0401		174.3445	174.3445	3.8700e-003	0.0145	178.7459

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2499	0.0000	0.2499	0.0379	0.0000	0.0379			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	0.2499	0.9975	1.2475	0.0379	0.9280	0.9658	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.3100e-003	0.1448	0.0304	6.7000e-004	0.0200	1.3600e-003	0.0213	5.4800e-003	1.3000e-003	6.7800e-003		70.7766	70.7766	3.0000e-004	0.0111	74.1005
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0486	0.0347	0.3692	1.0100e-003	0.1232	6.4000e-004	0.1239	0.0327	5.8000e-004	0.0333		103.5679	103.5679	3.5700e-003	3.3200e-003	104.6453
Total	0.0509	0.1795	0.3996	1.6800e-003	0.1432	2.0000e-003	0.1452	0.0382	1.8800e-003	0.0401		174.3445	174.3445	3.8700e-003	0.0145	178.7459

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0583	0.0416	0.4430	1.2100e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		124.2815	124.2815	4.2800e-003	3.9800e-003	125.5744
Total	0.0583	0.0416	0.4430	1.2100e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		124.2815	124.2815	4.2800e-003	3.9800e-003	125.5744

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0583	0.0416	0.4430	1.2100e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		124.2815	124.2815	4.2800e-003	3.9800e-003	125.5744
Total	0.0583	0.0416	0.4430	1.2100e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		124.2815	124.2815	4.2800e-003	3.9800e-003	125.5744

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.2036	1.4245	10.6281	3.6538	1.3105	4.9643		6,011.4777	6,011.4777	1.9442		6,060.0836

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0647	0.0462	0.4922	1.3500e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		138.0905	138.0905	4.7500e-003	4.4200e-003	139.5271
Total	0.0647	0.0462	0.4922	1.3500e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		138.0905	138.0905	4.7500e-003	4.4200e-003	139.5271

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.2036	1.4245	10.6281	3.6538	1.3105	4.9643	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0647	0.0462	0.4922	1.3500e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		138.0905	138.0905	4.7500e-003	4.4200e-003	139.5271
Total	0.0647	0.0462	0.4922	1.3500e-003	0.1643	8.5000e-004	0.1651	0.0436	7.8000e-004	0.0444		138.0905	138.0905	4.7500e-003	4.4200e-003	139.5271

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286		6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	9.2036	1.3354	10.5390	3.6538	1.2286	4.8823		6,009.7487	6,009.7487	1.9437		6,058.3405

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0598	0.0407	0.4560	1.3100e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		134.6411	134.6411	4.2800e-003	4.0800e-003	135.9645
Total	0.0598	0.0407	0.4560	1.3100e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		134.6411	134.6411	4.2800e-003	4.0800e-003	135.9645

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	9.2036	1.3354	10.5390	3.6538	1.2286	4.8823	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0598	0.0407	0.4560	1.3100e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		134.6411	134.6411	4.2800e-003	4.0800e-003	135.9645
Total	0.0598	0.0407	0.4560	1.3100e-003	0.1643	8.0000e-004	0.1651	0.0436	7.4000e-004	0.0443		134.6411	134.6411	4.2800e-003	4.0800e-003	135.9645

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0240	1.0421	0.3096	4.5700e-003	0.1559	6.6400e-003	0.1626	0.0449	6.3500e-003	0.0513		482.8382	482.8382	1.9500e-003	0.0722	504.4127
Worker	0.2302	0.1568	1.7554	5.0300e-003	0.6325	3.1000e-003	0.6356	0.1678	2.8500e-003	0.1706		518.3681	518.3681	0.0165	0.0157	523.4634
Total	0.2542	1.1988	2.0650	9.6000e-003	0.7885	9.7400e-003	0.7982	0.2127	9.2000e-003	0.2219		1,001.2064	1,001.2064	0.0184	0.0880	1,027.8761

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0240	1.0421	0.3096	4.5700e-003	0.1559	6.6400e-003	0.1626	0.0449	6.3500e-003	0.0513		482.8382	482.8382	1.9500e-003	0.0722	504.4127
Worker	0.2302	0.1568	1.7554	5.0300e-003	0.6325	3.1000e-003	0.6356	0.1678	2.8500e-003	0.1706		518.3681	518.3681	0.0165	0.0157	523.4634
Total	0.2542	1.1988	2.0650	9.6000e-003	0.7885	9.7400e-003	0.7982	0.2127	9.2000e-003	0.2219		1,001.2064	1,001.2064	0.0184	0.0880	1,027.8761

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0234	1.0385	0.3032	4.4900e-003	0.1559	6.6400e-003	0.1626	0.0449	6.3500e-003	0.0513		474.0498	474.0498	1.8700e-003	0.0709	495.2120
Worker	0.2136	0.1392	1.6321	4.8600e-003	0.6325	2.9500e-003	0.6355	0.1678	2.7100e-003	0.1705		505.8452	505.8452	0.0149	0.0146	510.5675
Total	0.2370	1.1777	1.9353	9.3500e-003	0.7885	9.5900e-003	0.7981	0.2127	9.0600e-003	0.2217		979.8950	979.8950	0.0168	0.0855	1,005.779 4

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0234	1.0385	0.3032	4.4900e-003	0.1559	6.6400e-003	0.1626	0.0449	6.3500e-003	0.0513		474.0498	474.0498	1.8700e-003	0.0709	495.2120
Worker	0.2136	0.1392	1.6321	4.8600e-003	0.6325	2.9500e-003	0.6355	0.1678	2.7100e-003	0.1705		505.8452	505.8452	0.0149	0.0146	510.5675
Total	0.2370	1.1777	1.9353	9.3500e-003	0.7885	9.5900e-003	0.7981	0.2127	9.0600e-003	0.2217		979.8950	979.8950	0.0168	0.0855	1,005.779 4

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0229	1.0328	0.2980	4.4000e-003	0.1559	6.6000e-003	0.1625	0.0449	6.3200e-003	0.0512		465.1406	465.1406	1.8100e-003	0.0695	485.8842
Worker	0.1994	0.1250	1.5358	4.7100e-003	0.6325	2.8200e-003	0.6354	0.1678	2.5900e-003	0.1704		494.3984	494.3984	0.0135	0.0137	498.8147
Total	0.2223	1.1578	1.8338	9.1100e-003	0.7885	9.4200e-003	0.7979	0.2127	8.9100e-003	0.2216		959.5390	959.5390	0.0153	0.0832	984.6989

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0229	1.0328	0.2980	4.4000e-003	0.1559	6.6000e-003	0.1625	0.0449	6.3200e-003	0.0512		465.1406	465.1406	1.8100e-003	0.0695	485.8842
Worker	0.1994	0.1250	1.5358	4.7100e-003	0.6325	2.8200e-003	0.6354	0.1678	2.5900e-003	0.1704		494.3984	494.3984	0.0135	0.0137	498.8147
Total	0.2223	1.1578	1.8338	9.1100e-003	0.7885	9.4200e-003	0.7979	0.2127	8.9100e-003	0.2216		959.5390	959.5390	0.0153	0.0832	984.6989

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0224	1.0260	0.2936	4.3100e-003	0.1559	6.5600e-003	0.1625	0.0449	6.2700e-003	0.0512		455.6231	455.6231	1.7500e-003	0.0680	475.9254
Worker	0.1866	0.1131	1.4476	4.5700e-003	0.6325	2.6600e-003	0.6352	0.1678	2.4400e-003	0.1702		483.5268	483.5268	0.0123	0.0129	487.6852
Total	0.2090	1.1391	1.7412	8.8800e-003	0.7885	9.2200e-003	0.7977	0.2127	8.7100e-003	0.2214		939.1500	939.1500	0.0141	0.0809	963.6106

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0224	1.0260	0.2936	4.3100e-003	0.1559	6.5600e-003	0.1625	0.0449	6.2700e-003	0.0512		455.6231	455.6231	1.7500e-003	0.0680	475.9254
Worker	0.1866	0.1131	1.4476	4.5700e-003	0.6325	2.6600e-003	0.6352	0.1678	2.4400e-003	0.1702		483.5268	483.5268	0.0123	0.0129	487.6852
Total	0.2090	1.1391	1.7412	8.8800e-003	0.7885	9.2200e-003	0.7977	0.2127	8.7100e-003	0.2214		939.1500	939.1500	0.0141	0.0809	963.6106

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734
Total	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734
Total	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	9.9066	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734
Total	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	9.9066	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734
Total	0.0448	0.0305	0.3420	9.8000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.5000e-004	0.0332		100.9808	100.9808	3.2100e-003	3.0600e-003	101.9734

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0271	0.3179	9.5000e-004	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		98.5413	98.5413	2.9000e-003	2.8400e-003	99.4612
Total	0.0416	0.0271	0.3179	9.5000e-004	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		98.5413	98.5413	2.9000e-003	2.8400e-003	99.4612

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0271	0.3179	9.5000e-004	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		98.5413	98.5413	2.9000e-003	2.8400e-003	99.4612
Total	0.0416	0.0271	0.3179	9.5000e-004	0.1232	5.7000e-004	0.1238	0.0327	5.3000e-004	0.0332		98.5413	98.5413	2.9000e-003	2.8400e-003	99.4612

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0388	0.0243	0.2992	9.2000e-004	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		96.3114	96.3114	2.6300e-003	2.6700e-003	97.1717
Total	0.0388	0.0243	0.2992	9.2000e-004	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		96.3114	96.3114	2.6300e-003	2.6700e-003	97.1717

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0388	0.0243	0.2992	9.2000e-004	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		96.3114	96.3114	2.6300e-003	2.6700e-003	97.1717
Total	0.0388	0.0243	0.2992	9.2000e-004	0.1232	5.5000e-004	0.1238	0.0327	5.0000e-004	0.0332		96.3114	96.3114	2.6300e-003	2.6700e-003	97.1717

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0364	0.0220	0.2820	8.9000e-004	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		94.1935	94.1935	2.4000e-003	2.5200e-003	95.0036
Total	0.0364	0.0220	0.2820	8.9000e-004	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		94.1935	94.1935	2.4000e-003	2.5200e-003	95.0036

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7258					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.8967	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0364	0.0220	0.2820	8.9000e-004	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		94.1935	94.1935	2.4000e-003	2.5200e-003	95.0036
Total	0.0364	0.0220	0.2820	8.9000e-004	0.1232	5.2000e-004	0.1237	0.0327	4.8000e-004	0.0332		94.1935	94.1935	2.4000e-003	2.5200e-003	95.0036

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.4419	8.5626	45.5258	0.1049	11.5920	0.0945	11.6865	3.0947	0.0888	3.1834		11,080.50 12	11,080.50 12	0.5988	0.6351	11,284.73 61
Unmitigated	4.4419	8.5626	45.5258	0.1049	11.5920	0.0945	11.6865	3.0947	0.0888	3.1834		11,080.50 12	11,080.50 12	0.5988	0.6351	11,284.73 61

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	2,010.72	2,010.72	2010.72	5,476,389	5,476,389
Total	2,010.72	2,010.72	2,010.72	5,476,389	5,476,389

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.15	6.86	7.05	45.60	19.00	35.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.527584	0.052861	0.171901	0.146917	0.025722	0.006994	0.013595	0.026310	0.000640	0.000310	0.022677	0.001379	0.003111

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
NaturalGas Unmitigated	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	13806.4	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
Total		0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	13.8064	0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316
Total		0.1489	1.2724	0.5414	8.1200e-003		0.1029	0.1029		0.1029	0.1029		1,624.2793	1,624.2793	0.0311	0.0298	1,633.9316

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650
Unmitigated	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.9718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2274	1.9433	0.8269	0.0124		0.1571	0.1571		0.1571	0.1571	0.0000	2,480.8235	2,480.8235	0.0476	0.0455	2,495.5658
Landscaping	0.5271	0.2022	17.5561	9.3000e-004		0.0974	0.0974		0.0974	0.0974		31.6416	31.6416	0.0303		32.3992
Total	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

Asano Property Subdivision - San Joaquin Valley Unified APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.9718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2274	1.9433	0.8269	0.0124		0.1571	0.1571		0.1571	0.1571	0.0000	2,480.8235	2,480.8235	0.0476	0.0455	2,495.5658
Landscaping	0.5271	0.2022	17.5561	9.3000e-004		0.0974	0.0974		0.0974	0.0974		31.6416	31.6416	0.0303		32.3992
Total	10.9311	2.1455	18.3831	0.0133		0.2545	0.2545		0.2545	0.2545	0.0000	2,512.4652	2,512.4652	0.0779	0.0455	2,527.9650

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	213.00	Dwelling Unit	44.20	383,400.00	676

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	2			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage adjusted to match site plan.
- Construction Phase - Architectural coating phase adjusted to occur simultaneously with building construction.
- Demolition - Demolition square footage estimated using google earth polygon
- Vehicle Trips - Trip generation rate and trip lengths adjusted to match project-specific TIA and VMT analysis.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	55.00	740.00
tblConstructionPhase	PhaseEndDate	4/7/2027	2/3/2027
tblConstructionPhase	PhaseEndDate	11/4/2026	1/20/2027
tblConstructionPhase	PhaseEndDate	1/20/2027	3/20/2024
tblConstructionPhase	PhaseStartDate	1/21/2027	4/4/2024

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseStartDate	1/4/2024	3/21/2024
tblConstructionPhase	PhaseStartDate	11/5/2026	1/4/2024
tblLandUse	LotAcreage	69.16	44.20
tblVehicleTrips	HO_TL	7.50	7.05
tblVehicleTrips	HS_TL	7.30	6.86
tblVehicleTrips	HW_TL	10.80	10.15
tblVehicleTrips	ST_TR	9.54	9.44
tblVehicleTrips	SU_TR	8.55	9.44
tblWoodstoves	NumberCatalytic	44.20	0.00
tblWoodstoves	NumberNoncatalytic	44.20	0.00

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2206	2.1990	1.8093	3.8900e-003	0.6486	0.0953	0.7439	0.2876	0.0879	0.3755	0.0000	341.9240	341.9240	0.1038	5.1000e-004	344.6709
2024	1.1738	1.9218	2.5237	4.8800e-003	0.2219	0.0844	0.3063	0.0431	0.0795	0.1225	0.0000	430.6799	430.6799	0.0797	8.3700e-003	435.1671
2025	1.5053	1.9289	2.6303	5.2700e-003	0.1159	0.0769	0.1928	0.0313	0.0727	0.1040	0.0000	465.9739	465.9739	0.0752	0.0103	470.9266
2026	1.5031	1.9261	2.6142	5.2400e-003	0.1159	0.0769	0.1928	0.0313	0.0727	0.1040	0.0000	463.2421	463.2421	0.0750	0.0100	468.1049
2027	0.1302	0.1090	0.1499	3.0000e-004	6.8200e-003	4.3800e-003	0.0112	1.8400e-003	4.1600e-003	5.9900e-003	0.0000	26.4205	26.4205	4.0900e-003	5.3000e-004	26.6819
Maximum	1.5053	2.1990	2.6303	5.2700e-003	0.6486	0.0953	0.7439	0.2876	0.0879	0.3755	0.0000	465.9739	465.9739	0.1038	0.0103	470.9266

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2206	2.1990	1.8093	3.8900e-003	0.6486	0.0953	0.7439	0.2876	0.0879	0.3755	0.0000	341.9236	341.9236	0.1038	5.1000e-004	344.6705
2024	1.1738	1.9218	2.5237	4.8800e-003	0.2219	0.0844	0.3063	0.0431	0.0795	0.1225	0.0000	430.6795	430.6795	0.0797	8.3700e-003	435.1667
2025	1.5053	1.9289	2.6303	5.2700e-003	0.1159	0.0769	0.1928	0.0313	0.0727	0.1040	0.0000	465.9735	465.9735	0.0752	0.0103	470.9262
2026	1.5031	1.9261	2.6142	5.2400e-003	0.1159	0.0769	0.1928	0.0313	0.0727	0.1040	0.0000	463.2417	463.2417	0.0750	0.0100	468.1044
2027	0.1302	0.1090	0.1499	3.0000e-004	6.8200e-003	4.3800e-003	0.0112	1.8400e-003	4.1600e-003	5.9900e-003	0.0000	26.4205	26.4205	4.0900e-003	5.3000e-004	26.6819
Maximum	1.5053	2.1990	2.6303	5.2700e-003	0.6486	0.0953	0.7439	0.2876	0.0879	0.3755	0.0000	465.9735	465.9735	0.1038	0.0103	470.9262

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2023	8-31-2023	0.8373	0.8373
2	9-1-2023	11-30-2023	1.1786	1.1786
3	12-1-2023	2-29-2024	0.6739	0.6739
4	3-1-2024	5-31-2024	0.7272	0.7272
5	6-1-2024	8-31-2024	0.9037	0.9037
6	9-1-2024	11-30-2024	0.8953	0.8953
7	12-1-2024	2-28-2025	0.8607	0.8607

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8	3-1-2025	5-31-2025	0.8648	0.8648
9	6-1-2025	8-31-2025	0.8641	0.8641
10	9-1-2025	11-30-2025	0.8561	0.8561
11	12-1-2025	2-28-2026	0.8465	0.8465
12	3-1-2026	5-31-2026	0.8635	0.8635
13	6-1-2026	8-31-2026	0.8628	0.8628
14	9-1-2026	11-30-2026	0.8548	0.8548
15	12-1-2026	2-28-2027	0.5347	0.5347
		Highest	1.1786	1.1786

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668
Energy	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	424.7530	424.7530	0.0304	7.9900e-003	427.8920
Mobile	0.8535	1.4853	7.9454	0.0195	2.0540	0.0172	2.0711	0.5495	0.0161	0.5657	0.0000	1,869.1512	1,869.1512	0.0928	0.1017	1,901.7697
Waste						0.0000	0.0000		0.0000	0.0000	51.6287	0.0000	51.6287	3.0512	0.0000	127.9080
Water						0.0000	0.0000		0.0000	0.0000	4.4028	9.7811	14.1839	0.4538	0.0109	28.7678
Total	2.7947	1.8154	9.6582	0.0216	2.0540	0.0512	2.1051	0.5495	0.0501	0.5996	56.0315	2,398.5420	2,454.5735	3.6324	0.1222	2,581.8043

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668
Energy	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	424.7530	424.7530	0.0304	7.9900e-003	427.8920
Mobile	0.8535	1.4853	7.9454	0.0195	2.0540	0.0172	2.0711	0.5495	0.0161	0.5657	0.0000	1,869.1512	1,869.1512	0.0928	0.1017	1,901.7697
Waste						0.0000	0.0000		0.0000	0.0000	51.6287	0.0000	51.6287	3.0512	0.0000	127.9080
Water						0.0000	0.0000		0.0000	0.0000	4.4028	9.7811	14.1839	0.4538	0.0109	28.7678
Total	2.7947	1.8154	9.6582	0.0216	2.0540	0.0512	2.1051	0.5495	0.0501	0.5996	56.0315	2,398.5420	2,454.5735	3.6324	0.1222	2,581.8043

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2023	8/9/2023	5	50	
2	Site Preparation	Site Preparation	8/10/2023	9/20/2023	5	30	
3	Grading	Grading	9/21/2023	1/3/2024	5	75	

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4	Building Construction	Building Construction	3/21/2024	1/20/2027	5	740
5	Paving	Paving	1/4/2024	3/20/2024	5	55
6	Architectural Coating	Architectural Coating	4/4/2024	2/3/2027	5	740

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 0

Residential Indoor: 776,385; Residential Outdoor: 258,795; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37

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Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	57.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	77.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2500e-003	0.0000	6.2500e-003	9.5000e-004	0.0000	9.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0567	0.5371	0.4911	9.7000e-004		0.0249	0.0249		0.0232	0.0232	0.0000	84.9802	84.9802	0.0238	0.0000	85.5752
Total	0.0567	0.5371	0.4911	9.7000e-004	6.2500e-003	0.0249	0.0312	9.5000e-004	0.0232	0.0242	0.0000	84.9802	84.9802	0.0238	0.0000	85.5752

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	3.5400e-003	7.5000e-004	2.0000e-005	4.9000e-004	3.0000e-005	5.2000e-004	1.3000e-004	3.0000e-005	1.7000e-004	0.0000	1.6040	1.6040	1.0000e-005	2.5000e-004	1.6793
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	7.9000e-004	9.3300e-003	3.0000e-005	3.0000e-003	2.0000e-005	3.0100e-003	8.0000e-004	1.0000e-005	8.1000e-004	0.0000	2.4278	2.4278	8.0000e-005	7.0000e-005	2.4507
Total	1.2400e-003	4.3300e-003	0.0101	5.0000e-005	3.4900e-003	5.0000e-005	3.5300e-003	9.3000e-004	4.0000e-005	9.8000e-004	0.0000	4.0317	4.0317	9.0000e-005	3.2000e-004	4.1300

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2500e-003	0.0000	6.2500e-003	9.5000e-004	0.0000	9.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0567	0.5371	0.4911	9.7000e-004		0.0249	0.0249		0.0232	0.0232	0.0000	84.9801	84.9801	0.0238	0.0000	85.5751
Total	0.0567	0.5371	0.4911	9.7000e-004	6.2500e-003	0.0249	0.0312	9.5000e-004	0.0232	0.0242	0.0000	84.9801	84.9801	0.0238	0.0000	85.5751

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	3.5400e-003	7.5000e-004	2.0000e-005	4.9000e-004	3.0000e-005	5.2000e-004	1.3000e-004	3.0000e-005	1.7000e-004	0.0000	1.6040	1.6040	1.0000e-005	2.5000e-004	1.6793
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	7.9000e-004	9.3300e-003	3.0000e-005	3.0000e-003	2.0000e-005	3.0100e-003	8.0000e-004	1.0000e-005	8.1000e-004	0.0000	2.4278	2.4278	8.0000e-005	7.0000e-005	2.4507
Total	1.2400e-003	4.3300e-003	0.0101	5.0000e-005	3.4900e-003	5.0000e-005	3.5300e-003	9.3000e-004	4.0000e-005	9.8000e-004	0.0000	4.0317	4.0317	9.0000e-005	3.2000e-004	4.1300

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4129	0.2737	5.7000e-004		0.0190	0.0190		0.0175	0.0175	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817
Total	0.0399	0.4129	0.2737	5.7000e-004	0.2949	0.0190	0.3139	0.1515	0.0175	0.1690	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817

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3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.7000e-004	6.7200e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.7480	1.7480	5.0000e-005	5.0000e-005	1.7645
Total	8.5000e-004	5.7000e-004	6.7200e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.7480	1.7480	5.0000e-005	5.0000e-005	1.7645

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4129	0.2737	5.7000e-004		0.0190	0.0190		0.0175	0.0175	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817
Total	0.0399	0.4129	0.2737	5.7000e-004	0.2949	0.0190	0.3139	0.1515	0.0175	0.1690	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.7000e-004	6.7200e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.7480	1.7480	5.0000e-005	5.0000e-005	1.7645
Total	8.5000e-004	5.7000e-004	6.7200e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.7480	1.7480	5.0000e-005	5.0000e-005	1.7645

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3361	0.0000	0.3361	0.1321	0.0000	0.1321	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1196	1.2426	1.0098	2.2400e-003		0.0513	0.0513		0.0472	0.0472	0.0000	196.3268	196.3268	0.0635	0.0000	197.9142
Total	0.1196	1.2426	1.0098	2.2400e-003	0.3361	0.0513	0.3874	0.1321	0.0472	0.1792	0.0000	196.3268	196.3268	0.0635	0.0000	197.9142

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2600e-003	1.5200e-003	0.0179	5.0000e-005	5.7600e-003	3.0000e-005	5.7900e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6613	4.6613	1.5000e-004	1.4000e-004	4.7054
Total	2.2600e-003	1.5200e-003	0.0179	5.0000e-005	5.7600e-003	3.0000e-005	5.7900e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6613	4.6613	1.5000e-004	1.4000e-004	4.7054

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3361	0.0000	0.3361	0.1321	0.0000	0.1321	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1196	1.2426	1.0098	2.2400e-003		0.0513	0.0513		0.0472	0.0472	0.0000	196.3265	196.3265	0.0635	0.0000	197.9139
Total	0.1196	1.2426	1.0098	2.2400e-003	0.3361	0.0513	0.3874	0.1321	0.0472	0.1792	0.0000	196.3265	196.3265	0.0635	0.0000	197.9139

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3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2600e-003	1.5200e-003	0.0179	5.0000e-005	5.7600e-003	3.0000e-005	5.7900e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6613	4.6613	1.5000e-004	1.4000e-004	4.7054
Total	2.2600e-003	1.5200e-003	0.0179	5.0000e-005	5.7600e-003	3.0000e-005	5.7900e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6613	4.6613	1.5000e-004	1.4000e-004	4.7054

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1283	0.0000	0.1283	0.0179	0.0000	0.0179	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8300e-003	0.0486	0.0416	9.0000e-005		2.0000e-003	2.0000e-003		1.8400e-003	1.8400e-003	0.0000	8.1779	8.1779	2.6400e-003	0.0000	8.2441
Total	4.8300e-003	0.0486	0.0416	9.0000e-005	0.1283	2.0000e-003	0.1303	0.0179	1.8400e-003	0.0197	0.0000	8.1779	8.1779	2.6400e-003	0.0000	8.2441

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	6.0000e-005	6.9000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1894	0.1894	1.0000e-005	1.0000e-005	0.1910
Total	9.0000e-005	6.0000e-005	6.9000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1894	0.1894	1.0000e-005	1.0000e-005	0.1910

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1283	0.0000	0.1283	0.0179	0.0000	0.0179	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8300e-003	0.0486	0.0416	9.0000e-005		2.0000e-003	2.0000e-003		1.8400e-003	1.8400e-003	0.0000	8.1779	8.1779	2.6400e-003	0.0000	8.2440
Total	4.8300e-003	0.0486	0.0416	9.0000e-005	0.1283	2.0000e-003	0.1303	0.0179	1.8400e-003	0.0197	0.0000	8.1779	8.1779	2.6400e-003	0.0000	8.2440

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3.4 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	6.0000e-005	6.9000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1894	0.1894	1.0000e-005	1.0000e-005	0.1910
Total	9.0000e-005	6.0000e-005	6.9000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1894	0.1894	1.0000e-005	1.0000e-005	0.1910

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1501	1.3713	1.6490	2.7500e-003		0.0626	0.0626		0.0588	0.0588	0.0000	236.4861	236.4861	0.0559	0.0000	237.8841
Total	0.1501	1.3713	1.6490	2.7500e-003		0.0626	0.0626		0.0588	0.0588	0.0000	236.4861	236.4861	0.0559	0.0000	237.8841

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3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5200e-003	0.1038	0.0310	4.7000e-004	0.0156	6.8000e-004	0.0162	4.4900e-003	6.5000e-004	5.1400e-003	0.0000	44.6275	44.6275	1.8000e-004	6.6700e-003	46.6208
Worker	0.0227	0.0146	0.1807	5.3000e-004	0.0628	3.2000e-004	0.0631	0.0167	2.9000e-004	0.0170	0.0000	49.5724	49.5724	1.4200e-003	1.3700e-003	50.0149
Total	0.0253	0.1183	0.2117	1.0000e-003	0.0784	1.0000e-003	0.0793	0.0212	9.4000e-004	0.0221	0.0000	94.1998	94.1998	1.6000e-003	8.0400e-003	96.6358

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1501	1.3713	1.6490	2.7500e-003		0.0626	0.0626		0.0588	0.0588	0.0000	236.4858	236.4858	0.0559	0.0000	237.8839
Total	0.1501	1.3713	1.6490	2.7500e-003		0.0626	0.0626		0.0588	0.0588	0.0000	236.4858	236.4858	0.0559	0.0000	237.8839

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5200e-003	0.1038	0.0310	4.7000e-004	0.0156	6.8000e-004	0.0162	4.4900e-003	6.5000e-004	5.1400e-003	0.0000	44.6275	44.6275	1.8000e-004	6.6700e-003	46.6208
Worker	0.0227	0.0146	0.1807	5.3000e-004	0.0628	3.2000e-004	0.0631	0.0167	2.9000e-004	0.0170	0.0000	49.5724	49.5724	1.4200e-003	1.3700e-003	50.0149
Total	0.0253	0.1183	0.2117	1.0000e-003	0.0784	1.0000e-003	0.0793	0.0212	9.4000e-004	0.0221	0.0000	94.1998	94.1998	1.6000e-003	8.0400e-003	96.6358

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1500e-003	0.1323	0.0388	5.8000e-004	0.0199	8.6000e-004	0.0208	5.7500e-003	8.3000e-004	6.5800e-003	0.0000	56.0574	56.0574	2.3000e-004	8.3800e-003	58.5591
Worker	0.0270	0.0166	0.2145	6.5000e-004	0.0803	3.8000e-004	0.0807	0.0214	3.5000e-004	0.0217	0.0000	61.8859	61.8859	1.6400e-003	1.6200e-003	62.4107
Total	0.0301	0.1489	0.2534	1.2300e-003	0.1002	1.2400e-003	0.1015	0.0271	1.1800e-003	0.0283	0.0000	117.9433	117.9433	1.8700e-003	0.0100	120.9698

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1500e-003	0.1323	0.0388	5.8000e-004	0.0199	8.6000e-004	0.0208	5.7500e-003	8.3000e-004	6.5800e-003	0.0000	56.0574	56.0574	2.3000e-004	8.3800e-003	58.5591
Worker	0.0270	0.0166	0.2145	6.5000e-004	0.0803	3.8000e-004	0.0807	0.0214	3.5000e-004	0.0217	0.0000	61.8859	61.8859	1.6400e-003	1.6200e-003	62.4107
Total	0.0301	0.1489	0.2534	1.2300e-003	0.1002	1.2400e-003	0.1015	0.0271	1.1800e-003	0.0283	0.0000	117.9433	117.9433	1.8700e-003	0.0100	120.9698

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.5 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0800e-003	0.1316	0.0381	5.7000e-004	0.0199	8.6000e-004	0.0208	5.7500e-003	8.2000e-004	6.5700e-003	0.0000	55.0037	55.0037	2.2000e-004	8.2100e-003	57.4559
Worker	0.0251	0.0149	0.2017	6.3000e-004	0.0803	3.7000e-004	0.0807	0.0214	3.4000e-004	0.0217	0.0000	60.4815	60.4815	1.4900e-003	1.5200e-003	60.9723
Total	0.0282	0.1465	0.2398	1.2000e-003	0.1002	1.2300e-003	0.1015	0.0271	1.1600e-003	0.0283	0.0000	115.4852	115.4852	1.7100e-003	9.7300e-003	118.4282

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.5 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0800e-003	0.1316	0.0381	5.7000e-004	0.0199	8.6000e-004	0.0208	5.7500e-003	8.2000e-004	6.5700e-003	0.0000	55.0037	55.0037	2.2000e-004	8.2100e-003	57.4559
Worker	0.0251	0.0149	0.2017	6.3000e-004	0.0803	3.7000e-004	0.0807	0.0214	3.4000e-004	0.0217	0.0000	60.4815	60.4815	1.4900e-003	1.5200e-003	60.9723
Total	0.0282	0.1465	0.2398	1.2000e-003	0.1002	1.2300e-003	0.1015	0.0271	1.1600e-003	0.0283	0.0000	115.4852	115.4852	1.7100e-003	9.7300e-003	118.4282

3.5 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5700e-003	0.0873	0.1126	1.9000e-004		3.6900e-003	3.6900e-003		3.4700e-003	3.4700e-003	0.0000	16.2344	16.2344	3.8200e-003	0.0000	16.3298
Total	9.5700e-003	0.0873	0.1126	1.9000e-004		3.6900e-003	3.6900e-003		3.4700e-003	3.4700e-003	0.0000	16.2344	16.2344	3.8200e-003	0.0000	16.3298

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	7.0100e-003	2.0200e-003	3.0000e-005	1.0700e-003	5.0000e-005	1.1100e-003	3.1000e-004	4.0000e-005	3.5000e-004	0.0000	2.8900	2.8900	1.0000e-005	4.3000e-004	3.0187
Worker	1.2600e-003	7.2000e-004	0.0102	3.0000e-005	4.3100e-003	2.0000e-005	4.3300e-003	1.1500e-003	2.0000e-005	1.1600e-003	0.0000	3.1727	3.1727	7.0000e-005	8.0000e-005	3.1975
Total	1.4200e-003	7.7300e-003	0.0122	6.0000e-005	5.3800e-003	7.0000e-005	5.4400e-003	1.4600e-003	6.0000e-005	1.5100e-003	0.0000	6.0627	6.0627	8.0000e-005	5.1000e-004	6.2163

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5700e-003	0.0873	0.1126	1.9000e-004		3.6900e-003	3.6900e-003		3.4700e-003	3.4700e-003	0.0000	16.2343	16.2343	3.8200e-003	0.0000	16.3298
Total	9.5700e-003	0.0873	0.1126	1.9000e-004		3.6900e-003	3.6900e-003		3.4700e-003	3.4700e-003	0.0000	16.2343	16.2343	3.8200e-003	0.0000	16.3298

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3.5 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-004	7.0100e-003	2.0200e-003	3.0000e-005	1.0700e-003	5.0000e-005	1.1100e-003	3.1000e-004	4.0000e-005	3.5000e-004	0.0000	2.8900	2.8900	1.0000e-005	4.3000e-004	3.0187
Worker	1.2600e-003	7.2000e-004	0.0102	3.0000e-005	4.3100e-003	2.0000e-005	4.3300e-003	1.1500e-003	2.0000e-005	1.1600e-003	0.0000	3.1727	3.1727	7.0000e-005	8.0000e-005	3.1975
Total	1.4200e-003	7.7300e-003	0.0122	6.0000e-005	5.3800e-003	7.0000e-005	5.4400e-003	1.4600e-003	6.0000e-005	1.5100e-003	0.0000	6.0627	6.0627	8.0000e-005	5.1000e-004	6.2163

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0272	0.2619	0.4022	6.3000e-004		0.0129	0.0129		0.0119	0.0119	0.0000	55.0730	55.0730	0.0178	0.0000	55.5183
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0272	0.2619	0.4022	6.3000e-004		0.0129	0.0129		0.0119	0.0119	0.0000	55.0730	55.0730	0.0178	0.0000	55.5183

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1900e-003	7.7000e-004	9.4900e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6036	2.6036	7.0000e-005	7.0000e-005	2.6268
Total	1.1900e-003	7.7000e-004	9.4900e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6036	2.6036	7.0000e-005	7.0000e-005	2.6268

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0272	0.2619	0.4022	6.3000e-004		0.0129	0.0129		0.0119	0.0119	0.0000	55.0729	55.0729	0.0178	0.0000	55.5182
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0272	0.2619	0.4022	6.3000e-004		0.0129	0.0129		0.0119	0.0119	0.0000	55.0729	55.0729	0.0178	0.0000	55.5182

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3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1900e-003	7.7000e-004	9.4900e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6036	2.6036	7.0000e-005	7.0000e-005	2.6268
Total	1.1900e-003	7.7000e-004	9.4900e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	2.0000e-005	8.9000e-004	0.0000	2.6036	2.6036	7.0000e-005	7.0000e-005	2.6268

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9434					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1182	0.1756	2.9000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	24.7666	24.7666	1.3900e-003	0.0000	24.8014
Total	0.9609	0.1182	0.1756	2.9000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	24.7666	24.7666	1.3900e-003	0.0000	24.8014

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2100e-003	2.7000e-003	0.0335	1.0000e-004	0.0116	6.0000e-005	0.0117	3.0900e-003	5.0000e-005	3.1500e-003	0.0000	9.1836	9.1836	2.6000e-004	2.5000e-004	9.2656
Total	4.2100e-003	2.7000e-003	0.0335	1.0000e-004	0.0116	6.0000e-005	0.0117	3.0900e-003	5.0000e-005	3.1500e-003	0.0000	9.1836	9.1836	2.6000e-004	2.5000e-004	9.2656

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9434					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1182	0.1756	2.9000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	24.7665	24.7665	1.3900e-003	0.0000	24.8014
Total	0.9609	0.1182	0.1756	2.9000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	24.7665	24.7665	1.3900e-003	0.0000	24.8014

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2100e-003	2.7000e-003	0.0335	1.0000e-004	0.0116	6.0000e-005	0.0117	3.0900e-003	5.0000e-005	3.1500e-003	0.0000	9.1836	9.1836	2.6000e-004	2.5000e-004	9.2656
Total	4.2100e-003	2.7000e-003	0.0335	1.0000e-004	0.0116	6.0000e-005	0.0117	3.0900e-003	5.0000e-005	3.1500e-003	0.0000	9.1836	9.1836	2.6000e-004	2.5000e-004	9.2656

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0223	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3200	33.3200	1.8200e-003	0.0000	33.3654
Total	1.2915	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3200	33.3200	1.8200e-003	0.0000	33.3654

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3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2500e-003	3.2300e-003	0.0418	1.3000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	12.0557	12.0557	3.2000e-004	3.2000e-004	12.1579
Total	5.2500e-003	3.2300e-003	0.0418	1.3000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	12.0557	12.0557	3.2000e-004	3.2000e-004	12.1579

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0223	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3199	33.3199	1.8200e-003	0.0000	33.3654
Total	1.2915	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3199	33.3199	1.8200e-003	0.0000	33.3654

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3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2500e-003	3.2300e-003	0.0418	1.3000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	12.0557	12.0557	3.2000e-004	3.2000e-004	12.1579
Total	5.2500e-003	3.2300e-003	0.0418	1.3000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	12.0557	12.0557	3.2000e-004	3.2000e-004	12.1579

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0223	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3200	33.3200	1.8200e-003	0.0000	33.3654
Total	1.2915	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3200	33.3200	1.8200e-003	0.0000	33.3654

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-003	2.9000e-003	0.0393	1.2000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	11.7821	11.7821	2.9000e-004	3.0000e-004	11.8777
Total	4.9000e-003	2.9000e-003	0.0393	1.2000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	11.7821	11.7821	2.9000e-004	3.0000e-004	11.8777

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0223	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3199	33.3199	1.8200e-003	0.0000	33.3654
Total	1.2915	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3199	33.3199	1.8200e-003	0.0000	33.3654

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3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-003	2.9000e-003	0.0393	1.2000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	11.7821	11.7821	2.9000e-004	3.0000e-004	11.8777
Total	4.9000e-003	2.9000e-003	0.0393	1.2000e-004	0.0157	7.0000e-005	0.0157	4.1600e-003	7.0000e-005	4.2300e-003	0.0000	11.7821	11.7821	2.9000e-004	3.0000e-004	11.8777

3.7 Architectural Coating - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1167					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0138	0.0217	4.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	3.0639	3.0639	1.7000e-004	0.0000	3.0681
Total	0.1188	0.0138	0.0217	4.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	3.0639	3.0639	1.7000e-004	0.0000	3.0681

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.4000e-004	3.4000e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0595	1.0595	2.0000e-005	3.0000e-005	1.0678
Total	4.2000e-004	2.4000e-004	3.4000e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0595	1.0595	2.0000e-005	3.0000e-005	1.0678

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1167					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0138	0.0217	4.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	3.0639	3.0639	1.7000e-004	0.0000	3.0681
Total	0.1188	0.0138	0.0217	4.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	3.0639	3.0639	1.7000e-004	0.0000	3.0681

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3.7 Architectural Coating - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.4000e-004	3.4000e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0595	1.0595	2.0000e-005	3.0000e-005	1.0678
Total	4.2000e-004	2.4000e-004	3.4000e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.0595	1.0595	2.0000e-005	3.0000e-005	1.0678

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.8535	1.4853	7.9454	0.0195	2.0540	0.0172	2.0711	0.5495	0.0161	0.5657	0.0000	1,869.151 2	1,869.151 2	0.0928	0.1017	1,901.769 7
Unmitigated	0.8535	1.4853	7.9454	0.0195	2.0540	0.0172	2.0711	0.5495	0.0161	0.5657	0.0000	1,869.151 2	1,869.151 2	0.0928	0.1017	1,901.769 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	2,010.72	2,010.72	2010.72	5,476,389	5,476,389
Total	2,010.72	2,010.72	2,010.72	5,476,389	5,476,389

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.15	6.86	7.05	45.60	19.00	35.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.527584	0.052861	0.171901	0.146917	0.025722	0.006994	0.013595	0.026310	0.000640	0.000310	0.022677	0.001379	0.003111

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	155.8354	155.8354	0.0252	3.0600e-003	157.3763
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	155.8354	155.8354	0.0252	3.0600e-003	157.3763
NaturalGas Mitigated	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157
NaturalGas Unmitigated	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	5.03933e+006	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157
Total		0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	5.03933e+006	0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157
Total		0.0272	0.2322	0.0988	1.4800e-003		0.0188	0.0188		0.0188	0.0188	0.0000	268.9177	268.9177	5.1500e-003	4.9300e-003	270.5157

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.68427e+006	155.8354	0.0252	3.0600e-003	157.3763
Total		155.8354	0.0252	3.0600e-003	157.3763

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.68427e+006	155.8354	0.0252	3.0600e-003	157.3763
Total		155.8354	0.0252	3.0600e-003	157.3763

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668
Unmitigated	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3599					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4974					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.3200e-003	0.0797	0.0339	5.1000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	92.2732	92.2732	1.7700e-003	1.6900e-003	92.8215
Landscaping	0.0474	0.0182	1.5801	8.0000e-005		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003	0.0000	2.5834	2.5834	2.4700e-003	0.0000	2.6453
Total	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3599					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4974					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.3200e-003	0.0797	0.0339	5.1000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	92.2732	92.2732	1.7700e-003	1.6900e-003	92.8215
Landscaping	0.0474	0.0182	1.5801	8.0000e-005		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003	0.0000	2.5834	2.5834	2.4700e-003	0.0000	2.6453
Total	1.9140	0.0979	1.6140	5.9000e-004		0.0152	0.0152		0.0152	0.0152	0.0000	94.8566	94.8566	4.2400e-003	1.6900e-003	95.4668

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	14.1839	0.4538	0.0109	28.7678
Unmitigated	14.1839	0.4538	0.0109	28.7678

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	13.8778 / 8.74905	14.1839	0.4538	0.0109	28.7678
Total		14.1839	0.4538	0.0109	28.7678

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	13.8778 / 8.74905	14.1839	0.4538	0.0109	28.7678
Total		14.1839	0.4538	0.0109	28.7678

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	51.6287	3.0512	0.0000	127.9080
Unmitigated	51.6287	3.0512	0.0000	127.9080

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	254.34	51.6287	3.0512	0.0000	127.9080
Total		51.6287	3.0512	0.0000	127.9080

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	254.34	51.6287	3.0512	0.0000	127.9080
Total		51.6287	3.0512	0.0000	127.9080

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

**Appendix B
Arborist Report**

Arborist Report

Asano Property Subdivision Stockton, CA

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Arborist Report
Asano Property Subdivision
Stockton, CA

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Asano Property Subdivision Stockton, CA

Introduction and Overview

Raney Planning and Management is planning development of the property located at 4849 Carolyn Weston Blvd in Stockton CA. The site currently has a house and additional structures in the northwest corner of the property. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the trees potentially impacted by the project as required by the City of Stockton Heritage Tree Ordinance 16.130.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on site plans provided by the client.
3. Guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on May 31, 2022. The assessment included all trees measuring 6" and larger in diameter located within and adjacent to the project area. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Noting the tree tag number and plotting on a site map;
3. Measuring the trunk diameter at a point 24" above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Seventy-six (76) trees were assessed representing 24 species (Table 1). Seven off-site trees (#1 – 5, 60, 61) whose canopies overhung the property fence were included. Descriptions of each tree are provided in the **Tree Assessment**, and locations are plotted on the **Tree Assessment Map** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
Asano Property Subdivision Stockton, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Orange	<i>Citrus sinensis</i>	1	1	-	2
Citrus	<i>Citrus sp.</i>	1	2	-	3
Leyland cypress	<i>Cupressocyparis leylandii</i>	-	-	1	1
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	-	1	-	1
Euonymus	<i>Euonymus japonicus</i>	-	2	-	2
Pineapple guava	<i>Feijoa sellowiana</i>	-	-	1	1
Fig	<i>Ficus carica</i>	-	2	-	2
California black walnut	<i>Juglans hindsii</i>	1	-	-	1
English walnut	<i>Juglans regia</i>	13	12	1	26
Southern magnolia	<i>Magnolia grandiflora</i>	-	1	-	1
Apple	<i>Malus domestica</i>	4	-	-	4
Olive	<i>Olea europaea</i>	1	3	-	4
Aleppo pine	<i>Pinus halepensis</i>	-	3	-	3
Japanese black pine	<i>Pinus thunbergiana</i>	-	1	-	1
Apricot	<i>Prunus armeniaca</i>	1	-	1	2
Purpleleaf plum	<i>Prunus cerasifera</i>	-	1	-	1
Plum	<i>Prunus domestica</i>	-	-	1	1
Almond	<i>Prunus dulcis</i>	1	-	-	1
Douglas fir	<i>Pseudotsuga menziesii</i>	1	-	-	1
Callery pear	<i>Pyrus calleryana</i>	1	-	-	1
Yellow willow	<i>Salix lasiandra</i>	-	1	-	1
Queen palm	<i>Syagrus romanzoffianum</i>	-	-	2	2
Total		28	37	11	76

The majority of the trees assessed (63 trees) were fruit and nut-bearing species. The fruit trees were located on the western portion of the property near the existing buildings and scattered across an otherwise vacant field (Photo 1). They had not been recently maintained and were in declining health with moderate to significant dieback.

English walnut was the most frequently occurring species with 26 trees. The trees were located in the southwest part of the property in what appeared to be an old orchard. They were semi-mature to mature with trunk diameters ranging from 8 inches to 24 inches and an average diameter of 12 inches. Walnuts were in fair (12 trees) and poor (13 trees) condition with one tree in good condition. Many of the mature trees were declining with moderate canopy dieback (Photo 2).

Thirteen (13) persimmon were interspersed throughout the western part of the property. They were semi-mature to mature with healthy crowns except for minor twig and branch dieback. Three trees were in good condition, seven were fair and two were poor. A majority of the persimmon had multiple trunks arising from 1 to 2 feet from the ground (Photo 3).



Photo 1. Many fruit trees were scattered across an otherwise vacant field.



Photo 2. A mature English walnut with moderate twig and branch dieback.

Four species of conifer trees were interspersed throughout the property. Condition varied from good to poor.

- Three (3) Aleppo pine (#15, 24, and 28) were semi-mature to mature in development and in fair condition. Tree #28 was a large stature tree and had multiple trunks that were 32 inches and 11 inches.
- Japanese black pine #8 was 12 inches and in fair condition.
- Douglas fir #12 was in poor condition and had a small compact canopy.
- Two (2) Leyland cypress (#60), approximately 10 inches and 8 inches, were in good condition and had full healthy canopies.



Photo 3. The row of persimmon trees on the west edge had healthy crowns and multiple trunks.

None of the remaining species were represented by more than four trees. Most noteworthy were:

- Four apple trees were in poor condition. Trees #32 and 33 were stump re-sprouts with mostly epicormic growth, while #34 and 38 had sparse canopies.
- Four olive trees were located south of the buildings. Three trees were in fair condition, and tree #19 was in poor condition.
- Pineapple guava #16 was in good condition with a prolific canopy.
- Two (2) Silver dollar gum (#61), approximately 32 inches and 26 inches, were in fair condition.

The City of Stockton protects native oaks (at least 16" in diameter) and street trees (Chapter 16.130). For oak trees with multiple trunks, the combined total trunk diameter shall be used for all trunks measuring 6" or greater. Based on this definition, none of the trees assessed at the Asano Property Subdivision project site qualified as *Protected*.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, persimmon #18 was in poor condition and would be less likely to survive construction than a healthier tree.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. The trunk of apple tree #33 was largely decayed and not a good candidate for preservation.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, English and California black walnut are intolerant of root severance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive. Olive and purpleleaf plum have limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2. Tree suitability for preservation
Asano Property Subdivision Stockton, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. Leyland cypress #60 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring and may have shorter life-spans than those in the “high” category. Twenty-one (21) trees were rated as having moderate suitability for preservation: persimmon #3 and 62 – 67; Aleppo pine #15, 24, and 28; English walnut #42 – 44; olive #10 and 11; queen palm #5 and 6; pineapple guava #14, plum #1, apricot #2, and silver-dollar gum #61.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Fifty-four (54) trees were rated as having low suitability for preservation including: 23 English walnuts, persimmon #9, 17, 18, 31, 39, 41; apple 32 – 34 and 38; citrus #22, 23 and 29; euonymus #26 and 27; fig #6 and 7; almond #36, apricot #16, California black walnut #58, callery pear #35, Douglas fir #12, Japanese black pine #8, loquat #13, purpleleaf plum #25, southern magnolia #30 and yellow willow #76.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. To evaluate impacts from the project, I reviewed *Tentative map/Asano Property Subdivision* (TM 1.1-2 & 2.2) prepared by North Star Engineering Group Inc. dated 9/10/2021.

Based on my review of the plans,

- 69 on-site trees will be removed
- 7 off-site trees will be preserved

The project plans show the entire property being graded and developed. All on-site trees (69 trees) would be removed in order to complete construction. Preservation of any of these trees would require substantial redesign of the proposed project.

Trees located off-site will experience impacts from construction but the intensity of those impacts cannot be assessed until grading plans are more detailed. Trees #1 – 5 are located on the north side of the site in the area of lots 3 to 9. Trees #60 and 61 are located on the south side of the site near Lots A and 46. Because these trees are off-site, accurate trunk locations cannot be established. I recommend an arborist observes any excavation and construction within 5 feet of the property boundaries and updates their disposition at that time. Successful preservation of trees to be preserved will require adherence to the **Tree Preservation Guideline**

Table 3. Tree Disposition
Asano Property Subdivision Stockton, CA

Tree No.	Species	Trunk Diameter (in.)	Suitability	Protected	Recommended Action
1	Plum	12	Moderate	No	Preserve
2	Apricot	6,6	Moderate	No	Preserve
3	Persimmon	10	Moderate	No	Preserve
4	Queen palm	12	Moderate	No	Preserve
5	Queen palm	12	Moderate	No	Preserve
6	Fig	7,8,6	Low	No	Remove
7	Fig	20	Low	No	Remove
8	Japanese black pine	12	Low	No	Remove
9	Persimmon	10	Low	No	Remove
10	Olive	10,8	Moderate	No	Remove
11	Olive	15	Moderate	No	Remove
12	Douglas fir	13	Low	No	Remove
13	Loquat	7	Low	No	Remove
14	Pineapple guava	9,7	Moderate	No	Remove
15	Aleppo pine	8	Moderate	No	Remove
16	Apricot	12,6	Low	No	Remove
17	Persimmon	10	Low	No	Remove
18	Persimmon	10	Low	No	Remove
19	Olive	24,22	Low	No	Remove
20	Orange	13	Low	No	Remove
21	Orange	10,4	Low	No	Remove
22	Citrus	8,6	Low	No	Remove
23	Citrus	9	Low	No	Remove
24	Aleppo pine	19	Moderate	No	Remove
25	Purpleleaf plum	8	Low	No	Remove
26	Euonymus	9	Low	No	Remove
27	Euonymus	8,6	Low	No	Remove
28	Aleppo pine	32,11	Moderate	No	Remove
29	Citrus	10	Low	No	Remove
30	Southern magnolia	14	Low	No	Remove
31	Persimmon	10	Low	No	Remove
32	Apple	20	Low	No	Remove
33	Apple	12	Low	No	Remove
34	Apple	15	Low	No	Remove
35	Callery pear	12,6	Low	No	Remove
36	Almond	22	Low	No	Remove
37	English walnut	9,7,6	Low	No	Remove
38	Apple	16	Low	No	Remove
39	Persimmon	12	Low	No	Remove

Tree No.	Species	Trunk Diameter (in.)	Suitability	Protected	Recommended Action
40	Olive	6,6	Low	No	Remove
41	Persimmon	7	Low	No	Remove
42	English walnut	11	Moderate	No	Remove
43	English walnut	15	Moderate	No	Remove
44	English walnut	11	Moderate	No	Remove
45	English walnut	11	Low	No	Remove
46	English walnut	14	Low	No	Remove
47	English walnut	8	Low	No	Remove
48	English walnut	24	Low	No	Remove
49	English walnut	7,6,6,6,5	Low	No	Remove
50	English walnut	9	Low	No	Remove
51	English walnut	9	Low	No	Remove
52	English walnut	13	Low	No	Remove
53	English walnut	11	Low	No	Remove
54	English walnut	15	Low	No	Remove
55	English walnut	14,13,9,7,6,6	Low	No	Remove
56	English walnut	17	Low	No	Remove
57	English walnut	12	Low	No	Remove
58	California black walnut	10	Low	No	Remove
59	English walnut	17	Low	No	Remove
60	Leyland cypress	8,10	High	No	Preserve
61	Silver dollar gum	32,26	Moderate	No	Preserve
62	Persimmon	12	Moderate	No	Remove
63	Persimmon	10,8	Moderate	No	Remove
64	Persimmon	17	Moderate	No	Remove
65	Persimmon	16	Moderate	No	Remove
66	Persimmon	14	Moderate	No	Remove
67	Persimmon	8	Moderate	No	Remove
68	English walnut	14	Low	No	Remove
69	English walnut	15	Low	No	Remove
70	English walnut	6,6	Low	No	Remove
71	English walnut	9	Low	No	Remove
72	English walnut	9	Low	No	Remove
73	English walnut	10	Low	No	Remove
74	English walnut	10,7,7	Low	No	Remove
75	English walnut	13	Low	No	Remove
76	Yellow willow	19,18	Low	No	Remove

Tree Preservation Guidelines

All on-site trees will be removed. Trees located off-site but close to the project boundary will be retained. The following recommendations will help reduce impacts to off-site trees from development and maintain their health and structural stability through the clearing, grading and construction phases.

Design recommendations

1. Where possible, include the location of all trees within 10 feet of the project limit. Include trunk locations on all project plans.
2. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction, or storage of materials should occur outside the project limit.
3. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
4. Irrigation systems must be designed so that no trenching severs roots larger than 2 inches in diameter will occur within the **TREE PROTECTION ZONE**.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-demolition and pre-construction treatments and recommendations

1. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction, or storage of materials should occur outside the project limit.
2. Off-site trees to be preserved may require pruning to provide clearance for demolition, grading and construction. Tree care firm providing the pruning shall be a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of off-site trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within 5 feet of the **Tree Protection Zone** should be monitored by the Consulting Arborist.

2. Any root pruning that will occur within 5 feet of the **Tree Protection Zone** shall receive the prior approval of and may be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
3. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

HortScience | Bartlett Consulting



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Exhibits

Tree Assessment Form

Tree Assessment Plan

Tree Assessment

Asano Property Subdivision
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Plum	12	No	4	Moderate	Off-site; tagged on fence; multiple trunks arise from 3'; overhangs property 10'.
2	Apricot	6,6	No	4	Moderate	Off-site tagged on fence; codominant trunks; overhangs property 4'.
3	Persimmon	10	No	4	Moderate	Off-site tagged on fence; overhangs property 6'.
4	Queen palm	12	No	4	Moderate	Off-site tagged on fence; overhangs property 12'.
5	Queen palm	12	No	4	Moderate	Off-site tagged on fence; overhangs property 14'.
6	Fig	7,8,6	No	3	Low	Multiple trunks arise from base; codominant trunks; trunks fused in places.
7	Fig	20	No	3	Low	Topped at 6'; all epicormic growth.
8	Japanese black pine	12	No	3	Low	Multiple branches arise at 3'; wide spreading canopy.
9	Persimmon	10	No	3	Low	Multiple branches arise at 6'; topped; all epicormic growth.
10	Olive	10,8	No	3	Moderate	Multiple trunks with 2 leaders; 3rd stem removed; topped.
11	Olive	15	No	3	Moderate	Codominant trunks arise from 4'; topped; mainly epicormic growth.
12	Douglas fir	13	No	2	Low	Multiple branches arise at 8'; pine pitch canker, small compact crown; twig and branch dieback.
13	Loquat	7	No	2	Low	Multiple trunks arise at 4'; epicormic growth; suppressed north side.
14	Pineapple guava	9,7	No	4	Moderate	Codominant trunks arise from 1'; full healthy canopy.
15	Aleppo pine	8	No	3	Moderate	Multiple branches at 6'; uneven canopy; healthy canopy.
16	Apricot	12,6	No	2	Low	Cavity at base; branch decay; history of branch failure.
17	Persimmon	10	No	3	Low	Codominant trunks arise from 2' & 4'; twig and branch dieback; healthy crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
18	Persimmon	10	No	2	Low	Codominant trunks arise from 3 & 5'; branch decay; thin canopy; twig dieback.
19	Olive	24,22	No	2	Low	Codominant trunks arise from 4'; branch decay; sap sucker evidence; epicormic growth; healthy canopy.
20	Orange	13	No	2	Low	Codominant trunks arise from 2'; sparse canopy; twig and branch dieback.
21	Orange	10,4	No	3	Low	Codominant trunks arise from 1'; multiple branches arise at 2 & 4'; branching to ground; full canopy.
22	Citrus	8,6	No	3	Low	Codominant trunks arise from 2'; suppressed by wisteria.
23	Citrus	9	No	3	Low	Multiple branches at 4'; moderate twig and branch dieback.
24	Aleppo pine	19	No	3	Moderate	Trunk curved and growing horizontal at 2'; curved and growing vertical at 3'; moderate twig and branch dieback.
25	Purpleleaf plum	8	No	3	Low	Multiple branches at 3'; water sprouts; sparse uneven canopy.
26	Euonymus	9	No	3	Low	Codominant trunks arise from 3'; full healthy canopy.
27	Euonymus	8,6	No	3	Low	Codominant trunks arise from 3'; fused branches; full healthy canopy.
28	Aleppo pine	32,11	No	3	Moderate	Multiple branches arise at 8'; twig and branch dieback; full canopy.
29	Citrus	10	No	2	Low	Multiple stems arise at 2'; branch dieback; suppressed west.
30	Southern magnolia	14	No	3	Low	Multiple branches arise at 3'; topped; sparse canopy; moderate twig dieback.
31	Persimmon	10	No	2	Low	Root crown buried; multiple branches arise at 2&4'; mainly epicormic growth.
32	Apple	20	No	2	Low	Stump re-sprout; all epicormic growth.
33	Apple	12	No	2	Low	Stump re-sprout; all epicormic growth; large amount of decay.
34	Apple	15	No	2	Low	Multiple trunks arise at 2'; sparse canopy; twig blight.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
35	Callery pear	12,6	No	2	Low	Multiple trunks arise at 2'; sparse canopy; moderate twig and branch dieback.
36	Almond	22	No	2	Low	Partially failed; multiple branches arise at 2'; significant dieback.
37	English walnut	9,7,6	No	2	Low	Multiple branches arise at 2'; sparse canopy; sap sucker evidence.
38	Apple	16	No	2	Low	Codominant trunks arise from 2'; sparse canopy; moderate twig dieback; sap sucker evidence.
39	Persimmon	12	No	3	Low	Multiple branches at 2', small twig dieback; healthy canopy.
40	Olive	6,6	No	3	Low	Multiple branches at 2', healthy canopy; in a thicket.
41	Persimmon	7	No	3	Low	Codominant trunks arise from 3'; branching to ground; healthy canopy.
42	English walnut	11	No	3	Moderate	Multiple branches arise at 4'; small twig dieback; healthy canopy.
43	English walnut	15	No	4	Moderate	Multiple branches arise at 43; small twig dieback; healthy canopy.
44	English walnut	11	No	3	Moderate	Multiple branches arise at 3'; sparse canopy; moderate twig and branch dieback.
45	English walnut	11	No	1	Low	Multiple branches arise at 3'; sparse canopy; significant twig and branch dieback; mostly dead.
46	English walnut	14	No	2	Low	Basal decay; Multiple branches arise at 4'; sparse canopy; moderate twig and branch dieback.
47	English walnut	8	No	2	Low	Multiple branches arise at 4'; sparse canopy; moderate twig and branch dieback.
48	English walnut	24	No	3	Low	Multiple branches arise at 4'; moderate twig and branch dieback; uneven canopy.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
49	English walnut	7,6,6,6,6,5	No	3	Low	Stump re-sprout; multiple trunks arise at base; healthy canopy.
50	English walnut	9	No	3	Low	Codoms arise at 4'; small twig and branch dieback.
51	English walnut	9	No	3	Low	Multiple branches arise at 3'; sparse canopy; moderate twig and branch dieback.
52	English walnut	13	No	3	Low	Multiple branches arise at 4' & 6'; healthy canopy.
53	English walnut	11	No	2	Low	Multiple branches arise at 4'; sparse canopy; moderate twig and branch dieback.
54	English walnut	15	No	1	Low	Codoms arise at 3'; sparse canopy; severe twig and branch dieback; mostly dead.
55	English walnut	14,13,9,7,6,6	No	3	Low	Multiple trunks arise at base, narrow unions with included bark ; healthy canopy.
56	English walnut	17	No	3	Low	Codominant trunks arise from 3'; narrow union with included bark ; sparse canopy ; moderate twig and branch dieback.
57	English walnut	12	No	1	Low	Codominant trunks arise from 3'; one stem dead; sparse canopy ; moderate twig and branch dieback.
58	California black walnut	10	No	2	Low	Multiple branches arise at 5'; significant trunk decay; healthy canopy.
59	English walnut	17	No	2	Low	Basal decay; Multiple branches arise at 5'; sparse canopy ; moderate twig and branch dieback.
60	Leyland cypress	10,8	No	5	High	2 off-site tagged as one on fence; can't see trunk; overhanging less than 10'.
61	Silver dollar gum	32,26	No	3	Moderate	2 off-site tagged as one on fence; moderate twig and branch dieback; overhanging 15'.
62	Persimmon	12	No	3	Moderate	Multiple branches arise at 2'; small twig and branch dieback; uneven canopy.

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5/31/2022



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
63	Persimmon	10,8	No	3	Moderate	Codominant trunks arise from 1'; Multiple branches arise at 3'; small twig and branch dieback; healthy canopy.
64	Persimmon	17	No	4	Moderate	Codominant trunks arise from 3'; small twig and branch dieback; healthy canopy.
65	Persimmon	16	No	4	Moderate	Codominant trunks arise from 2'; small twig and branch dieback; healthy canopy.
66	Persimmon	14	No	4	Moderate	Codominant trunks arise from 2'; small twig and branch dieback; healthy canopy.
67	Persimmon	8	No	3	Moderate	Codominant trunks arise from 2'; suppressed; small twig and branch dieback.
68	English walnut	14	No	2	Low	Multiple branches arise at 3'; significant twig and branch dieback; sparse canopy.
69	English walnut	15	No	2	Low	Multiple branches arise at 2'; branch decay; small twig and branch dieback.
70	English walnut	6,6	No	3	Low	Multiple branches arise at base; wide spreading canopy; small twig and branch dieback.
71	English walnut	9	No	3	Low	Multiple branches arise at 4'; sparse canopy; small twig and branch dieback.
72	English walnut	9	No	3	Low	Multiple branches arise at 4'; wide spreading canopy; small twig and branch dieback.
73	English walnut	10	No	2	Low	Basal decay; Multiple branches arise at 3'; wide spreading canopy; small twig and branch dieback.
74	English walnut	10,7,7	No	2	Low	Multiple branches arise at 3'; eastern stem is dead; sparse canopy; moderate twig and branch dieback.
75	English walnut	13	No	2	Low	Multiple branches arise at 4'; sparse canopy; moderate twig and branch dieback.

Tree Assessment

Asano Property Subdivision
 Stockton, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
76	Yellow willow	19,18	No	3	Low	Codominant trunks arise from base; large surface roots; wide spreading canopy; history of branch failure.

**Asano Property Subdivision
 Stockton, CA**

Prepared for:
 Raney Planning & Management
 Sacramento, CA

June 2022



No Scale

Notes:

- Base map provided by: Google Earth
- Numbered tree locations are approximate.
- TS = Too small (not included in assessment)



Appendix C
Preliminary Geotechnical Engineering Report

Preliminary Geotechnical Engineering Report

ASANO RESIDENTIAL DEVELOPMENT
Carolyn West Boulevard and Henry Long
Boulevard
Stockton, California
MPE No. 05213-01



October 2, 2020

Preliminary Geotechnical Engineering Report
ASANO RESIDENTIAL DEVELOPMENT
MPE No. 05213-01
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ASANO RESIDENTIAL DEVELOPMENT

Carolyn West Boulevard and Henry Long Boulevard

Stockton, California

MPE No. 05213-01

October 2, 2020

INTRODUCTION

We have completed a preliminary evaluation of the subsurface soil and groundwater conditions at the subject property located south of the intersection of Carolyn West Boulevard and Henry Long Boulevard, within APNs 166-030-050 and 166-030-330 in Stockton, California. Our work has been conducted in general conformance with our proposal dated July 27, 2020. The purposes of our work have been to gather information on the nature, distribution, and general engineering characteristics of the subsurface soil and groundwater conditions across the property, and to present our findings and provide preliminary recommendations with an emphasis upon soil-related aspects of the proposed development of the property.

It is emphasized that the findings, conclusions and recommendations contained in this report are preliminary in nature and are not intended for use in specific design of structural improvements. This investigation is limited to a general overview of the soil and groundwater conditions to assist in planning and budgeting for the project.

SCOPE OF SERVICES

Our scope of services for this project included the following tasks:

1. site reconnaissance;
2. review of available historical aerial photographs, geologic maps, topographic maps, and groundwater information;
3. subsurface exploration, including the excavation and sampling of 10 test pits to the maximum depths of approximately 10 to 14½ feet below existing site grades
4. laboratory testing of the collected soil samples;
5. engineering analyses; and,
6. preparation of this preliminary report.

Preliminary Geotechnical Engineering Report
ASANO RESIDENTIAL DEVELOPMENT
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FIGURES AND ATTACHMENTS

A Vicinity Map indicating the location of the site is included as Figure 1. The approximate locations of the test pits and bulk samples are included on Figure 2. Logs of the test pits are presented on Figures 3 through 6. An explanation of the symbols and classification system used on the logs is presented on Figure 7. The results of the laboratory testing are presented on Figures A1 through A5.

PROPOSED DEVELOPMENT

Based on our discussions with representatives of TTL Management, Inc., we understand that the 44.22-acre site will be developed into single-family residential structures and the associated infrastructures. We anticipate that the single-family residential structures will consist of one- to two-story, wood-framed houses, supported on conventional foundations with concrete slab-on-grade floors. Associated infrastructure is anticipated to include construction of asphalt concrete paved interior roadways, underground utilities, exterior flatwork, pole-mounted lights, masonry walls, and landscaping typical of this type of development.

FINDINGS

SITE HISTORY

We reviewed historical aerial photographs of the site from Google Earth and Historicalaerials.com, taken in 1967, 1968, 1982, and from 1993 through 2019.

Review of an aerial photograph taken in 1967 indicates that a majority of the site was used as agricultural farmland. A single-family residence with supporting outbuilding structures was observed on the north western corner of the site. An orchard was also observed to the east and south of the residence.

Review of aerial photographs taken in 1968 and 1982 indicates additional outbuilding structures were constructed to the east and west of the residence. Additionally, less trees are observed within the orchard to the east of the residence. The remainder of the site has remained relatively unchanged from 1967.

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Review of an aerial photograph taken in 1993, indicates that the trees associated with the orchard were no longer present to the east of the single-family residence. Trees to the south of this area and south of the residence were still present. The remainder of the site has remained relatively unchanged.

Review of an aerial photograph taken in 1998 indicates the area which previously supported the removed trees in 1993, is now being used as agricultural farmland. The remainder of the site has remained relatively unchanged.

Review of aerial photographs taken between 1993 and 2019, indicates that the site has remained relatively unchanged from 1993, with the exception of fewer trees being visible within the orchard on the southwest corner of the site.

SITE DESCRIPTION

The irregular-shaped site encompasses a total area of approximately 44.22 acres and is located south of the intersection of Carolyn West Boulevard and Henry Long Boulevard in Stockton, California. The site is bounded to the north by Henry Long Boulevard in eastern portion and a residential development in western portion; to the south by a residential development; to the west by an approximately 25-foot high levee separating the site from the San Joaquin River; and, to the east by a lot supporting manicured grass, lattice power towers, and a bike trail, beyond which is a residential development.

Topography of the property is essentially level with an average surface elevation of approximately +12 feet relative to mean sea level (msl), based on review of the *United States Geological Survey (USGS) 7.5 Minute Series Topographic Map – Stockton West Quadrangle (2018)*. At the time of our subsurface investigation on August 6, 2020, the majority of the site was agricultural farmland with an orchard with mature trees on the southwest corner of the property and a single family residence with supporting outbuilding structures surrounding the residence at the northwest corner of the site. Rusted farming equipment and large debris piles were observed crossing the property in the north-south direction to the east of the orchard. Two water wells were observed on the property. An asphalt concrete paved pathway was also observed along the eastern and southern boundaries of the property. An approximately 25-foot tall levee was observed along the western boundary of the site. Debris was also observed on the northern boundary of the site.

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GENERAL SITE GEOLOGY

Review of the *Geologic Maps of the Sacramento-San Joaquin Delta, California – Stockton West Quadrangle*, compiled by B.F. Atwater, 1982; and published by the United States Geological Survey (USGS), indicates the site is underlain by silty clays and clayey silts (Holocene Age Floodplain Deposits, Q_{fp}) to an approximate depths of five feet below ground surface. These strata are underlain by interbedded layers of fine-grained silty sands and sandy silts (Pleistocene Age Modesto Formation, Q_m).

SOIL CONDITIONS

The United States Department of Agriculture (USDA), Natural Resources Conservation Service website (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), indicates that the site is underlain by Egbert silty clay loam (0 to 2 percent slopes), Honcut sandy loam (zero to two percent slopes), Merritt silty clay loam (leveled, (zero to two percent slopes), and Valdez silt loam ((zero to two percent slopes).

Egbert silty clay loam consists of poorly drained soils developed on alluvium derived from mixed rock. The typical soil profile consists of silty loam to a depth of 60 inches below existing grades. Soils tend to have a moderate corrosion potential towards concrete and a high corrosion potential towards steel. Soils have very limited use for dwelling construction due to shrink/swell and flooding potential.

Honcut sandy loam consists of well drained soils developed on alluvium derived from granitic rock. The typical soil profile consists of sandy loam to a depth of approximately 60 inches below existing grades. Soils tend to have a low corrosion potential towards concrete and a moderate corrosion potential towards steel.

Merritt silty clay loam consists of poorly drained soils developed on alluvium derived from mixed rocks. The typical soil profile consists of silty clay loam to a depth of approximately 17 inches, over silt loam to a depth of approximately 79 inches, over fine sandy loam to a depth of approximately 60 inches below existing site grades. Soils tend to have a low corrosion potential towards concrete and a moderate corrosion potential towards steel. Soils have very limited use for dwelling construction due to flooding potential. Soils have very limited use for local road and street construction due to low strength characteristics.

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Valdez silt loam consists of poorly drained soils developed on alluvium derived from mixed rock and herbaceous organic material from reeds and tules. The typical soil profile consists of silt loam to a depth of approximately 14 inches, over silty clay loam to a depth of approximately 40 inches, over mucky silt loam to a depth of approximately 50 inches, over mucky peat to a depth of approximately 79 inches below existing site grades. Soils tend to have a moderate corrosion potential towards concrete and a high corrosion potential towards steel. Soils have very limited use for dwelling construction due to subsidence and flooding potential. Soils have very limited use for local road and street construction due to low strength characteristics and subsidence potential.

Our on-site investigation indicates the surface and near-surface soils encountered by our test pits generally consisted of sandy/clayey silts and silty clays/clayey silts. These soils were underlain, predominantly, by sandy clays and silty/clayey sands to the maximum depth explored, approximately 14½ feet below existing site grades. Test pit TP-2 revealed a layer of poorly graded sand between the approximate depth of approximately two and seven feet. Sloughing of the sidewalls were observed between these depths. Sloughing of the sidewalls were also observed in test pit TP-1 at an approximate depth of approximately nine feet below existing site grades.

The USDA soil descriptions are generally consisted with the soil conditions observed in our test pits performed at the subject site.

GROUNDWATER

Groundwater was encountered at depths of approximately 10 to 14 feet below existing site grades in our test pits excavated on August 6, 2020.

Review of the Depth to Groundwater Maps produced by the California Department of Water Resources for period from 2011 through 2018 indicates that the shallowest and deepest depths to groundwater ranged between 10 to 15 feet during this time-period.

Groundwater levels may fluctuate beneath the site depending on the time of year and rainfall amounts. Therefore, groundwater conditions presented in this report may not be representative of those which may be encountered during or subsequent to construction.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

GENERAL

Based on our findings, the most significant issues from a Geotechnical perspective are the possibility of potential for liquefaction/seismic settlement, , the adequate clearing of all subsurface structures, processing and recompaction of disturbed soils created by site clearing operations and previous agricultural activities, and the mitigation of moderately expansive clayey soils. Furthermore, the project site is adjacent to an existing levee; the stability of the levee to the west of the project site should be verified during the design of the site. These issues, as well as other pertinent recommendations, should be fully discussed in a final Geotechnical Engineering Report.

BUILDING SUPPORT

Thorough recompaction of the upper soils which become disturbed during site clearing activities, will be important to provide uniform support for the planned residential structures. Adequate clearing of existing and former structures, underground utilities, water wells and proper backfilling of the resulting depressions will be essential for uniform support of the new structures.

It is our opinion that the undisturbed native soils will be capable of supporting the proposed structures and pavements. Our work also indicates that engineered fill, properly placed and compacted, will be capable of supporting the proposed improvements.

SEISMIC CODE PARAMETERS

Section 1613 of the 2019 edition of the CBC references ASCE Standard 7-16 for seismic design. The following seismic parameters were determined based on the site latitude and longitude using the web interface (<https://seismicmaps.org/>) provided by the Structural Engineers Association of California (SEAOC) in association with the California Office of Statewide Health Planning and Development (OSHPD) that uses the USGS web services to retrieve pertinent seismic design data. The seismic design parameters summarized in the following table may be used for seismic design of the proposed improvements.

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The values provided below may be utilized for design of the proposed residential structures provided the Exceptions defined in Section 11.4.8 are conformed to. If the Exceptions defined in Section 11.4.8 are not conformed to, a site-specific ground motion analysis will be required per ASCE 7-16.

Table 1 – 2019 CBC/ASCE 7-16 Seismic Design Parameters				
Latitude: 37.9012° N Longitude: 121.3203° W	ASCE 7-16 Table/Figure	2019 CBC Table/Figure	Factor/ Coefficient	Value
Short-Period MCE at 0.2s	Figure 22-1	Figure 1613.2.1(1)	S_s	0.795 g
1.0s Period MCE	Figure 22-2	Figure 1613.2.1(2)	S_1	0.302 g
Soil Class	Table 20.3-1	Section 1613.2.2	Site Class	D
Site Coefficient	Table 11.4-1	Table 1613.2.3(1)	F_a	1.182
Site Coefficient	Table 11.4-2	Table 1613.2.3(2)	F_v	1.998
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-36	S_{MS}	0.954 g
	Equation 11.4-2	Equation 16-37	S_{M1}	0.603 g
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-38	S_{DS}	0.636 g
	Equation 11.4-4	Equation 16-39	S_{D1}	0.402 g
Seismic Design Category	Table 11.6-1	Section 1613.2.5(1)	Risk Category I to IV	D
	Table 11.6-2	Section 1613.2.5(2)	Risk Category I to IV	D

MCE – Maximum Considered Earthquake

g – Acceleration Due to Gravity

The site modified peak ground acceleration PGA_M (Equation 11.8-1, ASCE 7-16) is 0.42 g.

LIQUEFACTION POTENTIAL

Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated cohesionless soils as a result of strong ground shaking during earthquakes. The potential for liquefaction at a site is usually determined based on the results of a subsurface

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geotechnical investigation and the groundwater conditions underneath the site. Hazards to buildings associated with liquefaction include bearing capacity failure, lateral spreading, and differential settlement of soils below foundations, which can contribute to structural damage or collapse. Hazards to levees associated with liquefaction may include loss of bearing capacity and settlement. A full evaluation of liquefaction was beyond the scope of this report. However, based on anticipated ground water conditions and the presence of cohesionless soils, it is our opinion it would not be feasible to eliminate the possibility of liquefaction at the site. Furthermore, a design level geotechnical investigation must be conducted for this property to adequately address liquefaction. Additionally, it is our opinion the owner should consult the City of Stockton or San Joaquin County regarding the stability of the levee to the west of the project site.

EXCAVATION CONDITIONS

Based on our field exploration, the near-surface native soils on the site should be readily excavatable with conventional earthmoving and trenching equipment typically used in the area. Based on our work, layers of cleaner (cohesionless) sands are present across portions of the site. Excavations encountering clean sands and cohesionless soils will be subject to unstable sidewalls, sloughing and/or caving and require sloped excavations, shoring or bracing. Of note are Test Pits TP-1 and TP-2 which exposed sloughing sidewalls at nine and two feet below existing site grades, respectively.

Foundation excavations and shallow trenches for utilities (less than five feet) should stand near vertically for short periods of time during construction, unless cohesionless sands are encountered or the construction is performed during the rainy season. Any excavation or trenches that will be entered by workers must be sloped, braced or shored to conform to current Cal/OSHA requirements.

EXPANSIVE SOILS

Laboratory testing of the near-surface clays indicates they possess a low to medium expansion potential when tested in accordance with the ASTM D4829 test method (see Figures A1 through A3). These soils will experience volume changes with varying soil moisture contents and are capable of exerting moderate expansion pressures upon foundations and concrete slabs-on-grade, including sidewalks. Specific recommendations to reduce the effects of expansive soils, including moisture conditioning of the soils and structurally designed foundations will be an important aspect of site development.

SOIL CORROSIVITY POTENTIAL

Three samples of the site soils were delivered to Sunland Analytical to determine soil pH, minimum resistivity, chloride and sulfate concentrations to help evaluate potential for corrosive attack upon reinforced concrete and exposed buried metal. The results of the corrosivity testing are summarized in Table 2.

TABLE 2 – Soil Corrosivity Testing				
Sample Identification	CA DOT Test #643 Modified (Sm. Cell)		CA DOT 417	CA DOT 422
	pH	Minimum Resistivity	Chloride	Sulfate
TP 2 (0' – 3')	6.11	1,690 Ω -cm	24.6 ppm	56.1 ppm
TP 5 (0' – 4')	7.02	940 Ω -cm	112.4 ppm	135.9 ppm
TP 8(0' – 2')	7.02	1,900 Ω -cm	13.3 ppm	63.4 ppm

Ω -cm = Ohm-centimeters; ppm = Parts per million

The California Department of Transportation Corrosion Technology Section, Office of Materials and Foundations, Corrosion Guidelines Version 3.0, March 2018, considers a site to be corrosive to foundation elements if one or more of the following conditions exists for the representative soil and/or water samples taken: has a chloride concentration greater than or equal to 500 ppm, sulfate concentration greater than or equal to 1,500 ppm, or the pH is 5.5 or less. Based on this criterion, the on-site soils are not considered corrosive to steel reinforcement properly embedded within Portland cement concrete for the samples tested.

Table 19.3.1.1 – Exposure Categories and Classes, American Concrete Institute (ACI) 318-19, Section 19.3, as referenced in Section 1904.1 of the 2019 CBC, indicates the severity of sulfate exposure for the samples tested is *not a concern*. Ordinary Type I-II Portland cement is considered suitable for use on this project, assuming a minimum concrete cover is maintained over the reinforcement.

Mid Pacific Engineering, Inc. does not practice corrosion engineering. Therefore, to further define the soil corrosion potential at the site, or to determine the need or design parameters for cathodic protection or grounding systems, a registered corrosion engineer should be consulted.

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GROUNDWATER AND SEASONAL MOISTURE

Based upon anticipated groundwater depths, it is our opinion that the permanent groundwater level will be a significant factor in the design and construction of the development at this site extending deeper than 10 feet below existing site grades. Therefore, deep utility excavations may encounter groundwater, requiring control and disposal of water by the contractor.

It should be noted that the near-surface soils may be in a near-saturated condition during and for a period following the rainy season. Grading operations attempted following the onset of winter rains and prior to prolonged drying periods will be hampered by high soil moisture contents. Such soils, intended for use as engineered fill, may require considerable aeration to reach a moisture content that will permit the recommended compaction to be achieved.

EARTHWORK CONSIDERATIONS

Future Geotechnical Engineering investigations including soil borings and additional laboratory testing should be performed to develop site-specific grading recommendations.

Site clearing would include removal of existing structures, including surface and subsurface structures associated with the previous development, underground utilities, water wells, piping, and deleterious debris. Tree removal generally includes the entire rootball and all roots larger than ½-inch diameter. Excavations and depressions resulting from the removal of these items must be backfilled with engineered fill.

Areas designated to receive fill and at-grade areas are typically ripped to depths of about eight to twelve inches, thoroughly moisture conditioned, and uniformly compacted. Standard fill construction and compact procedures, moisture conditioning at least two percent above the optimum moisture content, placement of fill in six-inch lifts and compaction to at least 90 percent of the maximum dry density, would be suitable for support of the planned structures.

Buildings should not be supported upon differential fill depths greater than five feet. This is especially important in areas where new construction will span onto or across the backfill from former excavated areas.

Typically, only native soils (in lieu of select sand backfill) are recommended for use as backfill for utility trenches located within building footprints and extended at least five feet beyond the

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perimeter foundation to minimize water transmission beneath the structures. Utility trench backfill should be generally thoroughly moisture conditioned to at least two percent above the optimum moisture content and mechanically compacted.

FOUNDATION AND SLAB SUPPORT

Our preliminary evaluation indicates near-surface soils on the site consist of low to medium expansive materials. Typical foundations for such soil conditions would consist of deepened, reinforced conventional foundations. Deepened conventional foundations would be at least 18 inches deep and contain at least four No. 4 rebar, two each placed top and bottom. Minimum foundation widths of 12 inches for continuous foundation and 18 inches wide for isolated spread foundations would be applicable. We anticipate bearing capacities on the order of 1,500 to 2,500 pounds per square foot (psf) for dead plus live load would be applicable for foundations bearing in undisturbed native materials, recompacted native materials, engineered fill, or a combination of these materials.

Resistance to lateral displacement of shallow foundations may be computed using an allowable friction factor of 0.25 multiplied by the effective vertical load on each foundation. Additional lateral resistance may be achieved using an allowable passive earth pressure against the vertical projection of the foundation equal to an equivalent fluid pressure of 250 psf per foot of depth. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

Interior concrete slab-on-grade floors used in conjunction with conventional foundations would be suitable for this site, provided slabs are properly designed and constructed with regard to reinforcement and moisture vapor penetration resistance. Typical slab reinforcement used in conjunction with deepened conventional foundations would consist of at least No. 3 rebar at 18-inch center-to-center spacing. Proper reinforcement of slab-on-grade will be particularly crucial due to the on-site expansive soils.

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PRELIMINARY PAVEMENT DESIGN

Results of our laboratory testing (see Figures A4 and A6) indicate the native near-surface soils possess Resistance (“R”) – values of 22, 40, and 62. However, based on the presence of medium expansive near surface soils and the likelihood that clayey soils will be exposed at subgrade elevations following the completion of the underground utility construction, it is our opinion that an R-Value of 15 should be used for preliminary pavement design for untreated subgrades. Additionally, in our experience, chemical treatment of the near surface soils, may result in a substantial improvement to the support characteristic of the soil subgrade, and reduce the required thickness of the base materials by increasing the R-Value. For chemically treated subgrades, it is our opinion that an R-Value of 50 could be used for preliminary design. Pavement sections for untreated and chemically treated subgrades would need to be verified during the Design Level Geotechnical Engineering Report.

The preliminary pavement sections listed on the following page been calculated for a range of traffic indices using the design procedures contained in Chapters 600 to 670 of the 6th Edition of the *California Highway Design Manual*.

Traffic Index (TI)	Untreated Pavement Subgrade R-value = 15		Chemical-treated Pavement Subgrade R-value = 50	
	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
5.0	3 ^{A,B}	8	3 ^{A,B}	6
6.0	4 ^{A,B}	10	4 ^{A,B}	6
7.0	4 ^{A,B}	13	4 ^{A,B}	6

^A = Asphalt concrete thickness includes the Caltrans Safety Factor.

^B = Minimum thickness per City of Stockton Standards.

We emphasize that the performance of a pavement is critically dependent upon the uniform compaction of the subgrade soils, as well as all engineered fill and utility trench backfill within the limits of the pavements. Materials used for pavement construction should

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conform to the appropriate sections of the most recent editions of the City of Stockton Standard Specifications and the Caltrans *Standard Specifications*.

FUTURE GEOTECHNICAL ENGINEERING STUDY

Prior to final design and the start of construction, a design level geotechnical investigation must be conducted for this site that includes soil borings and sampling, laboratory testing, and engineering evaluation. The final report should present the geotechnical engineering conclusions and specific recommendations for site preparation, foundation design, slab support, sound-wall foundations, site drainage, and pavement design. When the project reaches this stage of development, we would be pleased to provide a proposal for these services.

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed construction, combined with our analysis of site conditions revealed by the field exploration and laboratory testing programs. We have used our best engineering judgment based upon the information provided and the data generated from our investigation. This report has been prepared in accordance with generally accepted standards of practice existing in northern California at the time of the report. No warranty, either express or implied, is provided.

If the proposed construction is modified or re-sited; or, if it is found during construction that subsurface conditions differ from those we encountered at the sampling locations, we should be afforded the opportunity to review the new information or changed conditions to determine if our conclusions and recommendations must be modified. Mid Pacific Engineering, Inc., should be retained to review the final plans and specifications to verify that the intent of our recommendations has been implemented in those documents

We emphasize that this report is applicable only to the proposed construction and the investigated site and should not be utilized for construction on any other site. The conclusions and recommendations of this report are considered valid for a period of two years. If design is not completed and construction has not started within two years of the date of this report, the report must be reviewed and updated, as necessary.

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Mid Pacific Engineering, Inc.

Daniel Rivera, EIT
Staff Engineer

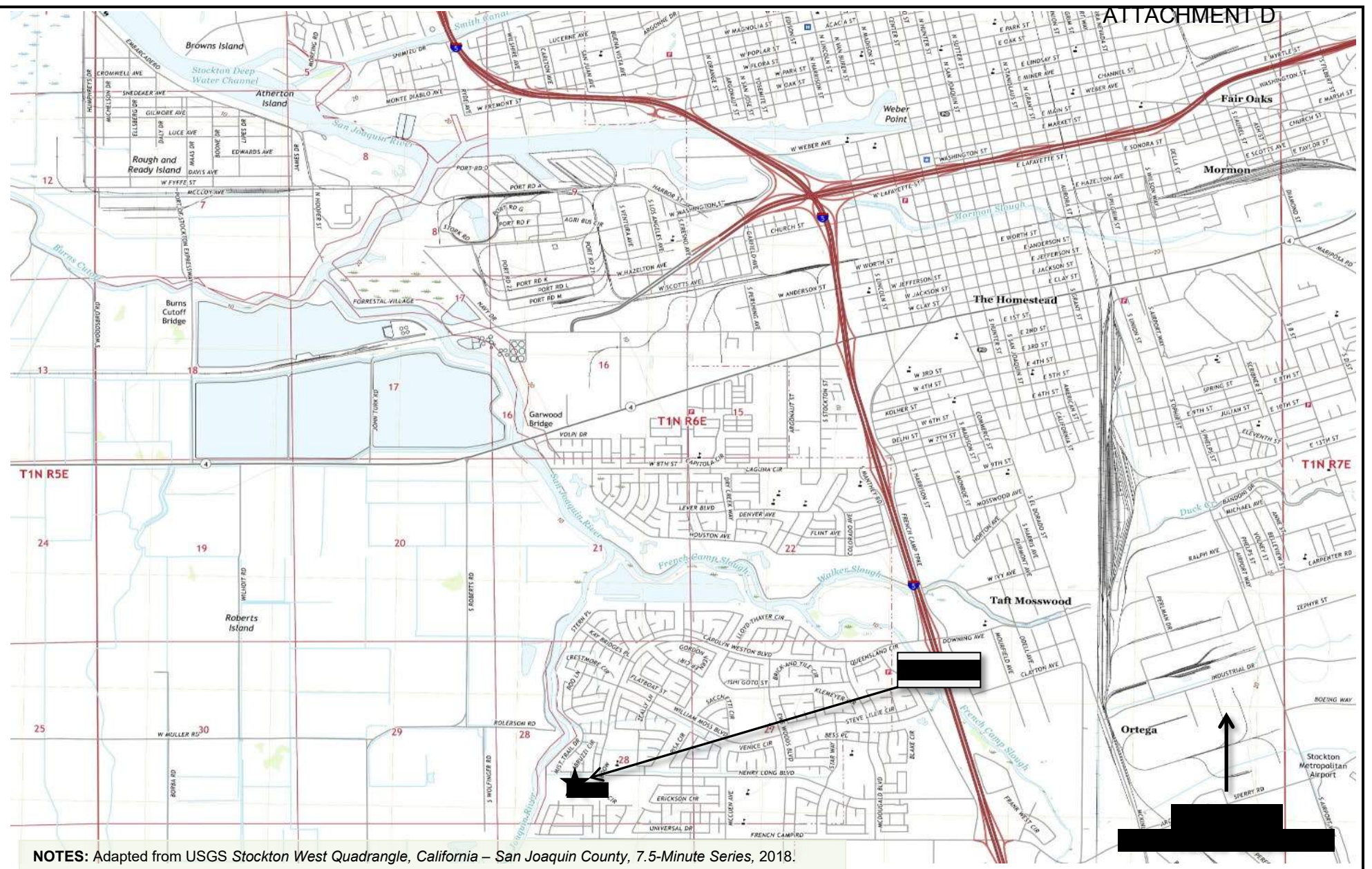
Todd G. Kamisky, GE
Principal Engineer



Martin S. Osier, PE
Project Engineer



FIGURES

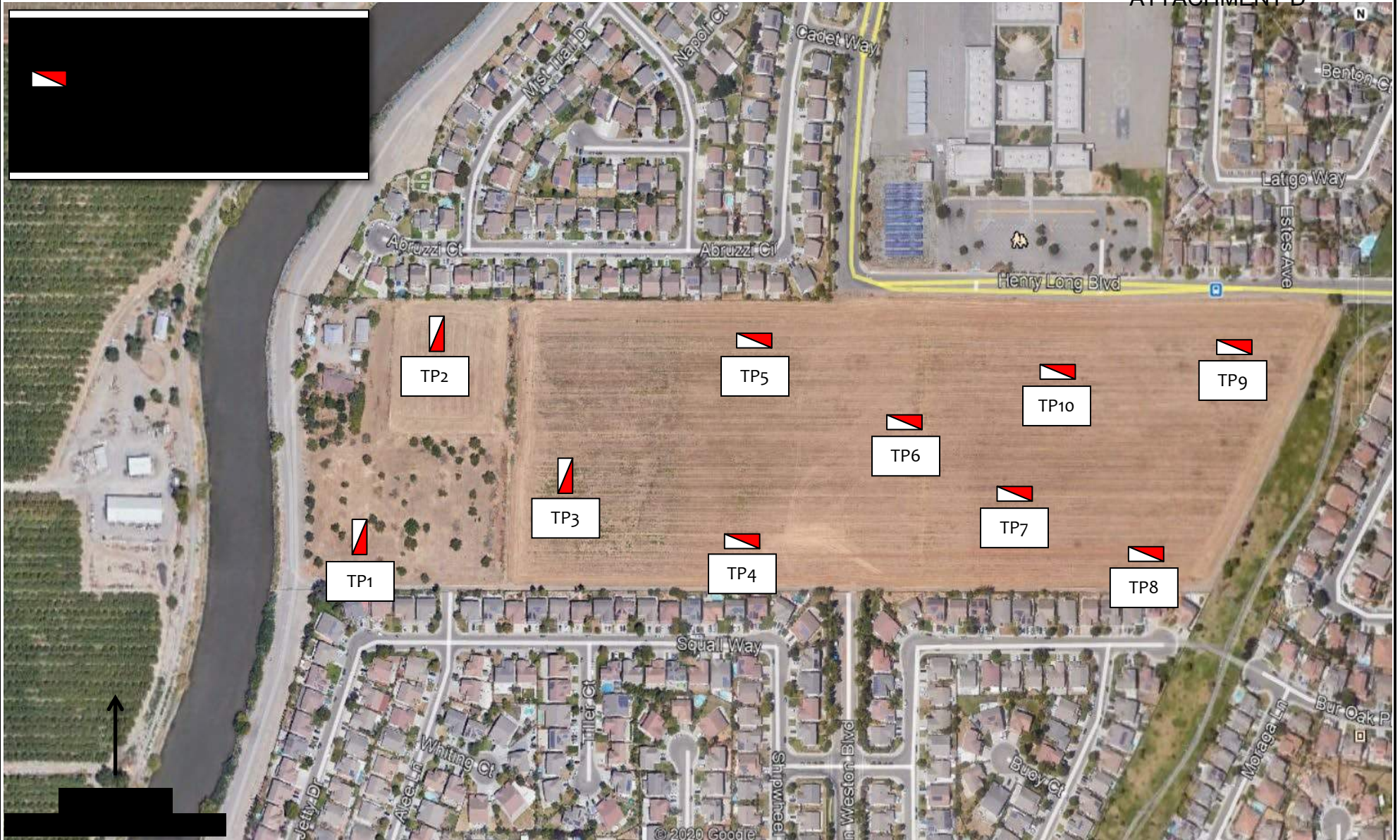


NOTES: Adapted from USGS Stockton West Quadrangle, California – San Joaquin County, 7.5-Minute Series, 2018.



VICINITY MAP
ASANO RESIDENTIAL DEVELOPMENT
 Carolyn West Boulevard and Henry Long Boulevard
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FIGURE 1
 Date: 10/20
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NOTES: Adapted from Google Earth



TEST PIT LOCATION MAP
ASANO RESIDENTIAL DEVELOPMENT
 Carolyn West Boulevard and Henry Long Boulevard
 Stockton, California

FIGURE 2
 Date: 10/20
 MPE No. 05213-01

LOGS OF TEST PITS
Excavated on: August 6, 2020
Case CX 145D Excavator 24-inch bucket
Logged by: Daniel Rivera

Test Pit 1

0' – 2' Brown, moist, slightly sandy, clayey silt (ML)
 2' – 4' Dark brown, orange mottling, moist, fine sandy clay (CL)
 4' – 8' Brown, moist, slightly clayey, fine sandy silt (ML)
 8' – 10' Dark brown, very moist, slightly clayey, silty fine sand (SM)
 10' – 11' Dark brown, wet, slightly clayey, silty fine sand (SM)
 Caving at 9 feet
 Groundwater encountered at 10 feet
 Backfilled with excavated soils.

Test Pit 2

0' – 2' Brown, moist, slightly clayey, fine sandy silt (ML)
 2' – 7' Light brown, slightly moist, poorly graded fine sand with silt / poorly graded fine sand (SP-SM/SP)
 7' – 8' Dark gray, moist, clayey silt (ML)
 8' – 10' Dark brown, moist to wet, silty fine sand (SM)
 Caving at 2 feet
 Groundwater encountered at 10 feet
 Backfilled with excavated soils.

Test Pit 3

0' – 6' Brown, moist, fine sandy silt (ML) with increased silt content at 4 feet.
 6' – 8' Dark gray, red mottling, slightly sandy, silty clay / clayey silt (CL/ML)
 8' – 12' Dark grayish brown, moist, clayey fine sand (SC)
 12' – 14' Dark grayish brown, very moist, clayey fine sand (SC)
 14' – 14½' Dark grayish brown, wet, clayey fine sand (SC)
 Groundwater encountered at 14 feet
 Backfilled with excavated soils.



LOG OF TEST PITS
ASANO RESIDENTIAL DEVELOPMENT
 Carolyn Weston Boulevard and Henry
 Long Boulevard
 Stockton, California

FIGURE 3

Date: 10/20

MPE No. 05213-01

LOGS OF TEST PITS

Test Pit 4

0' – 4' Brown, slightly moist, fine sandy silt (ML)
 4' – 6' Dark gray, red mottling, moist, silty clay (CL)
 6' – 11' Dark gray, red mottling, moist, fine sandy clay (CL)/ clayey fine sand (SC)
 11' – 12' Dark gray, red mottling, wet, fine sandy clay (CL)/ clayey fine sand (SC)
 Initial Groundwater at 12 feet at 9:47 am.
 Final Groundwater at 11 feet at 1:30 pm
 Backfilled with excavated soils.

Test Pit 5

0' – 4' Brown, slightly moist to moist, fine sandy silt with clay (ML)
 4' – 6' Dark gray, red mottling, moist, silty clay (CL)
 6' – 13' Gray, red mottling, moist, fine sandy clay (CL)/ clayey fine sand (SC)
 Groundwater at 13 feet
 Backfilled with excavated soils.

Test Pit 6

0' – 5' Brown, slightly moist to moist, fine sandy silt (ML)
 5' – 6' Dark gray, red mottling, moist, silty clay (CL)
 6' – 12' Gray, dark gray, moist, fine sandy clay (CL) / clayey fine sand (SC)
 No Groundwater encountered.
 Backfilled with excavated soils.

LOGS OF TEST PITS

Test Pit 7

0' – 4' Dark brown, moist, fine sandy silt (ML)
 4' – 6' Dark gray, moist, slightly sandy, silty clay (CL)
 6' – 11' Gray, moist, fine sandy clay (CL) / clayey fine sand (SC)
 11' – 12' Gray, very moist, fine sandy clay (CL) / clayey fine sand (SC)
 Groundwater not encountered.
 Backfilled with excavated soils.

Test Pit 8

0' – 2' Brown, moist, fine sandy silt (ML)
 2' – 3' Gray, moist, silty fine sand (SM)
 3' – 12' Brown, moist, silty fine sand (SM)
 12' – 13' Brown, wet, silty fine sand (SM)
 Groundwater encountered at 12 feet
 Backfilled with excavated soils.

Test Pit 9

0' – 2' Brown, moist, fine sandy silt (ML)
 2' – 3' Gray, moist, fine sandy silt (ML)
 3' – 10' Dark grayish brown, moist, slightly clayey, fine sandy silt (ML)
 Increase sand at 8 feet
 10' – 12' Light brown, brown, moist, poorly graded fine sand with silt (SP-SM)
 Very moist at 12 feet
 Groundwater not encountered
 Backfilled with excavated soils

LOGS OF TEST PITS**Test Pit 10**

0' – 2' Brown, slightly moist to moist, fine sandy silt (ML)
2' – 3' Gray, slightly moist to moist, fine sandy silt (ML)
3' – 12' Dark grayish, brown, moist, silty fine sand (SM) with increase moisture at 10 feet
Groundwater not encountered
Bottom of hole at 12 feet
Backfilled with excavated soils.

UNIFIED SOIL CLASSIFICATION SYSTEM

ATTACHMENT D

MAJOR DIVISIONS		SYMBOL	CODE	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of soil > no. 200 sieve size)	GRAVELS (More than 50% of coarse fraction > no. 4 sieve size)	GW		Well graded gravels or gravel - sand mixtures, little or no fines
		GP		Poorly graded gravels or gravel - sand mixtures, little or no fines
		GM		Silty gravels, gravel - sand - silt mixtures
		GC		Clayey gravels, gravel - sand - silt mixtures
	SANDS (50% or more of coarse fraction < no. 4 sieve size)	SW		Well graded sands or gravelly sands, little or no fines
		SP		Poorly graded sands or gravelly sands, little or no fines
		SM		Silty sands, sand - silt mixtures
		SC		Clayey sands, sand clay mixtures
FINE GRAINED SOILS (More than 50% of soil < no. 200 sieve size)	SILTS & CLAYS LL < 50	ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
		CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL		Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS LL ≥ 50	MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH		Inorganic clays of high plasticity, fat clays
		OH		Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS	Pt		Peat and other highly organic soils	
ROCK	RX		Rocks, weathered to fresh	
FILL	FILL		Artificially placed fill material	

OTHER SYMBOLS

	= Drive Sample: 2-1/2" O.D. Modified California sampler
	= Hand Driven Sample
	= SPT Sampler
	= Initial Water Level
	= Final Water Level
	= Estimated or gradational material change line
	= Observed material change line
PI	= Plasticity Index
EI	= Expansive Index
Laboratory Tests	UCC = Unconfined Compression Test
	TR = Triaxial Compression Test
	GR = Gradation Analysis (Sieve)
	K = Permeability Test

GRAIN SIZE CLASSIFICATION

CLASSIFICATION	RANGE OF GRAIN SIZES	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS	Above 12"	Above 305
COBBLES	12" to 3"	305 to 76.2
GRAVEL coarse (c) fine (f)	3" to No. 4	76.2 to 4.76
	3" to 3/4"	76.2 to 19.1
	3/4" to No. 4	19.1 to 4.76
SAND coarse (c) Medium (m) fine (f)	No. 4 to No. 200	4.76 to 0.074
	4 to No. 10	4.76 to 2.00
	No. 10 to No. 40	2.00 to 0.420
	No. 40 to No. 200	0.420 to 0.074
SILT & CLAY	Below No. 200	Below 0.074

APPENDIX A

EXPANSION INDEX TEST RESULTS
(ASTM D4829-03)
(UBC 18-2)

Material Description: Dark Brown, Sandy Clay (CL)
Location: TP-1 (2 – 3 Feet)

Sample Number	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
TP1	14.3	36.3	95	69

CLASSIFICATION OF EXPANSIVE SOIL

<u>EXPANSION INDEX</u>	<u>POTENTIAL EXPANSION</u>
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High



EXPANSION INDEX TEST RESULTS
ASANO RESIDENTIAL DEVELOPMENT
Carolyn West Boulevard and Henry Long
Boulevard
Stockton, California

FIGURE A1
Date: 10/20
MPE No. 05213-01

EXPANSION INDEX TEST RESULTS
(ASTM D4829-03)
(UBC 18-2)

Material Description: Brown, Sandy Silt with Clay (ML)
Location: TP5 (0 – 4 feet)

Sample Number	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
TP5	14.1	34.2	92	74

CLASSIFICATION OF EXPANSIVE SOIL

<u>EXPANSION INDEX</u>	<u>POTENTIAL EXPANSION</u>
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High



EXPANSION INDEX TEST RESULTS
ASANO RESIDENTIAL DEVELOPMENT
Carolyn West Boulevard and Henry Long
Boulevard
Stockton, California

FIGURE A2
Date: 10/20
MPE No. 05213-01

EXPANSION INDEX TEST RESULTS
(ASTM D4829-03)
(UBC 18-2)

Material Description: Brown, Sandy Silt (ML)
Location: TP8 (0 – 4 feet)

Sample Number	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
TP8	11.6	20.0	107	21

CLASSIFICATION OF EXPANSIVE SOIL

<u>EXPANSION INDEX</u>	<u>POTENTIAL EXPANSION</u>
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High



EXPANSION INDEX TEST RESULTS
ASANO RESIDENTIAL DEVELOPMENT
Carolyn West Boulevard and Henry Long
Boulevard
Stockton, California

FIGURE A3
Date: 10/20
MPE No. 05213-01

RESISTANCE VALUE TEST RESULTS
(California Test 301)

Material Description: Dark Brown, Sandy Clay (CL)

Location: TP 1 (2 - 4 Feet)

Specimen No.	Dry Unit Weight (pcf)	Moisture at Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (psi)	R-Value
1	94.9	25.8	199	78	21
2	103.0	20.9	533	533	44
3	98.4	23.5	301	307	38

Resistance-value based on Expansion Pressure = 17

<i>MPE</i>	<p align="center"><u>RESISTANCE VALUE TEST RESULTS</u> ASANO RESIDENTIAL DEVELOPMENT Carolyn West Boulevard and Henry Long Boulevard Stockton, California</p>	<p><u>FIGURE A4</u> Date: 10/20 MPE No. 05213-01</p>
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RESISTANCE VALUE TEST RESULTS
(California Test 301)

Material Description: Brown Clayey Fine Sandy Silt (ML)

Location: TP 2 (0 – 3 Feet)

Specimen No.	Dry Unit Weight (pcf)	Moisture at Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (psi)	R-Value
1	112.3	15.9	241	260	23
2	115.6	14.5	610	424	46
3	113.5	15.3	405	346	41

Resistance-value @ 300 psi = 40

<i>MPE</i>	<p><u>RESISTANCE VALUE TEST RESULTS</u></p> <p>ASANO RESIDENTIAL DEVELOPMENT Carolyn West Boulevard and Henry Long Boulevard Stockton, California</p>	<p><u>FIGURE A5</u></p> <p>Date: 10/20 MPE No. 05213-01</p>
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RESISTANCE VALUE TEST RESULTS
(California Test 301)

Material Description: Brown, Silty Fine Sand (SM)

Location: TP 8 (0 – 4 Feet)

Specimen No.	Dry Unit Weight (pcf)	Moisture at Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (psi)	R-Value
1	122.2	11.2	322	9	64
2	120.4	12.5	243	26	37
3	122.9	10.4	764	48	71

Resistance-value @ 300 psi = 62

<i>MPE</i>	<p align="center"><u>RESISTANCE VALUE TEST RESULTS</u> ASANO RESIDENTIAL DEVELOPMENT Carolyn West Boulevard and Henry Long Boulevard Stockton, California</p>	<p><u>FIGURE A6</u> Date: 10/20 MPE No. 05213-01</p>
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Appendix D
Phase I Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**4849 CAROLYN WESTON BLVD
(APNs: 166-030-050, -330)
STOCKTON, CALIFORNIA**



**PROJECT NUMBER: 2020-00065
MAY 12, 2020**

This document and its use is intended for the recipient and specific identified users contained within. Any unauthorized use of this report without prior consent is strictly prohibited.



May 12, 2020
Project No. 2020-00065

Mr. Aidan Barry
TTLIC Management Inc.
110 Blue Ravine Road
Folsom, CA 95632

Subject: Phase I Environmental Site Assessment
4849 Carolyn Weston Boulevard
Stockton, CA 95206
APNs: 166-030-050, -330

Dear Mr. Barry:

We are pleased to present the following report, which contains the findings and conclusions of our Phase I Environmental Site Assessment conducted for the subject site. This report was designed to provide a Phase I Environmental Site Assessment in compliance with the ASTM E 1527-13 Standard and is in accordance with the All-Appropriate Inquiries (AAI) rule standard. This report is also developed in compliance with the scope as outlined in our original proposal dated June 25, 2020 and accepted on August 3, 2020. Findings for this project have been provided in the body of the report and are listed in the executive summary.

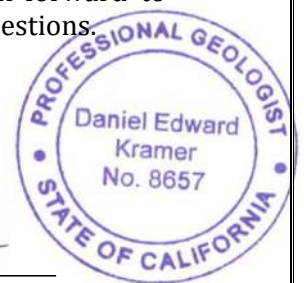
Petalogix Engineering, Inc. uses professionals who meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. As an environmental consulting company, we have the specific qualifications (based on education, professional certification, training, and experience) to assess properties. Petralogix has developed and performed the all appropriate inquiries in conformance with the standards and practices as set forth in 40 CFR 312.

We appreciate the opportunity to provide our expertise on this project and look forward to providing other services in the future. Please feel free to contact us if you have any questions.

Sincerely,
Petalogix Engineering, Inc.

Tonya R. Scheftner, Project Geologist
B.Sc. Geology, GIT No. 685

Daniel E. Kramer, President
Professional Geologist No. 8657



PHASE I ENVIRONMENTAL SITE ASSESSMENT – IMPORTANT CONSIDERATIONS AND LIMITATIONS

Contact Petralogix to Discuss all Questions

It is important to contact our firm whenever you have any questions. The value in retaining our company for your environmental consulting needs is that we are here to help and guide. No question or comment is unimportant to Petralogix. We can save our clients time, money, and confusion by discussing development components at critical times within a project's timeframe. We are here to help regarding possible environmental conditions that could affect your project.

Limitations of the Phase I Environmental Site Assessment (ESA)

When reviewing and considering the final Phase I ESA report it should be understood that it is not intended to be an all-exhaustive end all review. Rather, a Phase I Environmental Site Assessment is written to provide database search results, third party information, observations, and professional opinions regarding a specific site for a specific project, under a specific timeframe.

There are many uncertainties that can exist about a property even with appropriate review being met under the requirements of the AAI and ASTM standards. Additional research can be performed to aid in a higher level of certainty about a site's historic environmental risk. The amount of research required to do this depends on the type of property, the risk tolerance of the client, and information developed in the course of the property review.

This Phase I ESA Report is useable for 180 days from the date of completion. The Report is produced for the client and project owner, and may not be used by a different entity or person without also satisfying the User's Responsibilities and having express consent from Petralogix Engineering, Inc.

Client & User Responsibilities

The ASTM Standard E1527-13 requires the user to be involved in the process and adequately inform professionals of their whole knowledge for a site. In order to meet the requirements to qualify for the innocent landowner defense within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) the following items must be performed.

- **Required** - review title and judicial records for environmental liens or activities and use limitations (AULs).
- **Must** - communicate any specialized knowledge or experience to the environmental professional that is material to recognized environmental conditions in connection to the property.
- **Must** - communicate any actual knowledge of environmental liens or AULs encumbering the property to the environmental professional.
- **Shall** - consider the relationship of the purchase price of the property to the fair market value. If the amount is lower, a written explanation of the lower value is required.
- **Must** - communicate commonly known or reasonably ascertainable information about recognized environmental conditions in connection to the property to the environmental professional.



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
4849 CAROLYN WESTON BLVD.**

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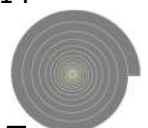
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APPENDIX A

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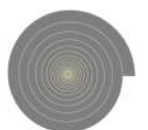
Site Map Plate 2

APPENDIX B

Site Photographs

APPENDIX C

Database Searches and Standard Distances Reviewed



APPENDIX D

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APPENDIX E

Historical Research Documentation

APPENDIX F

User Interview Certificates/Questionnaires

Owner Interview Certificates/Questionnaires (Not Provided)



May 12, 2021

PHASE I ENVIRONMENTAL SITE ASSESSMENT**ASANO****4849 CAROLYN WESTON BOULEVARD****STOCKTON, CALIFORNIA****OUR PROJECT NO: 2020-00065****1.0 SUMMARY**

Petralogix Engineering, Inc. has been retained by Aidan Barry of TTLC Management Inc. to conduct a Phase I Environmental Site Assessment for the property, located at 4849 Carolyn Weston Blvd., in Stockton, San Joaquin County, California. The site consists of two assessor parcel numbers (APNs): 166-030-050, -330.

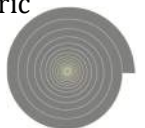
Our firm conducted a Public Records review, in which information was obtained from both federal and state databases. Petralogix uses Environmental Data Resources Inc. (EDR) to assist and supply many of these documents. In addition, we have supplemented this data with regional and local sources to determine whether or not obvious recognized or historically recognized environmental conditions (RECs) may exist (and/or be known to exist by regulatory agencies) for the site. The search radius for this investigation extended to adjoining properties, and properties within a search distance varying from one-eighth to one mile, depending on the information type that was being researched.

Background and past uses of the subject property were investigated in great detail. Sources describing the physical characteristics of the property, many of the surrounding properties, and the general region were compiled for review. These sources were studied in order to determine the topography, geologic setting, and groundwater depth and flow direction beneath the property. Site reconnaissance of the subject property was also performed. Immediate surroundings were also reviewed during our site reconnaissance. The complete data review and summary required for compliance (under the ASTM and AAI standards) can be found in the body of this document. This assessment was conducted under the supervision of Daniel E. Kramer, Chief Professional Geologist (PG#8657) and President of Petralogix.

1.1 Executive Summary**1.1.1 Findings**

The site consists of one single-family residence, a large maintenance/storage shop, a large barn/storage building, a medium sized shop/metal shed, a small bath house, three abandoned houses (including a single-wide trailer), and three small outbuildings/storage sheds. The overall parcel is approximately 44.2 acres in size. The site is unpaved and occupied by farmland or buildings. The subject property utilizes a domestic well and on-site septic system.

Based on the historical aerial photographs and topographic maps, the subject property was undeveloped land from at least 1913 to 1937; aerial photographs indicate the subject property was agricultural land from at least 1937 until present. Historic pesticides and herbicides which are now banned may have been applied to the subject property during agricultural use, therefore the historic



agricultural use is an environmental concern for the site. Based on aerial photography, the subject property had at least seven (7) structures in 1937; the aerial photographs indicate there were three buildings demolished sometime prior to the 1957 aerial photograph, followed by structures (up to 10) added throughout the years to present, with some the newer structures occupying the footprint of the formerly demolished structures. The potential for lead-based byproducts and asbestos containing building material located in/on the site structures as well as in the soil from demolished structures is considered high.

The site is not listed on the EDR databases, however, the HIST UST database reports one 500-gallon historic underground storage tank located less than one-eighth mile southwest under the facility name of Asano Farms, Inc. The permit for the UST indicates the same mailing address as the owner representative, Bob Asano, and this mailing address is reported for current pesticide application permits with the San Joaquin County Agricultural Commissioner's Office. A fuel dispenser was observed during the site reconnaissance visit. The Historic UST is considered an environmental concern for the site.

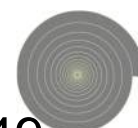
Petralogix performed two site reconnaissance visits (August 6, 2020, and again on May 3, 2021). Based on the site reconnaissance, there are three 250-gallon above-ground storage tanks and one 500-gallon above-ground storage tank. The 500-gallon AST appears to have underground piping that leads to a no longer in service gas pump dispenser. The ASTs and underground piping are recognized environmental conditions. During the August 6, 2020 site reconnaissance visit, numerous 55-gallon and 5-gallon containers that are/were located on unprotected soil were observed. Many of the drums were stained and in poor condition, with contents unknown. The drums are considered an environmental concern for the site. In addition, a burn pile located in the agricultural field was observed; chemical byproducts associated with burned material from burned wood or other unknown materials with potentially carcinogenic and toxic chemicals may be present in the soil and are an environmental concern for the site.

Surrounding properties were vacant until residential housing tracts were constructed adjacent north, south, and east of the site. The San Joaquin River is adjacent west. The Historic UST within one-eighth of a mile of the site is discussed above and likely associated with the subject property. Two RCRA-NonGen/NLR facilities were reported within 0.25 miles of the subject property; these facilities do not constitute recognized environmental conditions to the subject property.

1.1.2 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for 4849 Carolyn Weston Blvd., in Stockton, San Joaquin County, California (the subject property). Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has identified the recognized environmental conditions (RECs) in connection with the subject property:

- The site has been used as agriculture from at least 1937 to 2016. This land use was during a time that banned pesticides were available for use. Historical agriculture is a concern for the site.



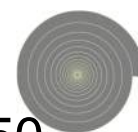
- There are three 250-gallon above-ground storage tanks and one 500-gallon above-ground storage tank. The 500-gallon AST appears to have underground piping that leads to a no longer in service gas pump dispenser. The ASTs and underground piping are recognized environmental conditions.
- Records and site reconnaissance indicate there may be a historic UST associated with the site with no record of removal or closure. The unknown historic UST is considered a recognized environmental condition.
- Numerous 55-gallon and 5-gallon containers sitting on bare soil which may have contained petroleum and/or pesticides are a REC.
- Three former structures demolished prior to 1957 were observed in historic aerial photographs. The former onsite structures were built and demolished prior to the ban of asbestos-containing building materials and lead paints and products and are considered an environmental concern for the site.
- The burn pile observed is an environmental concern for the site.

This assessment has identified the following *de minimis* conditions:

- Small amounts of trash observed.

1.1.3 Recommendations

Further investigation should be performed to evaluate whether environmental media has been impacted from the observed burn pile, historic agricultural land use, historic demolished structures, above-ground storage tanks, potential underground storage tank, and the 55-gallon and 5-gallon drums with potential petroleum/pesticide products observed on unprotected soil.



ENVIRONMENTAL PROFESSIONAL?

A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presence of releases or threatened releases (per ASTM Standards E1527)

&

In California such a person must hold a current Professional Engineer's or Professional Geologist's license.

2.0 INTRODUCTION

2.1 Purpose

In order to address concerns regarding potential liability for toxic hazards, real estate investors (lenders, brokers, buyers, and sellers) need to assess property prior to purchase. The main objective of any study should be to determine current and/or past occupants (or surrounding land uses) which could adversely impact property development, the environment, or the human health.

Performance of a Phase I Environmental Site Assessment according to ASTM Standard E1527-13 and the All Appropriate Inquiries (AAI) rule satisfies one of the requirements to qualify for landowner liability protections (LLPs) within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of this Phase I Environmental Site Assessment is to identify to **the extent feasible**, pursuant to the processes prescribed by the AAI rule and in ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, recognized environmental conditions in connection with the property. Additional investigative procedures, designed to meet the due diligence criteria specified by many lending institutions, have also been implemented. As defined by ASTM¹ E1527-13, §1.1.1, the term "recognized environmental conditions" or (REC) refers to:

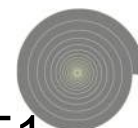
*"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any **release** to the environment; (2) under conditions indicative of a **release** to the environment; or (3) under conditions that pose a material threat of a future **release** to the environment."*

Under CERCLA the definition of a **release** is given as:

*42 U.S.C. § 9601(22) defines a "**release**" as "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant."*

It is important to note the issuance and consideration of Business Recognized Environmental Concerns, Historic Recognized Environmental Concerns (HREC), and/or Controlled Recognized Environmental Concerns (CREC). Each of these items is more clearly defined in the regulatory literature and standards. We have considered the application of these definitions as part of this review. We do this to help determine impact significance for sites which once had items of recognized concern due to use and or historic practice, but for which a cleanup or change of regulatory law and regulation has removed the hazardous condition from the site.

¹ American Society for Testing and Materials, www.astm.org



ASTM STANDARDS AND REQUIREMENTS

Phase I ESAs must be conducted in accordance with the current version of American Society for Testing and Materials International (ASTM) Standard E1527 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", ASTM International in conjunction with ASTM Standard E1528 "Standard Practice for Environmental Site Assessments: Transaction Screen Process", ASTM International. For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. Contact Petralogix to discuss these requirements in more detail. If preferred, we can come to your office and present a 30-minute power point on the ASTM Standard as topic for better understanding. Contact us at questions@petraolgix.com to setup a presentation.

2.2 Detailed Scope-of-Review

The scope of work performed to develop the information contained in this Phase I Environmental Site Assessment report includes:

1. Collecting available information concerning the property
2. Review of other data pertinent to the specific site
3. Conducting a site visit to assess physical features, observe adjacent land use, and gather evidence of indiscriminate and/or illegal waste disposal
4. Conducting a review of regulatory agencies' records
5. Contacting appropriate regulatory personnel,
6. Reviewing regulatory files regarding the property in question.
7. Detailed discussions with both the Client and all previous owners who are available to discuss the history of the site.

This Phase I Environmental Site Assessment discusses all work performed by Petralogix to date with regard to this specific project. The principal findings are outlined throughout the body of this text and are summarized in the conclusion of this report.

2.3 Significant Assumptions

No significant assumptions were made in the course of this assessment. To clarify, a significant assumption is defined in the following statement: "things and/or items that were based on speculative reports or study, or which were not verified through rigorous evaluation and objective review."

2.4 Limitations and Exceptions

This report was compiled as a Phase I Environmental Site Assessment for the subject project. This report contains information and data that was provided to Petralogix by a variety of outside sources. Petralogix cannot warrant the accuracy and/or completeness of the information which was provided to us by those sources.

When an assessment is completed without adequate subsurface exploration or chemical screening very little certainty (or conclusive statement) can be made about the conditions of the soil and groundwater beneath a particular site. As is the case with this study, uncertainty regarding latent



subsurface conditions which may be the result of on-site or off-site sources exists. In order to best determine with certainty these conditions, physical testing would be required. *Therefore, the findings and conclusions of this report are not scientific certainty, but rather a statement of probability based on professional judgment. These statements of probability are based on the data gathered during the course of this investigation.*

Petralogix is not able to represent that the site or adjoining land contains no hazardous waste, oil, underground storage tanks, or other latent condition beyond that detected or observed by Petralogix during the Phase I Environmental Site Assessment. Without physical tests and additional review for those sites, we can determine no definite answer. A possibility always exists for contaminants to migrate through surface water, air, or groundwater. An investigation to determine whether or not contaminants are present in the surface and subsurface soil is not within the scope of work required to produce the Phase I Environmental Site Assessment. Chemical analysis of soil and groundwater samples to quantify levels of contamination are also not within the scope of work required to develop a Phase I Environmental Site Assessment.

As discussed in ASTM E1527-13, it is never possible to eliminate all uncertainty from an investigation of this type:

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.

Petralogix's standard Owner/Representative Questionnaire was not completed for this report. Based on a site reconnaissance interview with the owner representative Bob Asano on May 3, 2021, Mr. Asano reported he was advised not to submit the Owner Questionnaire by his attorney. For this assessment, the lack of an Owner/Representative Questionnaire is identified as a limitation; the lack of a submitted Owner/Representative Questionnaire is considered a significant data gap for this report.

2.5 Special Terms and Conditions

As part of this assessment, certain materials are not fully evaluated including Asbestos, Mold, Radon, Vapor, or Lead. These are discussed and considered, but we are not proposing to provide characterization of these items (nor is characterization required or intended within the ASTM scope). Intention here is directed towards screening.

Our office has not been provided with any specific criteria for the development of this report that is separate from the general request to evaluate the property in question for possible problems related to toxic or hazardous agents. We have not been directed to address any specific questions concerning the site. If there is a need to conduct an investigation into a specific question not addressed in this report, please contact Petralogix immediately regarding your concerns.



2.6 User Reliance

This report was prepared for the exclusive use of TTL Management Inc. No other person or entity is entitled to use or rely upon this report without specific written authorization from Petralogix. Such reliance is subject to the same limitations, terms, and conditions as our original contract with the above stated client(s). Petralogix specifically rejects any responsibility for unauthorized use of this report. Unauthorized use is any use that is not consented for by Petralogix in writing. This Phase I ESA is only reliable for 180 days from the date of the completion, May 12, 2021.

180 Day Limitation?

Phase I ESAs are only valid for 180 days. Many clients want a more detailed explanation of why. Over time, conditions may change at the site which cause an impact and form an environmental liability. There are many examples of this happening. One value of retaining the same professional with time is that the revised and updated Phase I ESAs are generally more simplified than if using multiple consultants.

3.0 SITE DESCRIPTION

3.1 Location and Legal Explanation

The subject property, located at 4849 Carolyn Weston Boulevard, consists of two APNs: 166-030-050 and 166-030-330. Henry Long Boulevard borders the site to the north and the San Joaquin River borders the site to the west. The site is generally surrounding by residential housing and agricultural fields.

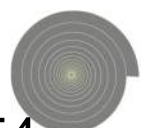
A general location map (Vicinity Map – Plate 1) and a general site maps showing survey photograph locations (Site Map – Plate 2) are attached to this report in **Appendix A**. Photographs from our onsite field survey of the subject property are attached to this report as **Appendix B**.

3.2 Site and Vicinity Features

The site consists of one single-family residence, a large maintenance/storage shop, a large barn/storage building, a medium sized shop/metal shed, a small bath house, three abandoned houses (including a single-wide trailer), and three small outbuildings/storage sheds. The overall parcel is approximately 44.2 acres in size. The site is unpaved and occupied by buildings or farmland.

3.3 Current Use - Property

The subject property consists of a primary residence, a large maintenance/storage shop, a large barn/storage building, a medium sized shop/metal shed, a small bath house, three abandoned houses (including a single-wide trailer), and three small outbuildings/storage sheds located at 4849 Carolyn Weston Boulevard, Stockton, San Joaquin County. The site is residential agricultural, with the main crop reported as oats.



3.4 Descriptions of Structures, Roads, Other Improvements for the Site

Structures consist of a primary residence, a large maintenance/storage shop, a large barn/storage building, a medium sized shop/metal shed, a small bath house, three abandoned houses (including a single-wide trailer), and three small outbuildings/storage sheds. The site is unpaved.

3.5 Current Uses - Adjoining Properties

To the west is a public path followed by the San Joaquin River. To the south is a residential neighborhood. To the east is a public path followed by residential housing. To the north is Henry Long Boulevard followed by Komure Elementary and residential housing.

3.6 Physical Setting

3.6.1 Topography

According to the most recent United States Geological Survey Topographic map covering the subject property and vicinity², the subject property elevation is approximately 10 feet above mean sea level. The general area slopes toward the northwest.

3.6.2 Geology and Soils

According to the most detailed Geologic Map³ covering the subject property and vicinity, the site consists of the Holocene Dos Palos Alluvium (Qdp), which generally includes soils formed in mixed alluvium from granitic sources.

The northwest portion of site soil consists of Valdez silt loam (0-2 percent slopes) and is poorly drained with slow infiltration rates. The central portion of the site soil consists of Egbert silty clay loam (0-2 percent slopes). Egbert soil is poorly drained with slow infiltration rates. The southern portion of site soil consists of Merritt silty clay loam (0-2 percent slopes), which has poorly drained soil with moderate infiltration rates. The east portion of the site soil consists of Honcut sandy loam (0-2 percent slopes). Honcut is well drained with moderate infiltration rates.⁴

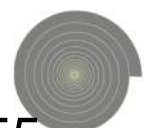
3.6.3 Hydrogeology

According to data obtained from the San Joaquin County Flood Control and Water Conservation District Spring and Fall 2016 Groundwater Reports, groundwater elevation is approximately 0 to 10 feet below mean sea level (MSL). Based on site elevations of approximately 10 feet above MSL, depth to groundwater may be approximately 10 to 20 feet bgs. The groundwater flow direction is anticipated to be coincident with topography, to the northwest.

² US Geological Survey, 2018, 7.5' Topographic Map, California, Stockton West Quadrangle.

³ California Division of Mines and Geology, D.L., Bortugno, E.J., and McJunkin, R.D. 1991, Geologic map of the San Francisco-San Jose quadrangle, California. Scale 1:250,000.

⁴ UC Davis California Soil Resource Lab, SoilWeb.



4.0 USER PROVIDED DATA

4.1 Title Records

A preliminary title report by First American Title Company was provided by the client dated May 20, 2020, for the subject property (APNs: 166-030-050 & 166-030-330). Based on the preliminary report provided, the subject property is currently owned by Hidenori Asano Trust. Environmental Data Resources, Inc. (EDR) performed a Title Search to identify any Liens and AULs associated with the subject property addresses of 4849 Carolyn Weston Boulevard in Stockton, San Joaquin County, California, and APNs 166-030-05, -033. EDR identified a deed recorded with the San Joaquin County Recorder dated September 21, 2012, identifying subject property owner as Hidenori Asano Trustee. The previous owner was Fumiko & Hidenori Asano Trustees.

4.2 Environmental Liens or Activity and Use Limitations

EDR performed a Lien and AUL search for the subject property addresses of 4849 Carolyn Weston Boulevard in Stockton, San Joaquin County, California, and APNs 166-030-05, -033. No environmental liens or AULs were found for the subject property. In addition, Petralogix reviewed the California EPA Department of Toxic Substances Control (DTSC) CalEPA databases of land use restricted sites: "Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions" and "Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction."⁵ The subject property was not listed on either database.

4.3 Specialized Knowledge and Awareness

Derek Spalding (TTLC) indicated via a User Questionnaire (**Appendix F**) that no specialized knowledge or experience that is important or relevant to assessing or identifying recognized environmental conditions in connection with the subject property.

4.4 Commonly Known or Reasonably Ascertainable Data

Derek Spalding (TTLC) indicated no knowledge of commonly known or reasonably ascertainable information related to the subject property that was relevant to this study or review.

4.5 Valuation Decrease for Environmental Matters

Derek Spalding (TTLC) indicated no knowledge of valuation reduction of the subject property due to any environmental issues, or otherwise.

4.6 Owner, Property Manager, and Occupant Data

The Owner did not provide a signed Owner Questionnaire, as stated in the limitations section, he was advised against submitting and certifying the Owner Questionnaire by his attorney. This is considered a significant data gap. Due to this data gap, additional site investigations may be warranted to verify field conditions. Without an owner's questionnaire the requirements under ASTM-1527 and the Innocent Landowner's Defense may not be met and may jeopardize the

⁵ <https://siteportal.calepa.ca.gov/nsite/map/help>



viability of this reporting process. Based on this lack of data, we cannot guarantee the findings of this report.

4.7 Purpose for Performing Phase I ESA

Derek Spalding (TTLC) indicated that the Phase I ESA was required for the purchase of the property which will be a residential development opportunity.

Orphan Sites

An orphan site can be described as a toxic waste area where the polluter could not be identified, or the polluter refused to take action or pay for the cleanup. It therefore is of great significance for due diligence review.

5.0 RECORDS EXAMINATION

In preparing this report, Petralogix has engaged the services of Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. EDR provided Petralogix with a list and profile of the recorded sites within the project study area that have been identified by regulatory agencies of significance.

EDR's report #6143418.2s is included as **Appendix D**. The date of the latest agency version of each database searched by EDR and the date EDR acquired the latest update are noted in the EDR report as part of the record for this Phase I ESA.

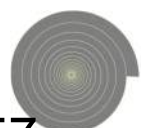
The EDR governmental database search included a list of "orphan sites." Orphan sites are locations which have a physical existence, but whose exact location is "fuzzy" and therefore, requires additional review to determine relevance to the site in question. These sites were not depicted on the EDR radius map of identified sites. One "orphan site" was identified by EDR. The relevance of this site is evaluated in section 5.3.3 below.

5.1 Standard Environmental Records

A variety of standard environmental record sources have been reviewed based on the data provided by EDR in order to complete this report. Information on what sources were reviewed and search distances associated with those sources is listed in table form in **Appendix C**.

5.2 Supplementary Environmental Records

In addition to the standard environmental record sources, additional environmental record sources have been reviewed as well. Those sources are listed on the last page of **Appendix C**.



5.3 Environmental Record Discoveries

5.3.1 Subject Property

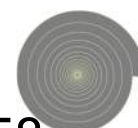
The subject property is not listed in any of the databases searched by EDR, however, it should be noted that a Historic Underground Storage Tank (HIST UST) is reported under the name 'Asano Farms Incorporated' and shown on the EDR map as less than one-eighth of a mile south from the subject property. Furthermore, a comparison of a HIST UST permit⁶ obtained from an online Geotracker site indicates the same mailing address (P.O. Box 56, French Camp, CA 95231) for the HIST UST as the subject property's current owner representative, Bob Asano, as reported in the San Joaquin County Agricultural Commissioner's Office permits (Section 8.2.7). The HIST UST is discussed further below, in section 5.3.2.

5.3.2 Surrounding Sites

Surrounding sites and were listed on some of the databases searched via EDR and are discussed in the following table.

Facility Name	Location (miles)	Source	Comments
Asano Farms, Inc. 1075 W Wolfe Road	<1/8-mile SW Cross-gradient	HIST UST	A 500-gallon underground storage tank containing regular unleaded gasoline is reported installed in 1949. This UST per the database is reportedly not located on the site, however, the business name is associated with the current owners of the subject property ("Asano") and the mailing address on the Geotracker HIST UST permit matches the mailing address for the owner representatives (Bob Asano) on the San Joaquin County Agricultural Commissioner's Office pesticide permits. In addition, based on the site reconnaissance visit, there is a gasoline dispenser with underground piping to an aboveground storage tank. Based on the gasoline dispenser observed, the subject property owner representative records indicating the same mailing address for permits, and the close distance of the HIST UST on the EDR radius map, the HIST UST is considered an environmental concern for the site.
Jorge Arnoldo Moz 4806 Moraga Lane	~460 ft ESE Up-gradient	RCRA- NonGen/NLR	This location is a transporter of hazardous waste, non-generator that presently does not generate hazardous waste. No violations found. This does not constitute a REC to the site.
Garcia Trucking 2534 Napoli Court	~560 ft NNW Down-gradient	RCRA- NonGen/NLR	This location is a transporter of hazardous waste, non-generator that presently does not generate hazardous waste. No violations found. This does not constitute a REC to the site.

⁶ <https://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002F9AD.pdf>



5.3.3 Orphan Sites

EDR identified one “orphan site”. The site, Manthey Road Phase II, is reported as located on Henry Long Boulevard and French Camp Road, which could not be located. The database for the site is listed as NPDES. The listing does not appear to constitute a REC to the subject property at this time.

6.0 HISTORICAL USE DATA

6.1 Historical Aerial Photographs & Topographic Maps

Aerial photographs and topographic maps of the subject property provided by EDR were reviewed as part of this investigation:

Aerial Photograph Description Table

Date	Photo Description
1937 1940	The subject property is primarily agricultural land (row crops) with the northwest portion occupied by a driveway leading to at least seven structures. The northwest portion has several large trees. The surrounding properties are agricultural land.
1957	The subject property is primarily agricultural land, with approximately one-quarter of the western portion being utilized for orchard farming and the rest of the parcel east appears to be row crops. There are three buildings no longer present, each demolished building appears to be located north west of the main driveway. The adjacent parcels and general vicinity remain agricultural.
1963	The subject property and vicinity appear similar to the previous photo, with the addition of a structure visible in the far northwest corner of the subject property (total of four structures visible). The general vicinity appears similar to previous years.
1968 1975	The subject property and vicinity appear similar to the previous photo, with the addition of a structure visible in the far northwest corner of the subject property and a small building added east of the large southernmost structure (total of six structures visible). The general vicinity appears similar to previous years.
1982	The subject property and vicinity appear similar to the previous photo, with the addition of three small new structures visible in the far northwest boundary of the subject property (total of nine structures visible). The general vicinity appears similar to previous years.
1993	The subject property and vicinity appear similar to the previous photo.
2006	The subject property and vicinity appear similar to the previous photo. The subject parcel remains residential agricultural with the adjacent parcels north, south, and east developed into tract homes.
2009	The subject property and vicinity appear similar to the previous photo, with the exception of one additional small shed/outbuilding visible in the northeast. The general vicinity is similar to the previous photo.



2012 2016	The subject property and vicinity appear similar to the previous photo, with the exception of one additional small outbuilding observed along the northwest boundary (total of ten structures visible).
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Topographic Maps

Date	Scale	Quadrangle	Map Description
1913	1:24,000	Stockton	The subject property is undeveloped. The San Joaquin river is adjacent west. The generally vicinity is undeveloped east of the San Joaquin river with minimal residential housing west.
1952	1:24,000	Stockton West	The subject property remains undeveloped, similar to the previous map. Adjacent east to the site is a transmission line that trends northeast.
1968	1:24,000	Stockton West	The subject property has an orchard depicted on approximately one-quarter of the furthest west portion; there is also a structure depicted in the northwest corner. The general vicinity appears similar with the exception of claypits depicted northwest and southwest about one-quarter mile. A pump station is depicted south of the site off of San Joaquin river.
1976	1:24,000	Stockton West	The subject property and adjacent properties remain similar to previous topo (1968).
1987	1:24,000	Stockton West	The subject property is similar to the previous map, with the exception of one additional building depicted in the northwest corner. The general vicinity appears similar to previous topo.
2012	1:24,000	Stockton West	The subject property remains undeveloped, no structures are indicated on the topo. Adjoining property north, south, and east are now a part of a major residential subdivision. The general vicinity is further developed.

Based on the historical aerial photographs and topographic maps, the subject property was undeveloped land from at least 1913 to 1937; aerial photographs indicate the subject property was agricultural land from at least 1937 until 2016, with at least 7 structures in 1937. The aerial photographs indicate there were three buildings demolished sometime prior to the 1957 aerial photograph, followed by structures (up to 10) added throughout the years, with some occupying the former structure footprint locations. Surrounding properties were agricultural use until residential



tract homes were constructed adjacent north, east, and south of the site in the mid-2000s. The historic agricultural use is an environmental concern for the site. The three structures observed in 1937 and 1940 which were demolished by 1957 represent an environmental concern for the site, however, there are presently structures located in the previously historic demolished areas (north-northwest of main dirt driveway). The historic underground storage tank which is reported by EDR as located within one-eighth of a mile of the site is likely misreported and associated with the subject property; there are no records of UST removal/closure reported. The historic UST is considered a REC.

6.2 Sanborn Insurance Company Maps

An attempt was made by EDR to obtain Sanborn Insurance Company maps for the period covering the years 1860 through the present in order to determine what types of activities were conducted on the subject property and on adjoining properties. No Sanborn maps were found.

6.3 Local Street Directories

Haines Criss-Cross Directory and Cole Information Services⁷ for Roseville were reviewed, including issues dated approximately every five years from 1906 through 2017. The target property was not listed. Nothing material to RECs were identified.

City Directory listings are included in **Appendix E**.

7.0 SITE RECONNAISSANCE

A visual reconnaissance of the subject property was conducted on August 6, 2020, and again on May 3, 2021 by Tonya Scheftner. A site map and photographs of the subject property are attached to this report in **Appendices A and B**.

7.1 Procedure and Restrictive Conditions

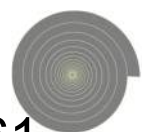
The periphery of the subject property and common areas of the on-site structures were inspected, with the exception of the two large barns and old bath house which were accessed during the site reconnaissance.

7.2 Petralogix Site Visit Worksheet

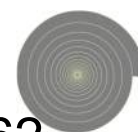
Observations made during the site visit are summarized in the following table:

Site Visit Observations	
Subject Property	
	Describe the current use of the Residential agriculture property.

⁷ Provided by EDR.

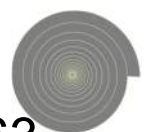


Site Visit Observations	
Describe evidence of historic uses on the property.	Abandoned residential structures.
Is there a Potable Water Source?	Private - Domestic well. One closed/capped well observed near current domestic well location (near main residence).
Is there a Sewage Disposal Source?	Private - A septic system was reported for the occupied single-family residence, but no evidence was observed. A septic system was reported for the trailer/mobile home in the northwest corner but not observed.
Are there any onsite odors?	None observed.
Are there any pools of Liquid?	None observed.
Are there any electric or hydraulic equipment likely to contain PCBs?	Two pole-mounted transformers were observed on-site. No staining was observed.
Are there any storage tanks located onsite?	Two 250-gallon above-ground storage tanks (ASTs) were observed adjacent to the eastern wall of barn, one 250-gallon AST was observed adjacent east of the woodshed, and one 500-gallon AST was observed in-between the two shops located near the main house; the 500-gallon AST appears to have piping that attaches to a gasoline dispenser located nearby. The 250-gallon ASTs have dispensers attached but sounded empty. Slight soil staining was observed near the ASTs; however, no odor was observed. An old gas tank for a vehicle was observed stacked on a pallet north of the barn among debris; the gas tank sounded empty, and no stained soil or odor was observed.
Are there any drums or other containers located onsite?	Four empty 55-gallon drums observed north of metal shop building; drums were non-labeled, no odors observed. One 55-gallon drum with a lid and dispenser nozzle that appears to have petroleum products was observed north of the barn near the northwest portion of the site. Three 5-gallon containers observed on the soil west of the woodshed, one labeled DOW. Numerous small containers of products observed in shop and barn observed; no spills observed, and shops/sheds/barns appear to have thick concrete slabs.
Observations - Structure Interior	
Are there any heating/cooling system?	None observed.
Are there any stains or corrosion?	None observed.
Are there any sumps or drains?	None observed.



Site Visit Observations	
Observations - Exterior	
Are there any Ponds, Lagoons, and/or Pits?	None observed.
Is there any stained soil or pavement visible onsite?	Slightly stained soil was observed near the three 250-gallon ASTs, and the west side of the small woodshed located along the northwestern boundary.
Was there any solid waste storage or deposition onsite?	Debris and several full trash bags were observed along the northern border of the agricultural field. A burn pile stacked high with walnut tree branches was observed. Debris and piles of garbage observed north of the barn near gas tank. The site has piles of wood, metal, pipes, wire, pallets, and out of use farm equipment stored throughout the site near structures and in the field.
Any noticeable wastewater discharge?	None observed
Are there any wells or septic systems visible onsite?	No septic system infrastructure observed. One domestic well observed near occupied single-family residence, with what appeared to be a "closed" well near the current well.
Observations - Vicinity Area	
Describe the topography of property and vicinity.	The subject property and vicinity are relatively flat. The subject property is adjacent a levee west followed by the San Joaquin river.
Describe the current use of adjoining properties.	To the north is residential housing and Henry Long Boulevard followed by Komure Elementary School. To the west is a levee followed by San Joaquin River. East of the subject property is a paved walking trail with transmission lines followed by residential housing.
Is there any evidence of past uses?	None observed.
Describe the current land uses in area.	Residential.
Describe any evidence of past uses.	None observed.

Based on the site reconnaissance, the observed three 250-gallon and one 500-gallon above-ground storage tanks are considered a REC to the site; the underground piping and gas pump serviced in the past by the 500-gallon AST is considered a REC to the site. The 55-gallon drums and 5-gallon pesticide containers with undistinguishable labeling located north of the barn and shed structures are an environmental concern for the site, although it should be noted on the May 3, 2021 site reconnaissance the majority of the drums were removed. The burn pile observed in the agricultural field is an environmental concern for the site. The debris and piles of bagged garbage adjacent the northern boundary of the site is considered *de minimis*.



8.0 INTERVIEWS

8.1 Interview with Owner / Site Manager and Key Individuals

Mr. Bob Asano, owner representative, was provided an owner questionnaire regarding current and historical use of the subject property, however, the owner questionnaire was not provided. Mr. Asano stated during the May 3, 2021 site reconnaissance visit that his attorney advised him not to return the owner questionnaire. This is considered a significant data gap. Due to this data gap, additional site investigations may be warranted to verify field conditions. Without an owner's questionnaire the requirements under ASTM-1527 and the Innocent Landowner's Defense may not be met and may jeopardize the viability of this reporting process. Based on this lack of data, we cannot guarantee the findings of this report.

Mr. Bob Asano, owner representative, was interviewed by Tonya Scheftner on the site reconnaissance visits conducted on August 6, 2020, and again on May 3, 2021. Mr. Asano is not aware of any pending, threatened or past litigation or violations relevant to hazardous substance or petroleum products. Mr. Asano was not aware of any former underground storage tank but did point out the 500-gallon aboveground storage tank connected to the gasoline dispenser, which he said has not been in operation for decades to the best of his knowledge. Mr. Asano confirmed the ASTs were filled with petroleum products at some point, however, the ASTs were not in operation for an unknown number of years.

8.2 Interviews with Local Government Offices

8.2.1 San Joaquin County Environmental Health Department

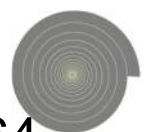
The San Joaquin County Environmental Health Department was contacted to determine whether any records were on file at that agency material to RECs in connection with the subject property. According to Teresa Haywood of that agency, the San Joaquin County EHD is the lead agency for storage tanks and hazardous materials for the site and there are no files on record for this location.

8.2.2 City of Stockton Fire Department

The City of Stockton Fire Department was contacted to via voice mail to determine whether any records were on file at that agency material to RECs in connection with the subject property. No response has been received to date. The San Joaquin County EHD confirmed they are the lead agency for storage tanks and hazardous materials for the site.

8.2.3 City of Stockton Building Inspection

EDR performed a search of building department records for the subject property addresses (4849 Carolyn Weston Boulevard) and adjoining sites on behalf of Petralogix on August 3, 2020. EDR identified two permits for the subject property and several for the neighboring properties with the City of Stockton Building Inspection. The two identified permits are discussed below. Building permits are included in **Appendix E**.



Date	Permit Number	Description
4849 Carolyn Weston Boulevard		
7/18/2003	0300005678	ADD, ALT, & REPAIRS-RESIDENTIAL
8/27/2002	0200005960	ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL

Nothing material to RECs were identified in building records. Permits were additionally identified for surrounding properties; however, nothing material to RECs were found.

8.2.4 City of Stockton Community Development Department

The City of Stockton Community Development Department was contacted via voicemail on August 5, 2020, to determine whether any records were on file at that agency material to RECs in connection with the subject property. No response has been received to date. EDR provided a building permit search, with two building permits on file reported through the Community Development Department. One permit is described as an addition, alteration, or repair on July 18, 2003; the second survey is described as an electrical, plumbing, or mechanical permit for a residence. Nothing material to RECs were identified.

8.2.5 San Joaquin County Assessor's Office

Petralogix submitted a search of property records for the subject property address of 4849 Carolyn Weston Boulevard in Stockton, San Joaquin County, California (APNs: 166-030-050, -330), available at the San Joaquin County Assessor's Office. No response was received.

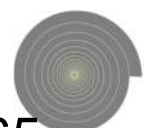
8.2.6 San Joaquin Valley Air Pollution Control District

The San Joaquin Valley Air Pollution Control District was contacted to determine whether any records were on file at that agency material to RECs in connection with the subject property. Teresa Haywood, Senior Office Assistant, responded via email on August 4, 2020 and indicated a search of the District's databases returned no records on file for this location.

8.2.7 San Joaquin County Office of Agricultural Commissioner

The San Joaquin County Office of Agricultural Commissioner was contacted to determine whether any records were on file at that agency material to RECs in connection with the subject property. The representative, Hiromi Hernandez, indicated that permits are kept for five years. The parcel that encompasses the subject property is located in San Joaquin County District #1 – Sections M01N06E28 and M01N06E29. According to records provided by the Agricultural Commissioner, there is a Restricted Materials Permit No. 39-19-3900015 for the subject property. The pesticides/pest list indicated in the permits for walnut, wheat, and include the following:

- 2,4-D for weeds;
- MCPA for broadleaf weeds; and
- Non-permit AG Prod for all pests.



Conditional use permit conditions for the pesticides include restricted materials near schools where no applications of restricted materials shall be made by air or ground within 660 feet of a school in session, or when a school sponsored event is in progress. San Joaquin County Agricultural Commissioner permits are included in **Appendix E**.

9.0 MOLD ASSESSMENT SCREENING

No obvious signs of mold were seen during our limited site visit. We are not certified mold experts. If the bank is concerned with the possibility of mold, a survey is applicable. However, mold inspection is not a required part of a Phase I ESA evaluation under the ASTM Standard.

10.0 LEAD SCREENING EVALUATION

The on-site structures were built prior the effect ban of lead paints and products. In addition, three demolished structures observed in 1937 and 1940 historic aerial photographs were demolished by at least 1957, with current structures located within the same footprints. The potential for lead-based paints located in/on the site structures is considered high. In addition, the potential for lead-based byproducts in the soil from demolished structures is considered high. We are not certified lead experts and lead inspection is not a required part of a Phase I ESA evaluation under the ASTM Standard.

11.0 ASBESTOS SCREENING EVALUATION

The on-site structures were built prior the effect ban of most asbestos containing building materials. In addition, three demolished structures observed in 1937 and 1940 historic aerial photographs were demolished by at least 1957, with current structures located within the same footprints. Therefore, the potential for asbestos containing building material located in/on the site structures and in the soil from demolished structures is considered high. We are not certified asbestos experts and asbestos inspection is not a required part of a Phase I ESA evaluation under the ASTM Standard.

12.0 RADON GAS ASSESSMENT

Radon gas emissions from the natural breakdown of elements in soil is a concern in many areas around the country. In particular, Radon gas can buildup in confined spaces such as tunnels and basements. A survey of the subject property was not conducted, but a review based on government data was performed. The area in question is listed on the US EPA Radon Check Map as having 6 local tests having been historically performed. All of those tests were <4.0pCi/L, indicating low potential for Radon. Based on this low potential, Radon is not a significant concern for the subject property.

13.0 VEC & VAPOR INTRUSION SCREENING

The EDR VEC App was used by our firm to perform a Tier 1 Screening for Vapor. This App provides integrated data, analytical tools, and professional reporting searches to help review available environmental records (**Appendix D**). Based on our review, the subject property has a moderate potential for vapor intrusion/encroachment risk related to the potential underground storage tank and shallow depth to groundwater that may have the potential to cause vapor intrusion/encorachment risk.

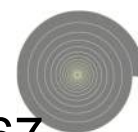


14.0 DISCOVERIES & FINDINGS

- The site consists of one single-family residence, a large maintenance/storage shop, a large barn/storage building, a medium sized shop/metal shed, a small bath house, three abandoned houses (including a single-wide trailer), and three small outbuildings/storage sheds. The overall parcel is approximately 44.2 acres in size. The site is unpaved and occupied by buildings or farmland.
- The subject property is not listed in any of the databases searched by EDR, however, there is a HIST UST database located less than one-eighth mile from the site with a reported 500-gallon underground storage tank reported installed in 1949 with the business name of Asano Farms, Inc. Based on the site reconnaissance visit indicating a fuel dispensing station onsite, it is likely the historic UST location was misreported on EDR.
- Based on the historical aerial photographs and topographic maps, the subject property was undeveloped land from at least 1913 to 1937; aerial photographs indicate the subject property was agricultural land from at least 1937 until 2016.
- The historic aerial photographs indicate there were three buildings demolished sometime prior to the 1957 aerial photograph, followed by structures (up to 10) added throughout the years, with some occupying the former structure footprint locations.
- Based on the site reconnaissance, there are three 250-gallon above-ground storage tanks and one 500-gallon above-ground storage tank which reportedly has underground piping that leads to a no longer in service gas pump dispenser.
- Based on the site reconnaissance, there are numerous 55-gallon and 5-gallon containers that may have contained pesticides or petroleum products which were stored outside on bare soil.
- There is a burn pile located in the agricultural field.
- Debris and piles of bagged garbage adjacent to northern boundary.
- San Joaquin County Agricultural Commissioner records indicate regulated pesticides are used for wheat and walnut agriculture during the past 5 years.
- The on-site structures were built prior the effect ban of asbestos containing building materials and lead paints and products. In addition, there are three structures present in 1937 and demolished by 1957 that share the footprint with current standing structures.

15.0 PROFESSIONAL OPINIONS

- The subject property is not listed in any of the databases searched by EDR, however, there is a HIST UST reported on the database located less than one-eighth mile from the site with a reported 500-gallon underground storage tank reportedly installed in 1949 with the business name of Asano Farms. The Historic UST permit mailing address matches other permits (such as the current pesticide permits reviewed) for the owner representative. The current or former presence of a Historic UST is considered an unknown for the site given the gas dispensing pump located on the subject property, and the matching farm name and mailing address for the permits and should be further investigated.
- Based on the historical aerial photographs and topographic maps, the subject property was undeveloped land from at least 1913 to 1937; aerial photographs indicate the subject property was agricultural land from at least 1937 until 2016. The historic agricultural practice is considered an environmental concern for the site due to the potential that now banned pesticides may have been applied that could remain in the soil.



- Based on the site reconnaissance, there are three 250-gallon above-ground storage tanks and one 500-gallon above-ground storage tank. The 500-gallon AST appears to have underground piping that leads to a no longer in service gas pump dispenser. The ASTs and underground piping are recognized environmental conditions.
- Based on the site reconnaissance, there are numerous 55-gallon and 5-gallon containers that are/were located on the soil which may have contained pesticides or petroleum products. The drums are considered an environmental concern for the site.
- There is a burn pile located in the agricultural field which is an environmental concern for the site. Chemical byproducts associated with burned material from burned wood or other unknown materials with potentially carcinogenic and toxic chemicals may be present.
- Debris and piles of bagged garbage adjacent to northern boundary, as well as various farm equipment and supplies located throughout the site are considered *de minimis*.
- San Joaquin County Agricultural Commissioner records indicate regulated pesticides are used for wheat and walnut agriculture during the past 5 years. The pesticide application has been under permit and is not considered a concern for the site.
- The historic aerial photographs indicate there were three buildings demolished sometime prior to the 1957 aerial photograph, followed by structures (up to 10) added throughout the years, with some occupying the former structure footprint locations. Many of the on-site structures were built prior the effect ban of asbestos containing building materials and lead paints and products. In addition, there are three structures present in the 1937 aerial photograph and demolished by 1957 aerial photograph that share the footprint with current standing structures. Therefore, the potential for lead-based paints and asbestos located in/on the site structures and within the soil is considered high. We are not experts in these areas of environmental review, and this is outside of the investigation requirements of ASTM 1527-13.

16.0 FINAL CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for 4849 Carolyn Weston Blvd., in Stockton, San Joaquin County, California (the subject property). Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has identified the recognized environmental conditions (RECs) in connection with the subject property:

- The site has been used as agriculture from at least 1937 to 2016. This land use was during a time that banned pesticides were available for use. Historical agriculture is a concern for the site.
- There are three 250-gallon above-ground storage tanks and one 500-gallon above-ground storage tank. The 500-gallon AST appears to have underground piping that leads to a no longer in service gas pump dispenser. The ASTs and underground piping are recognized environmental conditions.
- Records and site reconnaissance visit(s) indicate there may be a historic UST associated with the site with no record of removal or closure. The unknown historic UST and shallow depth to groundwater is considered a recognized environmental condition.
- Numerous 55-gallon and 5-gallon containers sitting on bare soil which may have contained petroleum and/or pesticides are a REC.
- Three former structures demolished prior to 1957 were observed in historic aerial photographs. The former onsite structures were built and demolished prior to the ban of



asbestos-containing building materials and lead paints and products and are considered an environmental concern for the site.

- The burn pile observed is an environmental concern for the site.

This assessment has identified the following *de minimis* conditions:

- Small amounts of trash and farm equipment observed.

17.0 RECOMMENDATIONS

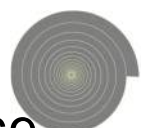
Further investigation should be performed to evaluate whether environmental media has been impacted from the observed burn pile, historic agricultural land use, historic demolished structures, above-ground storage tanks, potential underground storage tank, and the 55-gallon and 5-gallon drums with potential petroleum/pesticide products observed on unprotected soil.

18.0 SPECIFIC DEVIATIONS

No deviations have been taken from this standard.

19.0 ADDITIONAL SERVICES

No additional services were provided.



20.0 QUALIFICATIONS OF PETRALOGIX ENVIRONMENTAL PROFESSIONALS

Daniel Kramer, PG, CEG, PGp

Professional Experience:

Neil O. Anderson and Associates	2003 – 2005
Kleinfelder, Inc.	2005 – 2006
Neil O. Anderson and Associates	2006 – 2014
Petralogix Engineering, Inc.	2014 – Present

Education:

B.S., Geology, University of the Pacific, Galt, CA

Registrations:

California Professional Geologist, PG-8657
 California Certified Engineering Geologist, CEG-2588
 California Professional Geophysicist, PGp-1078
 Oregon Registered Geologist, E2334

Professional Memberships:

Association of Engineering Geologist (AEG)
 American Society of Civil Engineers (ASCE)

Tonya Scheftner, Project Geologist

Professional Experience:

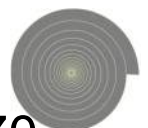
Neil O. Anderson & Associates	2014 – 2015
Petralogix Engineering, Inc.	2015 – Present

Education:

B.S., Geology, California State University-Stanislaus, Turlock, CA

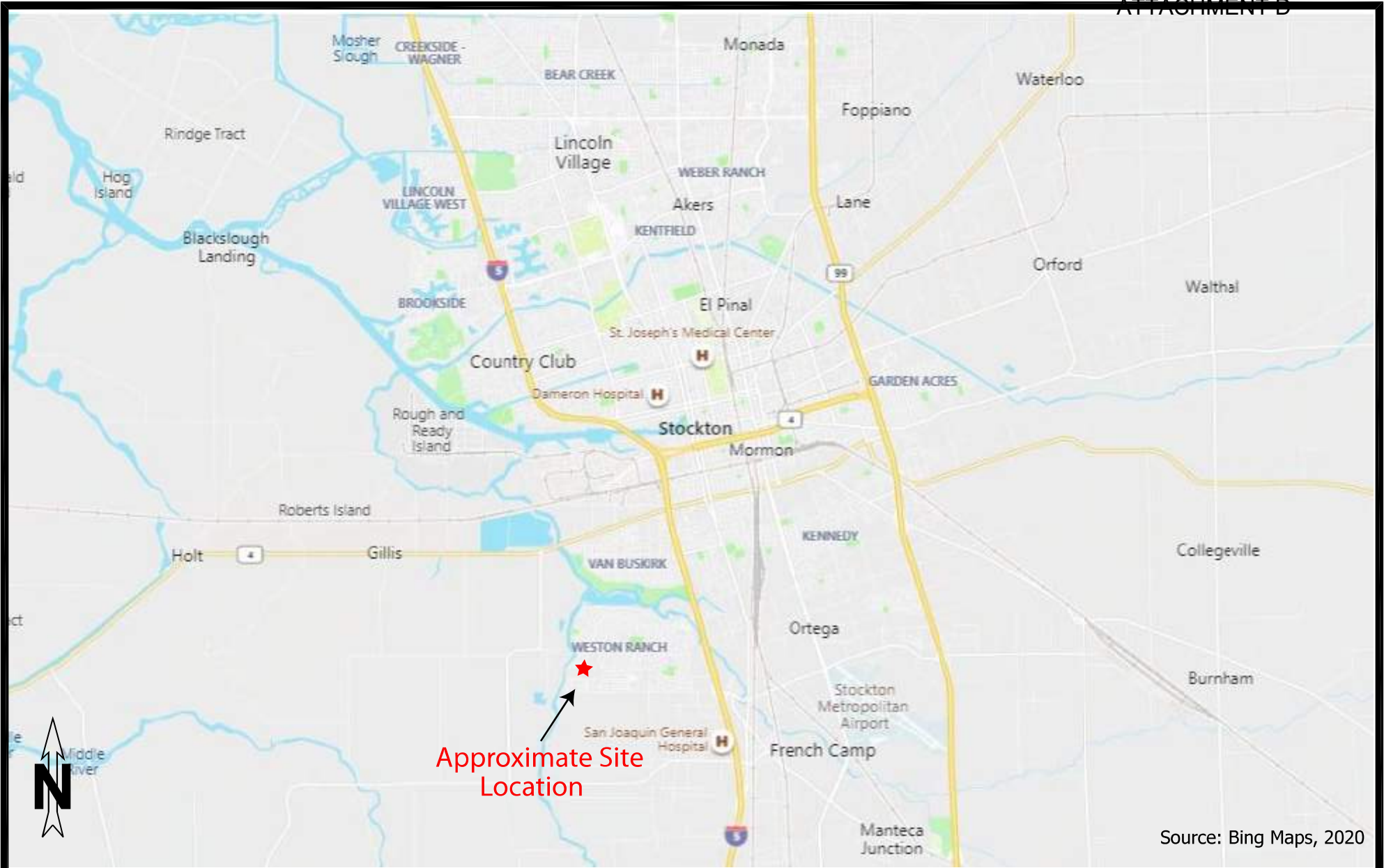
Certification:

Geologist-In-Training, GIT-685





APPENDIX A



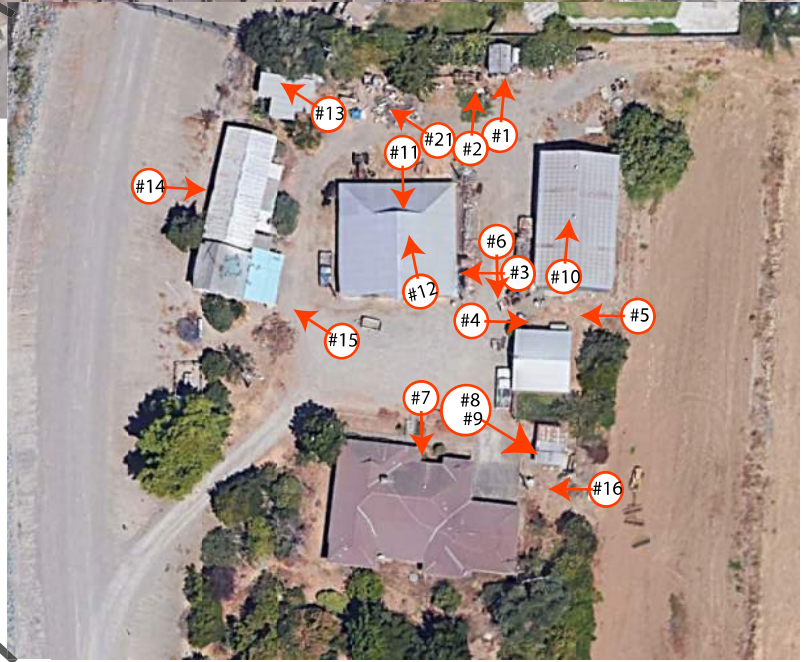
Approximate Site Location

Source: Bing Maps, 2020



Vicinity Map
 4849 Carolyn Weston Blvd.
 Stockton, CA 95206

DATE: **May 2021**
 JOB NUMBER: **2020-00065**
 SCALE: Not to Scale
 DRAWN BY: TS
 CHECKED BY: DK
 PLATE: 1



LEGEND

- - - Approximate Site Boundary
- → Photo No. and General Direction
- ★ Transformer



Site Map

4849 Carolyn Weston Blvd.
Stockton, CA 95206

DATE: May 2021
 JOB NUMBER: 2020-00065
 SCALE: Not to Scale
 DRAWN BY: TS
 CHECKED BY: DK
 PLATE: 2



APPENDIX B



Figure 1 – View of AST and shed facing north.



Figure 2 – Side view of shed with one labeled DOW.



Figure 3 – View of two ASTs adjacent barn.



Figure 4 – View of aboveground storage tank with underground piping to gas dispenser.



Figure 5 – View of AST and gas dispenser.



Figure 6 – View of shop looking south, with residential garage in background.



Figure 7 – View of residence, facing south.



Figure 8 – View old bath house, facing east.



Figure 9 – Inside view of bath house.



Figure 10 – View of inside of shop.



Figure 11 – View of barn facing south.



Figure 12 – View of inside of barn.



Figure 13 – View of abandoned trailer structures in the northwest corner of site.



Figure 14 – View abandoned “barracks” structure.



Figure 15 – View of abandoned house structure facing northwest.



Figure 16 – View of domestic well near residential structure.



Figure 17 – View of transformers adjacent north near levy.



Figure 18 – View of northwest boundary of site, looking north.



Figure 19 – View of western boundary facing south.



Figure 20 – View of river inlet piping (pump station?) facing west.



Figure 21 – View of car parts near sheds.



Figure 22 – View southern boundary of site facing west.



Figure 23 – View of empty AST and farm equipment facing south.



Figure 24 – View of abandoned farm equipment in field.



Figure 25 – View of AG field and northern boundary of site.



Figure 26 – View southern border of the site facing west.



Figure 27 – View of eastern boundary facing north.



Figure 28 – View of a de minimis garbage pile on the northern boundary.



Figure 29 – View of northern boundary looking east.



Figure 30 – View of what burn pile.



APPENDIX C

Databases Searches and Standard Distances Reviewed

Search Radius	Database Reviewed (EDR)
1 mile	<p align="center">National Priority List (NPL)</p> <p>Source: U.S. Environmental Protection Agency (US EPA). The NPL database is a subset of CERCLIS (see below). It identifies sites for priority cleanup under Superfund Programs. NPL sites may encompass relatively large areas, thus the larger search radius.</p>
0.5 mile	<p align="center">Delisted NPL List</p> <p>Source: US EPA. The Delisted NPL database includes sites which have been deleted from the NPL due to a no further response being needed. The EPA uses the criteria of the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) to select sites for deletion. Generally this is based on cleanup action.</p>
0.5 mile	<p align="center">Comprehensive Environmental Response Compensation and Liability Information System List (CERCLIS)</p> <p>Source: US EPA. The CERCLIS database contains information on potentially hazardous waste sites that have been reported to the US EPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are included, proposed for inclusion, or in the screening phase for possible inclusion in the NPL.</p>
0.5 mile	<p align="center">CERCLIS "No Further Remedial Action Planned" (NFRAP)</p> <p>Source: US EPA. The CERC-NFRAP database contains information on sites designated "No Further Remedial Action Planned" which have been removed from the CERCLIS database. NFRAP sites may be sites where no contamination was found following an initial investigation, where remedial action has been completed, or where the contamination was not serious enough to require Federal Superfund action or NPL consideration.</p>
1 mile	<p align="center">Corrective Action Report (CORRACTS)</p> <p>Source: US EPA. CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.</p>
0.5 mile	<p align="center">Resource Conservation and Recovery Act "Treatment, Storage, and Disposal Facilities" (RCRA-TSDF)</p> <p>Source: US EPA. The RCRA-TSDF database contains basic information on facilities that treat, store, or dispose of hazardous waste as defined by RCRA. This list is contained within the RCRAInfo database.</p>
property and adjoining	<p align="center">RCRA Large Quantity Generators (LQG) and Small Quantity Generators (SQG)</p> <p>Source: US EPA. These lists are contained within the RCRAInfo database. Each site is categorized as one of the following:</p> <p>RCRA-LQG: Facilities that generate more than 1000 kg per month of <u>non-acute</u> hazardous waste, or more than 1 kg per month of acutely hazardous waste.</p> <p>RCRA-SQG: Facilities that generate between 100 kg and 1000 kg per month of <u>non-acute</u> hazardous waste.</p>

Databases Searches and Standard Distances Reviewed

Search Radius	Database Reviewed (EDR)
property only	<p align="center">Engineering Controls Sites List (US ENG CONTROLS)</p> <p>Source: US EPA. The US ENG CONTROLS database is a list 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 affect human health.</p>
property only	<p align="center">Sites with Institutional Controls (US INST CONTROL)</p> <p>Source: US EPA. The US INST CONTROL database lists sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation case requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.</p>
property only	<p align="center">Federal Emergency Response Notification System (ERNS)</p> <p>Source: U.S. Coast Guard, National Response Center. ERNS database contains information on the reported releases of oil and hazardous substances.</p>
1 mile	<p align="center">ENVIROSTOR</p> <p>Source: California EPA Department of Toxic Substances Control (DTSC). The ENVIROSTOR database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes NPL sites; State response sites including military facilities and State Superfund; Voluntary Cleanup sites; and school sites.</p>
1 mile	<p align="center">HIST CAL-SITES</p> <p>Source: DTSC. The CAL-SITES database contains potential or confirmed hazardous substance release properties. In 1996, the EPA reevaluated and reduced the number of sites in this database. Cal-Sites is no longer updated and has been replaced by ENVIROSTOR.</p>
0.5 mile	<p align="center">Spills, Leaks, Investigations, and Cleanups (SLIC)</p> <p>Source: State Water Resources Control Board (SWRCB). The SLIC list includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.</p>
0.5 mile	<p align="center">Solid Waste Information System SWF/LF (SWIS)</p> <p>Source: California Integrated Waste Management Board. The SWIS database contains 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 2004 criteria for solid waste landfills or disposal sites.</p>
0.5 mile	<p align="center">Geotracker's Leaking Underground Fuel Tank Report (LUST)</p> <p>Source: SWRCB. The LUST database contains an inventory of reported leaking underground storage tank incidents.</p>

Databases Searches and Standard Distances Reviewed

Search Radius	Database Reviewed (EDR)
0.5 mile	<p>Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)</p> <p>Source: US EPA. The INDIAN LUST database records leaking underground storage tanks on Indian land in Arizona, California, New Mexico, and Nevada.</p>
property and adjoining	<p>Active UST Facilities (UST)</p> <p>Source: SWRCB. The UST list contains an inventory of active underground storage tank facilities gathered from local regulatory agencies.</p>
property and adjoining	<p>Facility Inventory Database (CA FID UST)</p> <p>Source: Cal EPA. The CA FID UST database is a historical listing of active and inactive underground storage tank locations.</p>
property and adjoining	<p>Hazardous Substance Storage Container Database (HIST UST)</p> <p>Source: SWRCB. The HIST UST database is a historical listing of underground storage tanks.</p>
property and adjoining	<p>Underground Storage Tanks on Indian Land (INDIAN UST)</p> <p>Source: US EPA Region 9. The Indian UST database contains an inventory of underground storage tanks on Indian land.</p>
property only	<p>Deed Restriction Listing (DEED)</p> <p>Source: DTSC. The DEED database contains an inventory of Site Mitigation and Brownfields Reuse Program (SMBRP) facility sites with deed restrictions and Hazardous Waste Management Program (HWMP) facility sites with deed or land use restrictions. The SMBRP list includes active deed restrictions and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The HWMP list includes current or former hazardous waste facilities that have a recorded land use restriction at the local County recorder's office.</p>
0.5 mile	<p>Voluntary Cleanup Program Properties (VCP)</p> <p>Source: DTSC. The VCP database contains an inventory of low threat properties with either confirmed or unconfirmed releases in which the project proponents have requested that DTSC oversee investigation and/or cleanup activities.</p>
1 mile	<p>US Brownfields</p> <p>Source: US EPA. The US Brownfields database includes properties listed as Cooperative Agreement Recipients and properties addressed by Targeted Brownfields Assessments (TBA). EPA's TBA program is designed to help states, tribes, and municipalities minimize the uncertainties of contamination often associated with brownfields. States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the US EPA.</p>

Databases Searches and Standard Distances Reviewed

Search Radius	Database Reviewed (EDR)
0.5 mile	SLIC REG 5 Source: California Regional Water Quality Control Board Central Valley Region (5). The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.
0.5 mile	Leaking Underground Storage Tanks (LUST) REG 5 Source: California Regional Water Quality Control Board Central Valley Region (5). The LUST database contains an inventory of reported leaking underground storage tank incidents.



APPENDIX D

Asano - Stockton

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.2s
August 03, 2020

The EDR Radius Map™ Report with GeoCheck®



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

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

COORDINATES

Latitude (North):	37.9012210 - 37° 54' 4.39"
Longitude (West):	121.3208020 - 121° 19' 14.88"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	647635.6
UTM Y (Meters):	4195979.0
Elevation:	8 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640424 STOCKTON WEST, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140628
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	ASANO FARMS INC	1075 W WOLFE RD	HIST UST	Higher	366, 0.069, SW
2	JORGE ARNOLDO MOZ	4806 MORAGA LN	RCRA NonGen / NLR	Higher	385, 0.073, ESE
3	GARCIA TRUCKING	2534 NAPOLI CT	RCRA NonGen / NLR	Higher	600, 0.114, NNW

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-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
 US INST CONTROLS..... Institutional Controls Sites List

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

LUST..... Geotracker's Leaking Underground Fuel Tank Report
 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
 UST..... Active UST Facilities
 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
 DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI..... Open Dump Inventory
 IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
 HIST Cal-Sites..... Historical Calsites Database
 SCH..... School Property Evaluation Program
 CDL..... Clandestine Drug Labs
 Toxic Pits..... Toxic Pits Cleanup Act Sites
 CERS HAZ WASTE..... CERS HAZ WASTE
 US CDL..... National Clandestine Laboratory Register
 PFAS..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing
 CERS TANKS..... California Environmental Reporting System (CERS) Tanks
 CA FID UST..... Facility Inventory Database

Local Land Records

LIENS..... Environmental Liens Listing
 LIENS 2..... CERCLA Lien Information
 DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
 CHMIRS..... California Hazardous Material Incident Report System
 LDS..... Land Disposal Sites Listing
 MCS..... Military Cleanup Sites Listing
 SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
 DOD..... Department of Defense Sites
 SCR DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
 US FIN ASSUR..... Financial Assurance Information
 EPA WATCH LIST..... EPA WATCH LIST
 2020 COR ACTION..... 2020 Corrective Action Program List
 TSCA..... Toxic Substances Control Act
 TRIS..... Toxic Chemical Release Inventory System
 SSTS..... Section 7 Tracking Systems
 ROD..... Records Of Decision
 RMP..... Risk Management Plans
 RAATS..... RCRA Administrative Action Tracking System
 PRP..... Potentially Responsible Parties
 PADS..... PCB Activity Database System
 ICIS..... Integrated Compliance Information System
 FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 MLTS..... Material Licensing Tracking System
 COAL ASH DOE..... Steam-Electric Plant Operation Data

EXECUTIVE SUMMARY

COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
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
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
HWTS.....	Hazardous Waste Tracking System
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR Hist Auto..... EDR Exclusive Historical Auto Stations
 EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
 RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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>
ASANO FARMS INC Facility Id: 00000027381	1075 W WOLFE RD	SW 0 - 1/8 (0.069 mi.)	1	9

Other Ascertainable Records

RCRA NonGen / NLR: 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.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/23/2020 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JORGE ARNOLDO MOZ	4806 MORAGA LN	ESE 0 - 1/8 (0.073 mi.)	2	9

EXECUTIVE SUMMARY

EPA ID:: CAR000189860
GARCIA TRUCKING
EPA ID:: CAR000182733

2534 NAPOLI CT

NNW 0 - 1/8 (0.114 mi.)

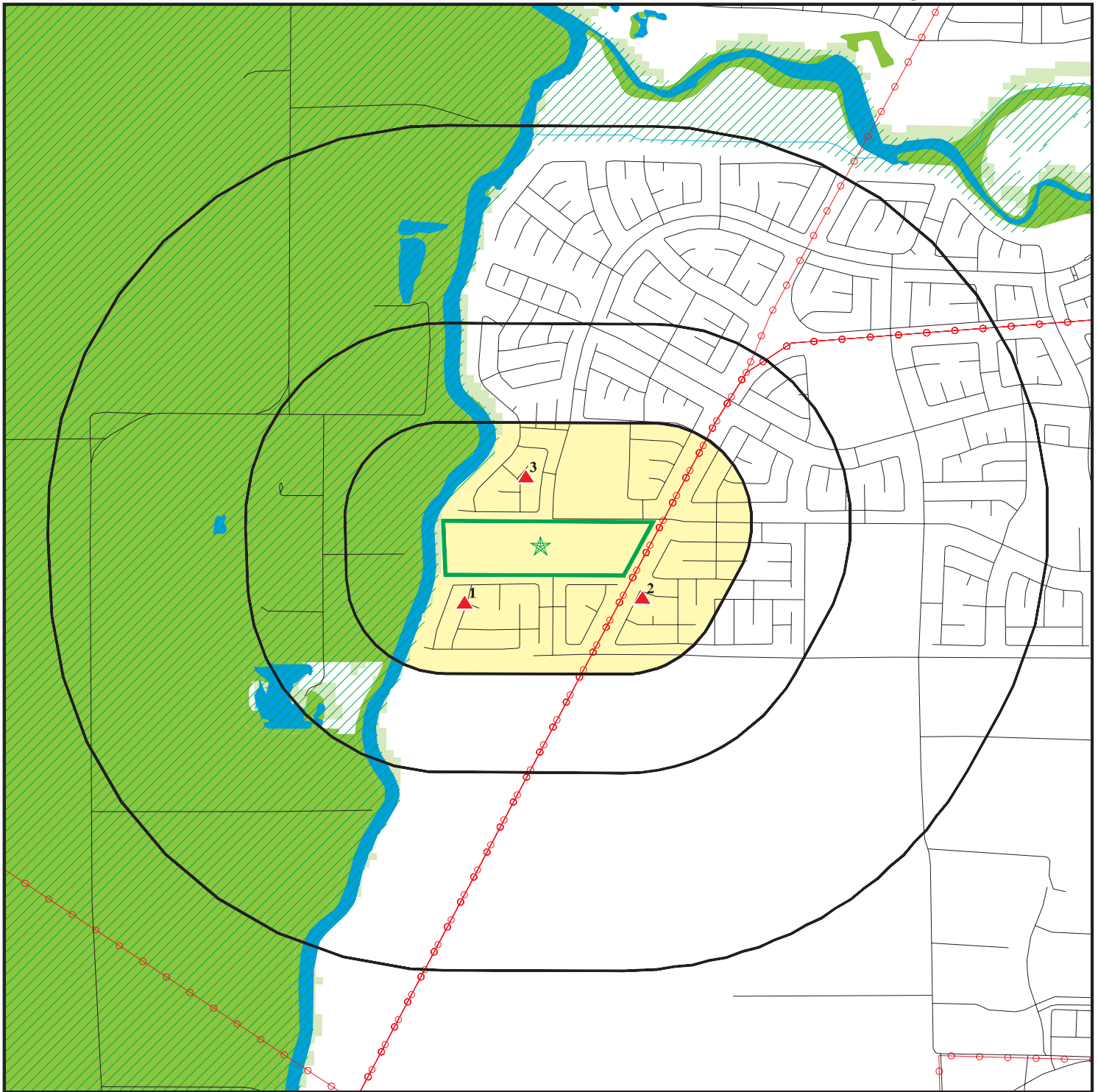
3

10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

<u>Site Name</u>	<u>Database(s)</u>
STOCKTON MANTHEY RD PHASE 2	NPDES



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Areas of Concern

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

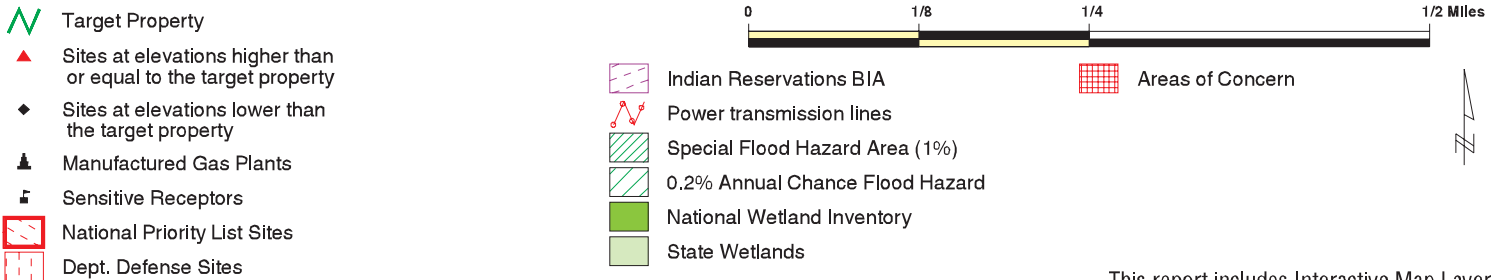


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON CA 95206
 LAT/LONG: 37.901221 / 121.320802

CLIENT: Petralogix
 CONTACT: Tonya Scheftner
 INQUIRY #: 6143418.2s
 DATE: August 03, 2020 7:27 pm

407



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: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON CA 95206
 LAT/LONG: 37.901221 / 121.320802

CLIENT: Petralogix
 CONTACT: Tonya Scheftner
 INQUIRY #: 6143418.2s
 DATE: August 03, 2020 7:28 pm

408

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	1.000		0	0	0	0	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-VSQG	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 CONTROLS	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 RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	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		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
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		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
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
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
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
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		1	0	NR	NR	NR	1
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	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
LIENS 2	0.001		0	NR	NR	NR	NR	0
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		2	0	NR	NR	NR	2
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	1.000		0	0	0	0	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	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

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
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	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
UIC GEO	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
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	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
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	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	3	0	0	0	0	3
-------------	--	---	---	---	---	---	---	---

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

1
SW
< 1/8
0.069 mi.
366 ft.

ASANO FARMS INC
1075 W WOLFE RD
FRENCH CAMP, CA 95231

HIST UST **U001604052**
N/A

Relative:
Higher

HIST UST:

Actual:
8 ft.

Name: ASANO FARMS INC
Address: 1075 W WOLFE RD
City,State,Zip: FRENCH CAMP, CA 95231
File Number: 0002F9AD
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002F9AD.pdf>
Region: STATE
Facility ID: 00000027381
Facility Type: Other
Other Type: FARM
Contact Name: Not reported
Telephone: 2099824796
Owner Name: ASANO FARMS INC.
Owner Address: U075 W. WOLFE RD.
Owner City,St,Zip: FRENCH CAMP, CA 95231
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: 1949
Tank Capacity: 00000500
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

2
ESE
< 1/8
0.073 mi.
385 ft.

JORGE ARNOLDO MOZ
4806 MORAGA LN
STOCKTON, CA 95206

RCRA NonGen / NLR **1010562338**
CAR000189860

Relative:
Higher

RCRA NonGen / NLR:

Actual:
8 ft.

Date form received by agency: 2008-01-28 00:00:00.0
Facility name: JORGE ARNOLDO MOZ
Facility address: 4806 MORAGA LN
STOCKTON, CA 95206
EPA ID: CAR000189860
Contact: JORGE A MOZ
Contact address: 4806 MORAGA LN
STOCKTON, CA 95206
Contact country: US
Contact telephone: 209-983-0198
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: JORGE A MOZ
Owner/operator address: 4806 MORAGA LN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JORGE ARNOLDO MOZ (Continued)**1010562338**

STOCKTON, CA 95206
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2000-04-18 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: JORGE A MOZ
Owner/operator address: Not reported
Not reported

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2000-04-18 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

3
NNW
< 1/8
0.114 mi.
600 ft.

GARCIA TRUCKING
2534 NAPOLI CT
STOCKTON, CA 95206

RCRA NonGen / NLR 1010314156
CAR000182733

Relative:
Higher
Actual:
8 ft.

RCRA NonGen / NLR:
Date form received by agency: 2007-03-23 00:00:00.0
Facility name: GARCIA TRUCKING
Facility address: 2534 NAPOLI CT
STOCKTON, CA 95206
EPA ID: CAR000182733
Contact: FERNANDO G PRADO
Contact address: 2534 NAPOLI CT
STOCKTON, CA 95206

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

GARCIA TRUCKING (Continued)**1010314156**

Contact country: US
 Contact telephone: 650-451-8756
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: FERNANDO G PRADO
 Owner/operator address: 2534 NAPOLI CT
 STOCKTON, CA 95206
 Owner/operator country: US
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 2003-09-01 00:00:00.
 Owner/Op end date: Not reported

Owner/operator name: FERNANDO G PRADO
 Owner/operator address: Not reported
 Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: 2003-09-01 00:00:00.
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: Yes
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

Count: 1 records.

ORPHAN SUMMARY

ATTACHMENT D

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
STOCKTON	S126216790	STOCKTON MANTHEY RD PHASE 2	HENRY LONG BLVD AND FRENCH CAM	95206	NPDES

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: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: N/A
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/12/2020
	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: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: N/A
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/12/2020
	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
 Date Data Arrived at EDR: 02/02/1994
 Date Made Active in Reports: 03/30/1994
 Number of Days to Update: 56

Source: EPA
 Telephone: 202-564-4267
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: No Update Planned

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: 04/27/2020
 Date Data Arrived at EDR: 05/06/2020
 Date Made Active in Reports: 05/28/2020
 Number of Days to Update: 22

Source: EPA
 Telephone: N/A
 Last EDR Contact: 06/30/2020
 Next Scheduled EDR Contact: 10/12/2020
 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: 04/03/2019
 Date Data Arrived at EDR: 04/05/2019
 Date Made Active in Reports: 05/14/2019
 Number of Days to Update: 39

Source: Environmental Protection Agency
 Telephone: 703-603-8704
 Last EDR Contact: 07/02/2020
 Next Scheduled EDR Contact: 10/12/2020
 Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2020
 Date Data Arrived at EDR: 05/06/2020
 Date Made Active in Reports: 05/28/2020
 Number of Days to Update: 22

Source: EPA
 Telephone: 800-424-9346
 Last EDR Contact: 07/17/2020
 Next Scheduled EDR Contact: 10/26/2020
 Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 800-424-9346
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 07/17/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/26/2020
	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: 03/23/2020	Source: EPA
Date Data Arrived at EDR: 03/25/2020	Telephone: 800-424-9346
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	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: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	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: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/15/2020	Source: Department of the Navy
Date Data Arrived at EDR: 05/19/2020	Telephone: 843-820-7326
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 05/14/2020
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/24/2020
	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: 02/13/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/20/2020	Telephone: 703-603-0695
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 05/15/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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: 02/13/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/20/2020	Telephone: 703-603-0695
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 05/15/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/22/2020	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 03/24/2020	Telephone: 202-267-2180
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/05/2020
	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: 04/27/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/28/2020	Telephone: 916-323-3400
Date Made Active in Reports: 07/13/2020	Last EDR Contact: 07/27/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/09/2020
	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: 04/27/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/28/2020	Telephone: 916-323-3400
Date Made Active in Reports: 07/13/2020	Last EDR Contact: 07/27/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/09/2020
	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: 05/11/2020	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 05/12/2020	Telephone: 916-341-6320
Date Made Active in Reports: 07/27/2020	Last EDR Contact: 05/12/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 08/24/2020
	Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: 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: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: see region list
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

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

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

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

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

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

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

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

LUST REG 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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	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: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6271
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/02/2020
	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: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/10/2019	Source: EPA Region 4
Date Data Arrived at EDR: 12/05/2019	Telephone: 404-562-8677
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 11/02/2020
	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: 10/15/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/17/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019	Source: EPA, Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-7439
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

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

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-6597
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/01/2019	Source: EPA Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/04/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3372
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/02/2020
	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: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	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	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

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	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

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	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

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	Source: Regional Water Quality Control Board, Victorville Branch
Date Data Arrived at EDR: 05/25/2005	Telephone: 619-241-6583
Date Made Active in Reports: 06/16/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

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	Source: California Regional Water Quality Control Board, Lahontan Region
Date Data Arrived at EDR: 09/07/2004	Telephone: 530-542-5574
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 08/15/2011
Number of Days to Update: 35	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	Source: California Regional Quality Control Board, Colorado River Basin Region
Date Data Arrived at EDR: 11/29/2004	Telephone: 760-346-7491
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 08/01/2011
Number of Days to Update: 36	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	Source: California Region Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 04/03/2008	Telephone: 951-782-3298
Date Made Active in Reports: 04/14/2008	Last EDR Contact: 09/12/2011
Number of Days to Update: 11	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

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	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 09/11/2007	Telephone: 858-467-2980
Date Made Active in Reports: 09/28/2007	Last EDR Contact: 08/08/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/21/2011
	Data Release Frequency: No Update Planned

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: 02/01/2020	Source: FEMA
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-646-5797
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 07/06/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/09/2020	Source: SWRCB
Date Data Arrived at EDR: 03/10/2020	Telephone: 916-341-5851
Date Made Active in Reports: 05/20/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

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: 03/09/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/11/2020	Telephone: 916-327-7844
Date Made Active in Reports: 05/26/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/21/2020
	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: 06/10/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/28/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-7591
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/01/2019	Source: EPA Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-6136
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019	Source: EPA Region 9
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3368
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 07/23/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/01/2020
	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: 10/01/2019	Source: EPA, Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	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: 10/10/2019	Source: EPA Region 4
Date Data Arrived at EDR: 12/05/2019	Telephone: 404-562-9424
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 11/02/2020
	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: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6137
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/02/2020
	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: 10/11/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/04/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/17/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/27/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/28/2020	Telephone: 916-323-3400
Date Made Active in Reports: 07/13/2020	Last EDR Contact: 07/27/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/09/2020
	Data Release Frequency: Quarterly

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: 03/23/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/24/2020	Telephone: 916-323-7905
Date Made Active in Reports: 06/05/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 10/05/2020
	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: 06/01/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/02/2020	Telephone: 202-566-2777
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 06/02/2020
Number of Days to Update: 7	Next Scheduled EDR Contact: 09/28/2020
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
 Date Data Arrived at EDR: 04/10/2000
 Date Made Active in Reports: 05/10/2000
 Number of Days to Update: 30

Source: State Water Resources Control Board
 Telephone: 916-227-4448
 Last EDR Contact: 07/21/2020
 Next Scheduled EDR Contact: 11/09/2020
 Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2020
 Date Data Arrived at EDR: 03/10/2020
 Date Made Active in Reports: 05/19/2020
 Number of Days to Update: 70

Source: Department of Conservation
 Telephone: 916-323-3836
 Last EDR Contact: 06/09/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/15/2019
 Date Data Arrived at EDR: 11/15/2019
 Date Made Active in Reports: 01/23/2020
 Number of Days to Update: 69

Source: Integrated Waste Management Board
 Telephone: 916-341-6422
 Last EDR Contact: 05/06/2020
 Next Scheduled EDR Contact: 08/24/2020
 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: 07/21/2020
 Next Scheduled EDR Contact: 11/09/2020
 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: 07/14/2020
 Next Scheduled EDR Contact: 11/02/2020
 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: 07/31/2020
 Next Scheduled EDR Contact: 11/09/2020
 Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-307-1000
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/07/2020
	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: 04/27/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/28/2020	Telephone: 916-323-3400
Date Made Active in Reports: 07/13/2020	Last EDR Contact: 07/27/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/09/2020
	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: 12/31/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/05/2020	Telephone: 916-255-6504
Date Made Active in Reports: 04/15/2020	Last EDR Contact: 07/09/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Varies

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: 04/20/2020	Source: CalEPA
Date Data Arrived at EDR: 04/21/2020	Telephone: 916-323-2514
Date Made Active in Reports: 07/13/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-307-1000
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/09/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/10/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/19/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

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

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/19/2019	Source: Department of Public Health
Date Data Arrived at EDR: 12/23/2019	Telephone: 707-463-4466
Date Made Active in Reports: 02/21/2020	Last EDR Contact: 05/15/2020
Number of Days to Update: 60	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
 Aboveground storage tank sites

Date of Government Version: 05/04/2020	Source: San Francisco County Department of Public Health
Date Data Arrived at EDR: 05/06/2020	Telephone: 415-252-3896
Date Made Active in Reports: 07/17/2020	Last EDR Contact: 07/28/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/16/2020
	Data Release Frequency: Varies

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: 04/20/2020	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2020	Telephone: 916-323-2514
Date Made Active in Reports: 07/09/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

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: 03/03/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/05/2020	Telephone: 916-323-3400
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/14/2020
	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: 04/27/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/12/2020
	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: 03/02/2020	Source: DTSC and SWRCB
Date Data Arrived at EDR: 03/03/2020	Telephone: 916-323-3400
Date Made Active in Reports: 05/13/2020	Last EDR Contact: 06/02/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/27/2020	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/24/2020	Telephone: 202-366-4555
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 06/23/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/05/2020
	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: 03/31/2020	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/21/2020	Telephone: 916-845-8400
Date Made Active in Reports: 07/09/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 11/02/2020
	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: 05/13/2020	Source: State Water Quality Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/21/2020
	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: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	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.

Date of Government Version: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2020	Telephone: (415) 495-8895
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/05/2020
	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: 01/28/2020	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/19/2020	Telephone: 202-528-4285
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/31/2020
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/09/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/19/2020
	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: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 07/06/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/19/2020
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 05/15/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/24/2020
	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: 03/23/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/24/2020	Telephone: 202-566-1917
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	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: 07/31/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/16/2020
	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: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 05/08/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/17/2020
	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: 06/17/2020
Number of Days to Update: 198	Next Scheduled EDR Contact: 09/28/2020
	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: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 202-566-0250
Date Made Active in Reports: 04/24/2020	Last EDR Contact: 05/21/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 08/31/2020
	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: 03/01/2020	Source: EPA
Date Data Arrived at EDR: 04/21/2020	Telephone: 202-564-4203
Date Made Active in Reports: 07/15/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 703-416-0223
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/14/2020
	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: 11/05/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/20/2019	Telephone: 202-564-8600
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 07/15/2020
Number of Days to Update: 149	Next Scheduled EDR Contact: 11/02/2020
	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: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/17/2020
	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: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 07/13/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/30/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/19/2020
	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: No Update Planned

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: No Update Planned

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: 10/25/2019	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 10/25/2019	Telephone: 301-415-7169
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 07/20/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**COAL ASH DOE: Steam-Electric Plant Operation Data**

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 06/05/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/14/2020
	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: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 06/01/2020
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/08/2020
Number of Days to Update: 96	Next Scheduled EDR Contact: 08/17/2020
	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: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/24/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/12/2020
	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: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 07/27/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/09/2020
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 07/15/2020	Telephone: Varies
Date Made Active in Reports: 07/21/2020	Last EDR Contact: 07/06/2020
Number of Days to Update: 6	Next Scheduled EDR Contact: 10/19/2020
	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	Source: EPA/NTIS
Date Data Arrived at EDR: 02/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 09/28/2017	Last EDR Contact: 06/22/2020
Number of Days to Update: 218	Next Scheduled EDR Contact: 10/05/2020
	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	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/07/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/19/2020
	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: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 07/28/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/16/2020
	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: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/31/2020
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/06/2020	Telephone: 703-603-8787
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/12/2020
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	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	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	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	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/31/2020	Source: DOL, Mine Safety & Health Admi
Date Data Arrived at EDR: 04/01/2020	Telephone: 202-693-9424
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 50	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Quarterly

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: 02/11/2020	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 02/25/2020	Telephone: 303-231-5959
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 05/21/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/07/2020
	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: 01/16/2018	Source: USGS
Date Data Arrived at EDR: 02/28/2020	Telephone: 703-648-7709
Date Made Active in Reports: 05/22/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/07/2020
	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	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 05/21/2020
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/05/2020	Source: Department of Interior
Date Data Arrived at EDR: 03/06/2020	Telephone: 202-208-2609
Date Made Active in Reports: 05/29/2020	Last EDR Contact: 06/19/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/21/2020
	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: 02/03/2020	Source: EPA
Date Data Arrived at EDR: 03/03/2020	Telephone: (415) 947-8000
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 06/02/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017	Source: Department of Defense
Date Data Arrived at EDR: 01/17/2019	Telephone: 703-704-1564
Date Made Active in Reports: 04/01/2019	Last EDR Contact: 07/09/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/07/2020	Telephone: 202-564-2280
Date Made Active in Reports: 06/26/2020	Last EDR Contact: 07/02/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 05/18/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/18/2020	Source: EPA
Date Data Arrived at EDR: 02/19/2020	Telephone: 800-385-6164
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 05/19/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/31/2020
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/23/2020	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 03/24/2020	Telephone: 916-323-3400
Date Made Active in Reports: 06/05/2020	Last EDR Contact: 06/22/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/14/2019	Telephone: 925-454-2361
Date Made Active in Reports: 07/17/2019	Last EDR Contact: 05/15/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 08/24/2020
	Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 05/04/2020	Source: San Francisco County Department of Environmental Health
Date Data Arrived at EDR: 05/06/2020	Telephone: 415-252-3896
Date Made Active in Reports: 07/17/2020	Last EDR Contact: 07/28/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/16/2020
	Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/27/2020	Source: Antelope Valley Air Quality Management District
Date Data Arrived at EDR: 02/28/2020	Telephone: 661-723-8070
Date Made Active in Reports: 05/07/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Varies

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: 12/04/2019	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 01/29/2020	Telephone: 916-327-4498
Date Made Active in Reports: 04/09/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/25/2020	Source: South Coast Air Quality Management District
Date Data Arrived at EDR: 03/26/2020	Telephone: 909-396-3211
Date Made Active in Reports: 06/15/2020	Last EDR Contact: 05/15/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017	Source: California Air Resources Board
Date Data Arrived at EDR: 06/24/2019	Telephone: 916-322-2990
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/16/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 09/28/2020
	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: 04/03/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/07/2020	Telephone: 916-445-9379
Date Made Active in Reports: 04/15/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 8	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/09/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/10/2020	Telephone: 916-255-3628
Date Made Active in Reports: 07/01/2020	Last EDR Contact: 07/14/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/02/2020
	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: 05/14/2020	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 05/15/2020	Telephone: 916-341-6066
Date Made Active in Reports: 07/27/2020	Last EDR Contact: 04/29/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/24/2020
	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: 12/31/2019	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/15/2020	Telephone: 916-255-1136
Date Made Active in Reports: 07/02/2020	Last EDR Contact: 07/06/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/18/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/19/2020	Telephone: 877-786-9427
Date Made Active in Reports: 07/31/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/31/2020
	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: 05/18/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/18/2020	Telephone: 916-323-3400
Date Made Active in Reports: 07/31/2020	Last EDR Contact: 05/18/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/31/2020
	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: 04/06/2020	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/08/2020	Telephone: 916-440-7145
Date Made Active in Reports: 06/26/2020	Last EDR Contact: 07/07/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/19/2020
	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: 03/09/2020	Source: Department of Conservation
Date Data Arrived at EDR: 03/10/2020	Telephone: 916-322-1080
Date Made Active in Reports: 05/19/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/21/2020
	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: 02/12/2020	Source: Department of Public Health
Date Data Arrived at EDR: 03/03/2020	Telephone: 916-558-1784
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 06/02/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/12/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/12/2020	Telephone: 916-445-9379
Date Made Active in Reports: 07/28/2020	Last EDR Contact: 05/12/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/24/2020
	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: 03/02/2020	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 03/03/2020	Telephone: 916-445-4038
Date Made Active in Reports: 05/14/2020	Last EDR Contact: 06/02/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/09/2020	Source: Department of Conservation
Date Data Arrived at EDR: 03/10/2020	Telephone: 916-323-3836
Date Made Active in Reports: 05/19/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/21/2020
	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: 03/12/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/13/2020	Telephone: 916-445-3846
Date Made Active in Reports: 05/21/2020	Last EDR Contact: 06/10/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/28/2020
	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: 03/09/2020	Source: Department of Conservation
Date Data Arrived at EDR: 03/10/2020	Telephone: 916-445-2408
Date Made Active in Reports: 05/19/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 05/13/2020	Source: State Water Resource Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	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: 11/19/2019	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 01/07/2020	Telephone: 559-445-5577
Date Made Active in Reports: 03/09/2020	Last EDR Contact: 07/09/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Varies

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: 05/07/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 08/31/2020
	Data Release Frequency: No Update Planned

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: 06/17/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 05/13/2020
 Date Data Arrived at EDR: 05/13/2020
 Date Made Active in Reports: 05/15/2020
 Number of Days to Update: 2

Source: State Water Resources Control Board
 Telephone: 866-480-1028
 Last EDR Contact: 06/09/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/09/2020
 Date Data Arrived at EDR: 03/10/2020
 Date Made Active in Reports: 05/19/2020
 Number of Days to Update: 70

Source: State Water Resources Control Board
 Telephone: 916-341-5810
 Last EDR Contact: 06/09/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Quarterly

CIWQS: 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: 03/02/2020
 Date Data Arrived at EDR: 03/03/2020
 Date Made Active in Reports: 05/13/2020
 Number of Days to Update: 71

Source: State Water Resources Control Board
 Telephone: 866-794-4977
 Last EDR Contact: 06/02/2020
 Next Scheduled EDR Contact: 09/14/2020
 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

Date of Government Version: 04/20/2020
 Date Data Arrived at EDR: 04/21/2020
 Date Made Active in Reports: 07/13/2020
 Number of Days to Update: 83

Source: California Environmental Protection Agency
 Telephone: 916-323-2514
 Last EDR Contact: 07/21/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/13/2020
 Date Data Arrived at EDR: 05/13/2020
 Date Made Active in Reports: 05/15/2020
 Number of Days to Update: 2

Source: State Water Resources Control Board
 Telephone: 866-480-1028
 Last EDR Contact: 06/09/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/13/2020
 Date Data Arrived at EDR: 05/13/2020
 Date Made Active in Reports: 05/15/2020
 Number of Days to Update: 2

Source: State Water Resources Control Board
 Telephone: 866-480-1028
 Last EDR Contact: 06/09/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (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: 05/13/2020	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/13/2020	Telephone: 866-480-1028
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 2	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 07/09/2020
Number of Days to Update: 120	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 07/01/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 05/21/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/08/2020
 Date Data Arrived at EDR: 04/09/2020
 Date Made Active in Reports: 07/01/2020
 Number of Days to Update: 83

Source: Department of Toxic Substances Control
 Telephone: 916-324-2444
 Last EDR Contact: 06/29/2020
 Next Scheduled EDR Contact: 10/19/2020
 Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
 Date Data Arrived at EDR: 08/05/2011
 Date Made Active in Reports: 09/29/2011
 Number of Days to Update: 55

Source: EPA, Office of Water
 Telephone: 202-564-2496
 Last EDR Contact: 06/08/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 01/13/2014
 Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 12/30/2013
 Number of Days to Update: 182

Source: State Water Resources Control Board
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: 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: 01/09/2019
 Date Data Arrived at EDR: 01/11/2019
 Date Made Active in Reports: 03/05/2019
 Number of Days to Update: 53

Source: Alameda County Environmental Health Services
 Telephone: 510-567-6700
 Last EDR Contact: 06/30/2020
 Next Scheduled EDR Contact: 10/19/2020
 Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/30/2020
 Date Data Arrived at EDR: 07/01/2020
 Date Made Active in Reports: 07/17/2020
 Number of Days to Update: 16

Source: Alameda County Environmental Health Services
 Telephone: 510-567-6700
 Last EDR Contact: 06/30/2020
 Next Scheduled EDR Contact: 10/19/2020
 Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/01/2020
Number of Days to Update: 13

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: 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: 06/30/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 03/27/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/17/2020
Next Scheduled EDR Contact: 10/05/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

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

Date of Government Version: 04/01/2020
Date Data Arrived at EDR: 04/20/2020
Date Made Active in Reports: 07/06/2020
Number of Days to Update: 77

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 04/16/2020
Date Data Arrived at EDR: 04/20/2020
Date Made Active in Reports: 07/08/2020
Number of Days to Update: 79

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/07/2020
Date Data Arrived at EDR: 05/07/2020
Date Made Active in Reports: 07/23/2020
Number of Days to Update: 77

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: 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: 01/10/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/30/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: 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: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/19/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 26

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/09/2020
Date Data Arrived at EDR: 04/10/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: 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: 73

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/05/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 73

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: 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: 05/11/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/20/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/14/2020
Number of Days to Update: 77

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/08/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/30/2020	Source: Lassen County Environmental Health
Date Data Arrived at EDR: 01/31/2020	Telephone: 530-251-8528
Date Made Active in Reports: 04/09/2020	Last EDR Contact: 07/28/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009	Source: N/A
Date Data Arrived at EDR: 03/31/2009	Telephone: N/A
Date Made Active in Reports: 10/23/2009	Last EDR Contact: 06/10/2020
Number of Days to Update: 206	Next Scheduled EDR Contact: 09/28/2020
	Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/26/2020	Source: Department of Public Works
Date Data Arrived at EDR: 03/26/2020	Telephone: 626-458-3517
Date Made Active in Reports: 06/15/2020	Last EDR Contact: 06/30/2020
Number of Days to Update: 81	Next Scheduled EDR Contact: 10/19/2020
	Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/13/2020	Source: La County Department of Public Works
Date Data Arrived at EDR: 04/14/2020	Telephone: 818-458-5185
Date Made Active in Reports: 07/01/2020	Last EDR Contact: 07/13/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019	Source: Engineering & Construction Division
Date Data Arrived at EDR: 01/15/2019	Telephone: 213-473-7869
Date Made Active in Reports: 03/07/2019	Last EDR Contact: 07/08/2020
Number of Days to Update: 51	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/25/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 04/17/2019	Telephone: 626-458-6973
Date Made Active in Reports: 05/29/2019	Last EDR Contact: 07/13/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/25/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/25/2020
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/05/2020
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

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

Date of Government Version: 03/25/2020	Source: Community Health Services
Date Data Arrived at EDR: 04/14/2020	Telephone: 323-890-7806
Date Made Active in Reports: 07/01/2020	Last EDR Contact: 07/17/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 07/08/2020
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/26/2020
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 07/14/2020
Number of Days to Update: 65	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 07/30/2019	Telephone: 310-618-2973
Date Made Active in Reports: 10/02/2019	Last EDR Contact: 07/14/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: 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: 02/24/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 02/25/2020	Telephone: 559-675-7823
Date Made Active in Reports: 05/07/2020	Last EDR Contact: 05/07/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/31/2020
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 06/24/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/12/2020
	Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2020	Source: Merced County Environmental Health
Date Data Arrived at EDR: 07/30/2020	Telephone: 209-381-1094
Date Made Active in Reports: 07/31/2020	Last EDR Contact: 07/24/2020
Number of Days to Update: 1	Next Scheduled EDR Contact: 08/17/2020
	Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/21/2020	Source: Mono County Health Department
Date Data Arrived at EDR: 03/05/2020	Telephone: 760-932-5580
Date Made Active in Reports: 05/13/2020	Last EDR Contact: 05/15/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/07/2020
	Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/13/2020
 Date Data Arrived at EDR: 07/15/2020
 Date Made Active in Reports: 07/31/2020
 Number of Days to Update: 16

Source: Monterey County Health Department
 Telephone: 831-796-1297
 Last EDR Contact: 07/08/2020
 Next Scheduled EDR Contact: 10/12/2020
 Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination

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

Date of Government Version: 01/09/2017
 Date Data Arrived at EDR: 01/11/2017
 Date Made Active in Reports: 03/02/2017
 Number of Days to Update: 50

Source: Napa County Department of Environmental Management
 Telephone: 707-253-4269
 Last EDR Contact: 05/15/2020
 Next Scheduled EDR Contact: 09/07/2020
 Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
 Date Data Arrived at EDR: 09/09/2019
 Date Made Active in Reports: 10/31/2019
 Number of Days to Update: 52

Source: Napa County Department of Environmental Management
 Telephone: 707-253-4269
 Last EDR Contact: 05/15/2020
 Next Scheduled EDR Contact: 09/07/2020
 Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 05/06/2020
 Date Data Arrived at EDR: 05/07/2020
 Date Made Active in Reports: 07/24/2020
 Number of Days to Update: 78

Source: Community Development Agency
 Telephone: 530-265-1467
 Last EDR Contact: 07/21/2020
 Next Scheduled EDR Contact: 11/09/2020
 Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2020
 Date Data Arrived at EDR: 05/08/2020
 Date Made Active in Reports: 07/24/2020
 Number of Days to Update: 77

Source: Health Care Agency
 Telephone: 714-834-3446
 Last EDR Contact: 07/31/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2020
 Date Data Arrived at EDR: 05/08/2020
 Date Made Active in Reports: 07/24/2020
 Number of Days to Update: 77

Source: Health Care Agency
 Telephone: 714-834-3446
 Last EDR Contact: 07/31/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2020	Source: Health Care Agency
Date Data Arrived at EDR: 05/05/2020	Telephone: 714-834-3446
Date Made Active in Reports: 07/17/2020	Last EDR Contact: 05/05/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/17/2020
	Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/02/2020	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 03/03/2020	Telephone: 530-745-2363
Date Made Active in Reports: 05/13/2020	Last EDR Contact: 05/27/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/14/2020
	Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019	Source: Plumas County Environmental Health
Date Data Arrived at EDR: 04/23/2019	Telephone: 530-283-6355
Date Made Active in Reports: 06/26/2019	Last EDR Contact: 07/14/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/10/2020	Source: Department of Environmental Health
Date Data Arrived at EDR: 03/11/2020	Telephone: 951-358-5055
Date Made Active in Reports: 05/20/2020	Last EDR Contact: 02/10/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/28/2020
	Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/10/2020	Source: Department of Environmental Health
Date Data Arrived at EDR: 03/11/2020	Telephone: 951-358-5055
Date Made Active in Reports: 05/20/2020	Last EDR Contact: 06/10/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/28/2020
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/02/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Quarterly

ML SACRAMENTO: 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: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/02/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 04/24/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: 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: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 71

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: 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: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 71

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

LF SAN DIEGO: 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: 07/14/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Varies

SAN DIEGO CO LOP: 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: 04/09/2020
 Date Data Arrived at EDR: 04/10/2020
 Date Made Active in Reports: 06/26/2020
 Number of Days to Update: 77

Source: Department of Environmental Health
 Telephone: 858-505-6874
 Last EDR Contact: 07/14/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Varies

SAN DIEGO CO SAM: 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: 05/27/2020
 Next Scheduled EDR Contact: 09/14/2020
 Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: 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: 07/28/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/04/2020
 Date Data Arrived at EDR: 05/06/2020
 Date Made Active in Reports: 07/17/2020
 Number of Days to Update: 72

Source: Department of Public Health
 Telephone: 415-252-3920
 Last EDR Contact: 07/28/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

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

Date of Government Version: 06/22/2018
 Date Data Arrived at EDR: 06/26/2018
 Date Made Active in Reports: 07/11/2018
 Number of Days to Update: 15

Source: Environmental Health Department
 Telephone: N/A
 Last EDR Contact: 06/10/2020
 Next Scheduled EDR Contact: 09/28/2020
 Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

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

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/12/2020
Next Scheduled EDR Contact: 09/21/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

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

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 09/21/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: 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: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 05/08/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

HIST LUST SANTA CLARA: 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

LUST SANTA CLARA: 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: 05/15/2020
 Next Scheduled EDR Contact: 09/07/2020
 Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 04/22/2020
 Date Data Arrived at EDR: 04/24/2020
 Date Made Active in Reports: 05/07/2020
 Number of Days to Update: 13

Source: City of San Jose Fire Department
 Telephone: 408-535-7694
 Last EDR Contact: 07/28/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: 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: 05/07/2020
 Next Scheduled EDR Contact: 08/31/2020
 Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: 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: 05/07/2020
 Next Scheduled EDR Contact: 08/31/2020
 Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

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

Date of Government Version: 06/04/2019
 Date Data Arrived at EDR: 06/06/2019
 Date Made Active in Reports: 08/13/2019
 Number of Days to Update: 68

Source: Solano County Department of Environmental Management
 Telephone: 707-784-6770
 Last EDR Contact: 05/26/2020
 Next Scheduled EDR Contact: 09/13/2020
 Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/02/2020
 Date Data Arrived at EDR: 03/04/2020
 Date Made Active in Reports: 05/14/2020
 Number of Days to Update: 71

Source: Solano County Department of Environmental Management
 Telephone: 707-784-6770
 Last EDR Contact: 06/23/2020
 Next Scheduled EDR Contact: 09/14/2020
 Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 14

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/30/2020
Next Scheduled EDR Contact: 10/05/2020
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

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

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 04/08/2020
Date Made Active in Reports: 06/26/2020
Number of Days to Update: 79

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/17/2020
Next Scheduled EDR Contact: 10/05/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 01/23/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/08/2020
Number of Days to Update: 66

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 73

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/09/2020
 Date Data Arrived at EDR: 04/10/2020
 Date Made Active in Reports: 07/01/2020
 Number of Days to Update: 82

Source: Department of Toxic Substances Control
 Telephone: 760-352-0381
 Last EDR Contact: 07/14/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
 Cupa program facilities

Date of Government Version: 05/14/2020
 Date Data Arrived at EDR: 05/15/2020
 Date Made Active in Reports: 07/27/2020
 Number of Days to Update: 73

Source: Tulare County Environmental Health Services Division
 Telephone: 559-624-7400
 Last EDR Contact: 07/28/2020
 Next Scheduled EDR Contact: 11/16/2020
 Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: 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: Divison of Environmental Health
 Telephone: 209-533-5633
 Last EDR Contact: 07/14/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: 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: 03/26/2020
 Date Data Arrived at EDR: 04/23/2020
 Date Made Active in Reports: 07/09/2020
 Number of Days to Update: 77

Source: Ventura County Environmental Health Division
 Telephone: 805-654-2813
 Last EDR Contact: 07/20/2020
 Next Scheduled EDR Contact: 11/02/2020
 Data Release Frequency: Quarterly

LF VENTURA: 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: 06/24/2020
 Next Scheduled EDR Contact: 10/12/2020
 Data Release Frequency: No Update Planned

LUST VENTURA: 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: 04/29/2020
 Next Scheduled EDR Contact: 08/24/2020
 Data Release Frequency: No Update Planned

MED WASTE VENTURA: 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: 03/26/2020	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 04/23/2020	Telephone: 805-654-2813
Date Made Active in Reports: 07/09/2020	Last EDR Contact: 07/20/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/02/2020
	Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

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

Date of Government Version: 01/27/2020	Source: Environmental Health Division
Date Data Arrived at EDR: 03/10/2020	Telephone: 805-654-2813
Date Made Active in Reports: 05/20/2020	Last EDR Contact: 06/09/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 09/21/2020
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/23/2020	Source: Yolo County Department of Health
Date Data Arrived at EDR: 04/01/2020	Telephone: 530-666-8646
Date Made Active in Reports: 06/17/2020	Last EDR Contact: 06/24/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 10/12/2020
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 04/27/2020	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 04/29/2020	Telephone: 530-749-7523
Date Made Active in Reports: 07/17/2020	Last EDR Contact: 07/21/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 11/09/2020
	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: 05/12/2020	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/12/2020	Telephone: 860-424-3375
Date Made Active in Reports: 07/27/2020	Last EDR Contact: 05/12/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 08/24/2020
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 04/10/2019
 Date Made Active in Reports: 05/16/2019
 Number of Days to Update: 36

Source: Department of Environmental Protection
 Telephone: N/A
 Last EDR Contact: 07/09/2020
 Next Scheduled EDR Contact: 10/19/2020
 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
 Date Data Arrived at EDR: 04/29/2020
 Date Made Active in Reports: 07/10/2020
 Number of Days to Update: 72

Source: Department of Environmental Conservation
 Telephone: 518-402-8651
 Last EDR Contact: 07/31/2020
 Next Scheduled EDR Contact: 11/09/2020
 Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
 Date Data Arrived at EDR: 07/19/2019
 Date Made Active in Reports: 09/10/2019
 Number of Days to Update: 53

Source: Department of Environmental Protection
 Telephone: 717-783-8990
 Last EDR Contact: 07/09/2020
 Next Scheduled EDR Contact: 10/26/2020
 Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 10/02/2019
 Date Made Active in Reports: 12/10/2019
 Number of Days to Update: 69

Source: Department of Environmental Management
 Telephone: 401-222-2797
 Last EDR Contact: 05/14/2020
 Next Scheduled EDR Contact: 08/31/2020
 Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
 Date Data Arrived at EDR: 06/19/2019
 Date Made Active in Reports: 09/03/2019
 Number of Days to Update: 76

Source: Department of Natural Resources
 Telephone: N/A
 Last EDR Contact: 06/04/2020
 Next Scheduled EDR Contact: 09/21/2020
 Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

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 Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

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 and Wildlife

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**

ASANO - STOCKTON
4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

TARGET PROPERTY COORDINATES

Latitude (North):	37.901221 - 37° 54' 4.40"
Longitude (West):	121.320802 - 121° 19' 14.89"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	647635.6
UTM Y (Meters):	4195979.0
Elevation:	8 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640424 STOCKTON WEST, 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 principle 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).

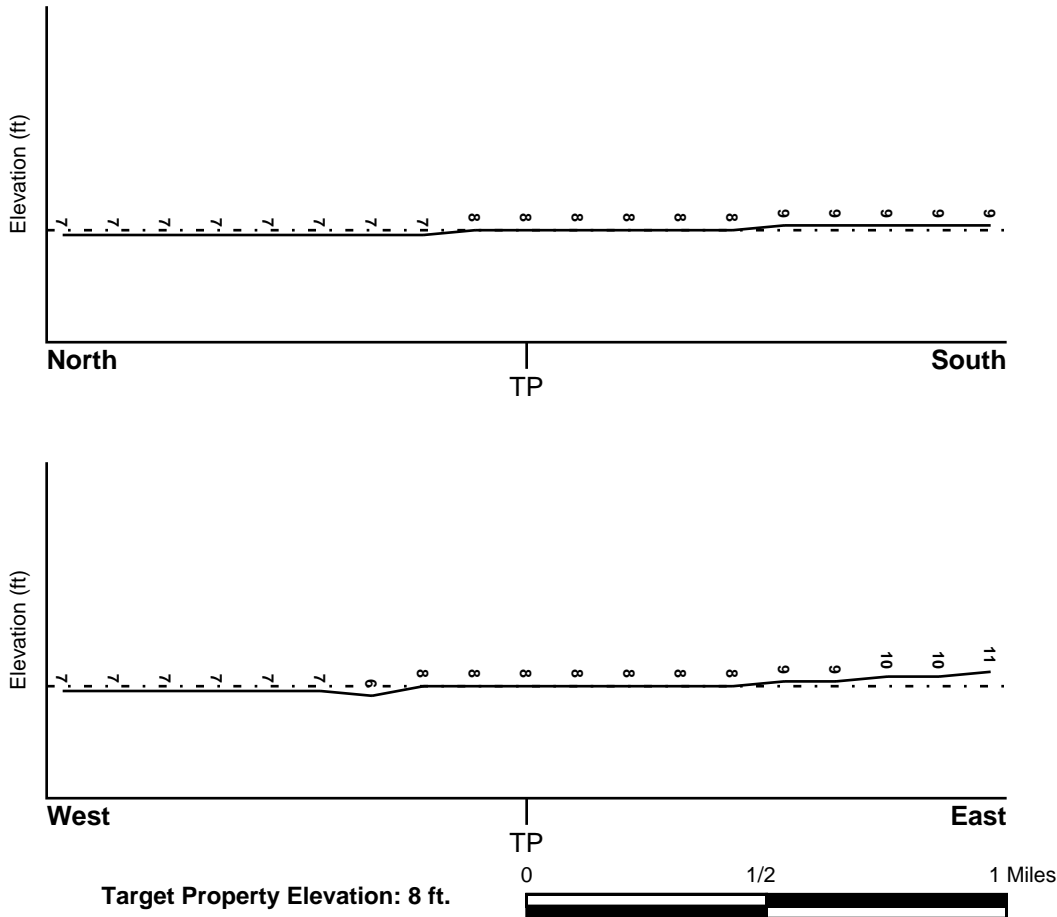
TOPOGRAPHIC INFORMATION

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 North

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>
06077C0465F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06077C0470F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

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

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

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.

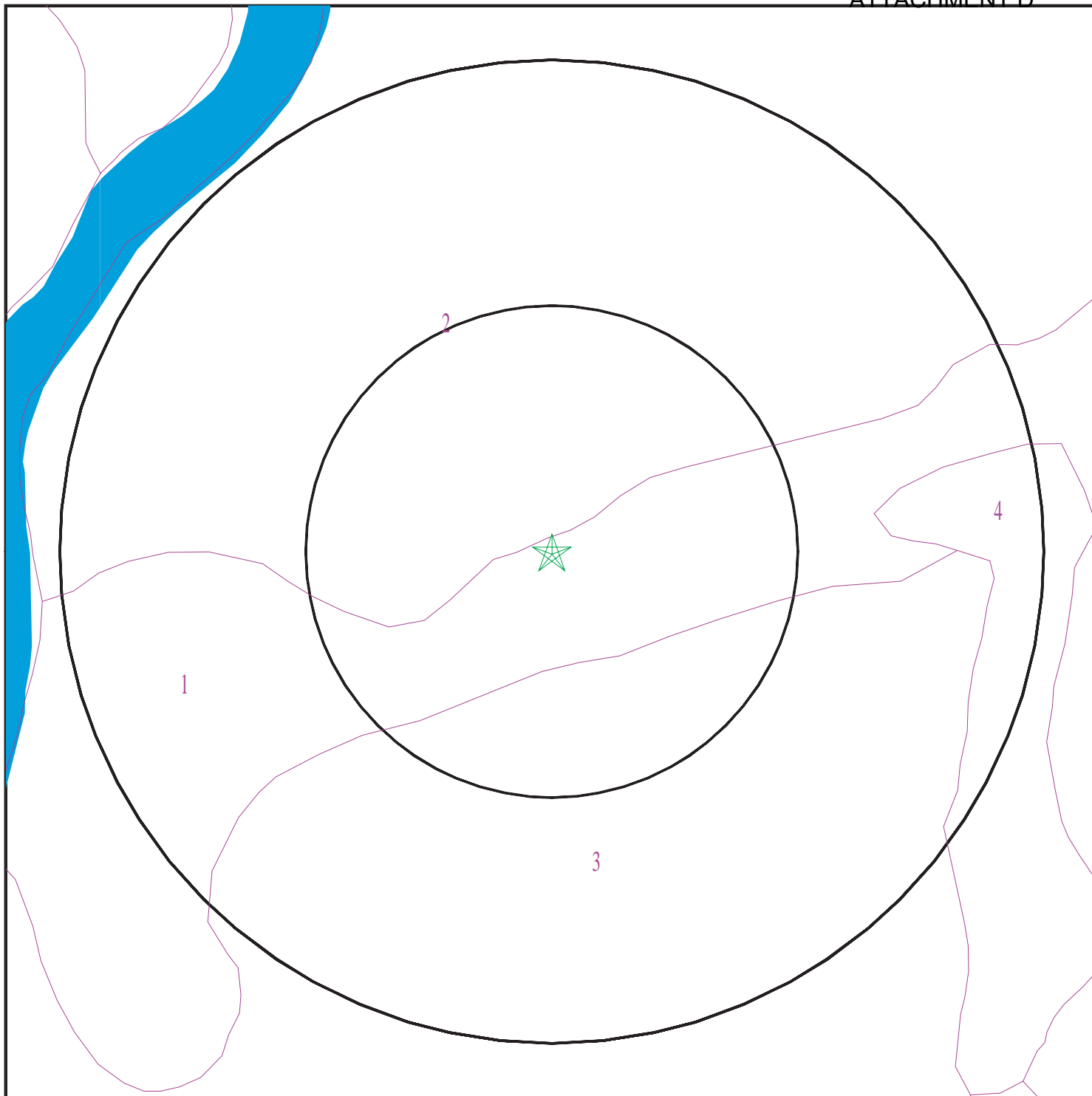
ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (<i>decoded above as Era, System & Series</i>)

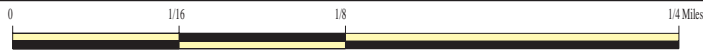
GEOLOGIC AGE IDENTIFICATION

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).



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Asano - Stockton
ADDRESS: 4849 CAROLYN WESTON BLVD
STOCKTON CA 95206
LAT/LONG: 37.901221 / 121.320802

CLIENT: Petralogix
CONTACT: Tonya Scheftner
INQUIRY #: 6143418.2s
DATE: August 03, 2020 7:28 pm

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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: EGBERT

Soil Surface Texture: silty clay loam

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

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 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	7 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
2	7 inches	18 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
3	18 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: VALDEZ

Soil Surface Texture: silt loam

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

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 107 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	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Highly organic soils, Peat.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	14 inches	40 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Highly organic soils, Peat.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
3	40 inches	50 inches	mucky silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Highly organic soils, Peat.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
4	50 inches	59 inches	mucky peat	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Highly organic soils, Peat.	Max: 141 Min: 42	Max: 7.3 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: MERRITT

Soil Surface Texture: silty clay 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: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.9
2	16 inches	48 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.9
3	48 inches	59 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.9

Soil Map ID: 4

Soil Component Name: HONCUT

Soil Surface Texture: 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: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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	20 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.1
2	20 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<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>
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG13000008631	1/2 - 1 Mile WSW
A2	CAOG13000093848	1/2 - 1 Mile ESE
A3	CAOG13000093851	1/2 - 1 Mile ESE
A4	CAOG13000093856	1/2 - 1 Mile ESE
5	CAOG13000008302	1/2 - 1 Mile NNE
6	CAOG13000093864	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 6143418.2s ATTACHMENT D



- 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: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON CA 95206
 LAT/LONG: 37.901221 / 121.320802

CLIENT: Petralogix
 CONTACT: Tonya Scheftner
 INQUIRY #: 6143418.2s
 DATE: August 03, 2020 7:28 pm

480

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

WSW
1/2 - 1 Mile

OIL_GAS CAOG13000008631

API #:	0407720674	Well #:	1-33
Well Status:	Plugged	Well Type:	DH
Operator Name:	California Resources Production Corporation		
Lease Name:	Roza	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	03/06/2004		

A2

ESE
1/2 - 1 Mile

OIL_GAS CAOG13000093848

API #:	0407720728	Well #:	7-34
Well Status:	Plugged	Well Type:	DH
Operator Name:	California Resources Production Corporation		
Lease Name:	Long	Field Name:	French Camp Gas
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	06/24/2008		

A3

ESE
1/2 - 1 Mile

OIL_GAS CAOG13000093851

API #:	0407720710	Well #:	6-34
Well Status:	Idle	Well Type:	GAS
Operator Name:	California Resources Production Corporation		
Lease Name:	Long	Field Name:	French Camp Gas
Area Name:	Any Area	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	07/20/2007		

A4

ESE
1/2 - 1 Mile

OIL_GAS CAOG13000093856

API #:	0407720690	Well #:	5-34
Well Status:	Idle	Well Type:	GAS
Operator Name:	California Resources Production Corporation		
Lease Name:	Long	Field Name:	French Camp Gas
Area Name:	Any Area	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	08/06/2005		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

5

NNE

1/2 - 1 Mile

OIL_GAS

CAOG13000008302

API #:	0407700439	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	UMC Petroleum Corp.	Lease Name:	McCulloch Weston
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	12/15/1960

6

SE

1/2 - 1 Mile

OIL_GAS

CAOG13000093864

API #:	0407720605	Well #:	3-34
Well Status:	Active	Well Type:	GAS
Operator Name:	California Resources Production Corporation	Field Name:	French Camp Gas
Lease Name:	Calcagno	GIS Source:	GPS
Area Name:	Any Area	Directionally Drilled:	Y
Confidential Well:	N		
SPUD Date:	04/17/1999		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95206	6	0

Federal EPA Radon Zone for SAN JOAQUIN County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95206

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.300 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED**TOPOGRAPHIC INFORMATION**

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATIONAQUIFLOW^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: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

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.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

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.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E

Asano - Stockton

4849 CAROLYN WESTON BLVD

STOCKTON, CA 95206

Inquiry Number: 6143418.11

August 03, 2020

The EDR Aerial Photo Decade Package



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

Site Name:

Asano - Stockton
 4849 CAROLYN WESTON BL
 STOCKTON, CA 95206
 EDR Inquiry # 6143418.11

Client Name:

Petralogix
 26675 Bruella Rd
 Galt, CA 95632
 Contact: Tonya Scheftner



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1993	1"=500'	Acquisition Date: May 23, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: June 26, 1982	USDA
1975	1"=500'	Flight Date: November 11, 1975	Cartwright
1968	1"=500'	Flight Date: May 01, 1968	USGS
1963	1"=500'	Flight Date: June 01, 1963	USDA
1957	1"=500'	Flight Date: July 14, 1957	USDA
1940	1"=500'	Flight Date: May 26, 1940	USDA
1937	1"=500'	Flight Date: September 18, 1937	USDA

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INQUIRY #: 6143418.11

YEAR: 2016

— = 500'





INQUIRY #: 6143418.11

YEAR: 2012

— = 500'





INQUIRY #: 6143418.11

YEAR: 2009

— = 500'





INQUIRY # 6143418.11

YEAR: 2006

— = 500'





INQUIRY #: 6143418.11

YEAR: 1993

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6143418.11

YEAR: 1982

— = 500'





INQUIRY #: 6143418.11

YEAR: 1975

— = 500'





INQUIRY #: 6143418.11

YEAR: 1968

— = 500'





INQUIRY #: 6143418.11

YEAR: 1963

— = 500'





INQUIRY #: 6143418.11

YEAR: 1957

— = 500'





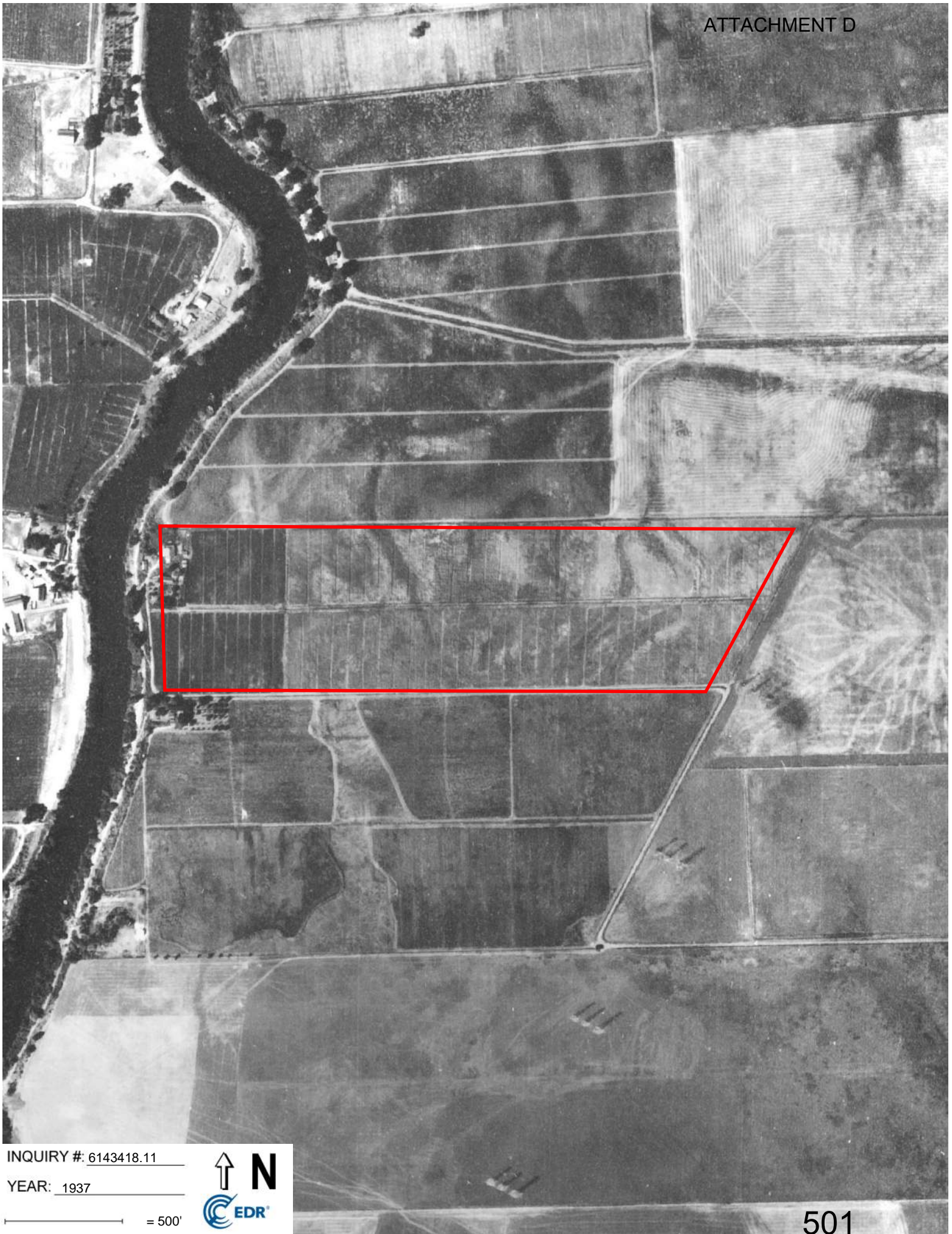
INQUIRY #: 6143418.11

YEAR: 1940

— = 500'



500



INQUIRY #: 6143418.11

YEAR: 1937

— = 500'



Asano - Stockton
4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.4

August 03, 2020

EDR Historical Topo Map Report

with QuadMatch™



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

Site Name:

Asano - Stockton
 4849 CAROLYN WESTON BL'
 STOCKTON, CA 95206
 EDR Inquiry # 6143418.4

Client Name:

Petralogix
 26675 Bruella Rd
 Galt, CA 95632
 Contact: Tonya Scheftner



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Petralogix were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	NA	Latitude:	37.901221 37° 54' 4" North
Project:	Asano - Stockton	Longitude:	-121.320802 -121° 19' 15" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	647631.87
		UTM Y Meters:	4196184.55
		Elevation:	8.00' above sea level

Maps Provided:

- 2012
- 1987
- 1976
- 1968
- 1952
- 1913

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Topo Sheet Key

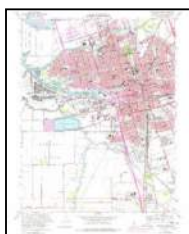
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Stockton West
2012
7.5-minute, 24000

1987 Source Sheets

Stockton West
1987
7.5-minute, 24000
Aerial Photo Revised 1982

1976 Source Sheets

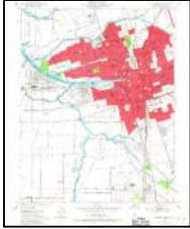
Stockton West
1976
7.5-minute, 24000
Aerial Photo Revised 1976

1968 Source Sheets

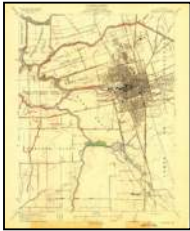
Stockton West
1968
7.5-minute, 24000
Aerial Photo Revised 1967

Topo Sheet Key

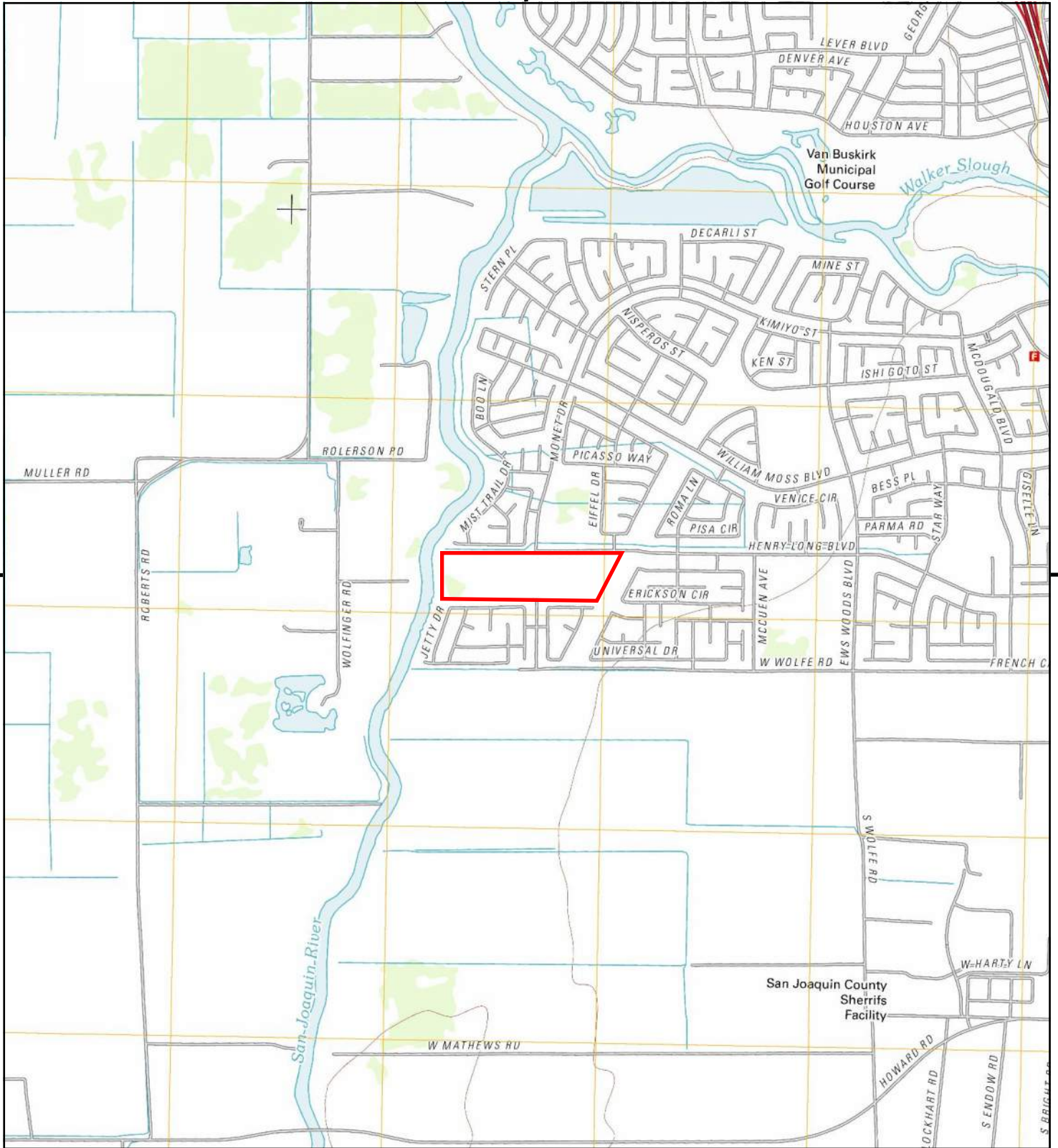
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1952 Source Sheets

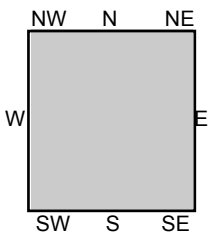
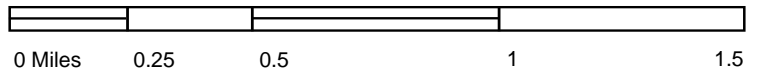
Stockton West
1952
7.5-minute, 24000
Aerial Photo Revised 1949

1913 Source Sheets

Stockton
1913
7.5-minute, 31680



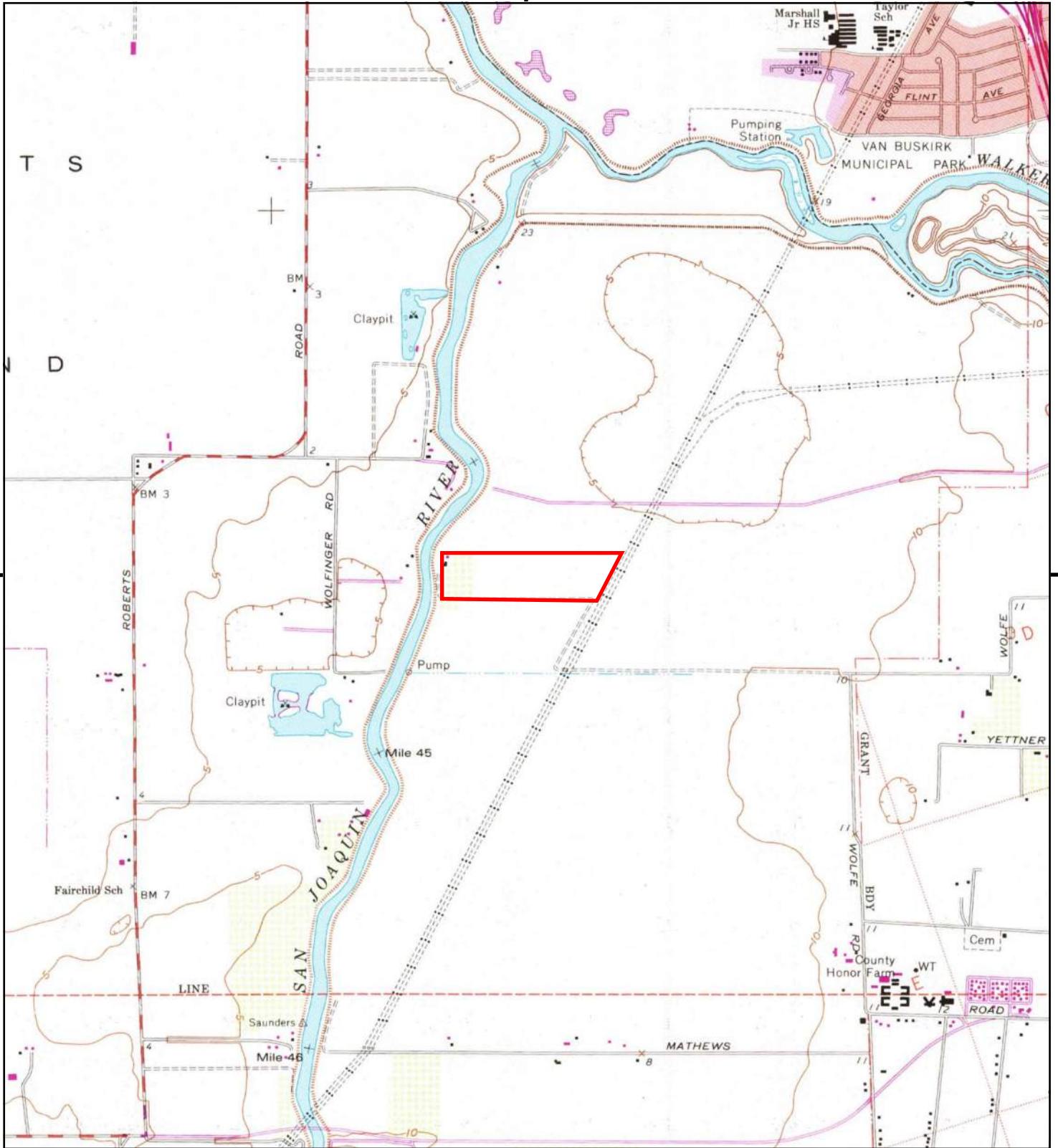
This report includes information from the following map sheet(s).



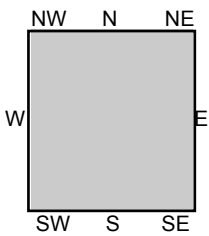
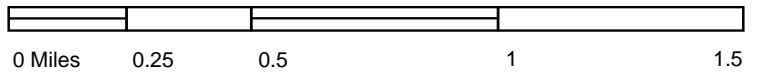
TP, Stockton West, 2012, 7.5-minute

SITE NAME: Asano - Stockton
ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
CLIENT: Petralogix



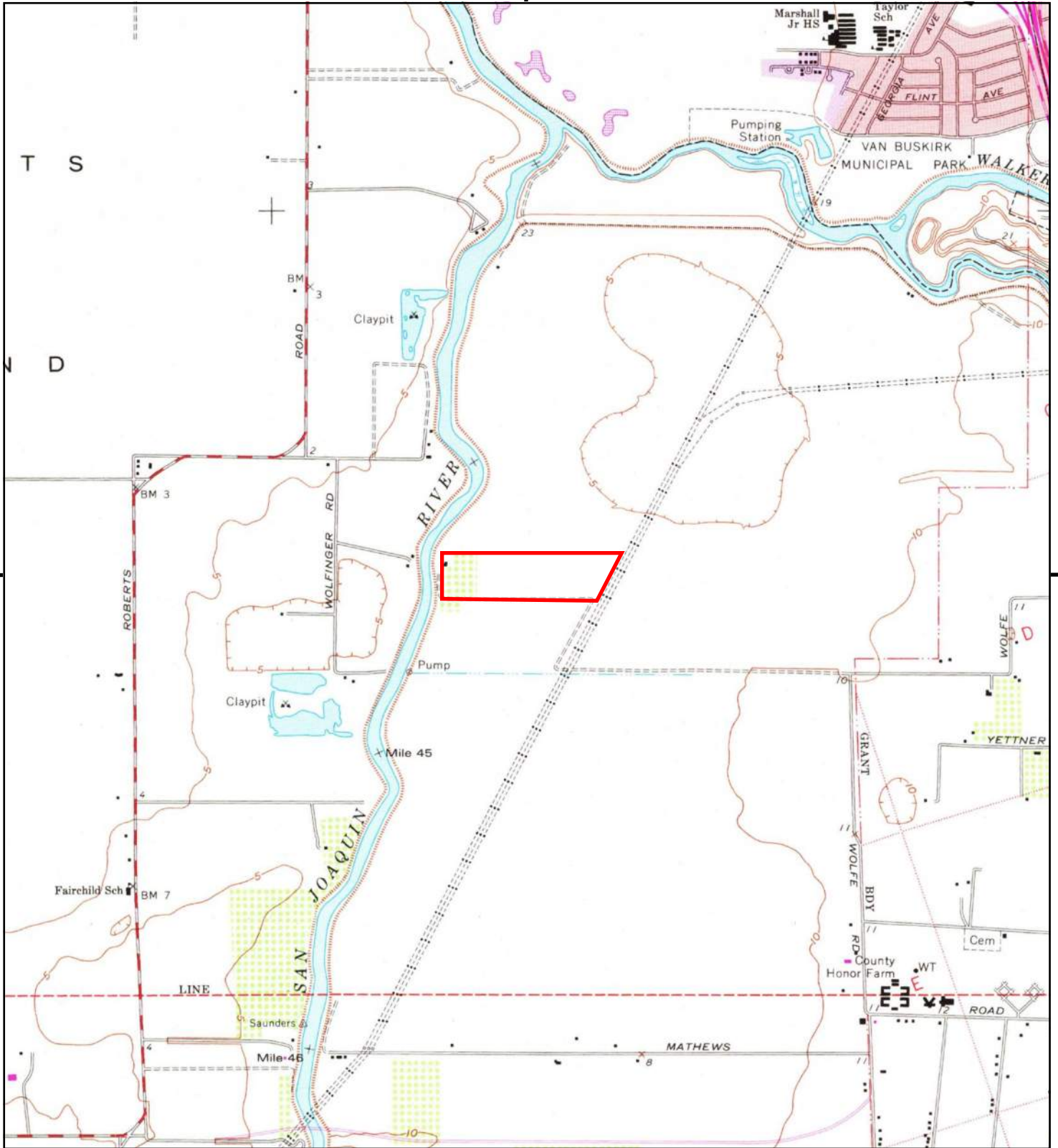


This report includes information from the following map sheet(s).

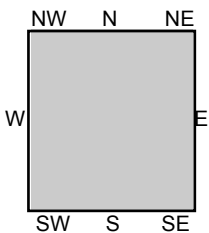


TP, Stockton West, 1987, 7.5-minute

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
 CLIENT: Petralogix



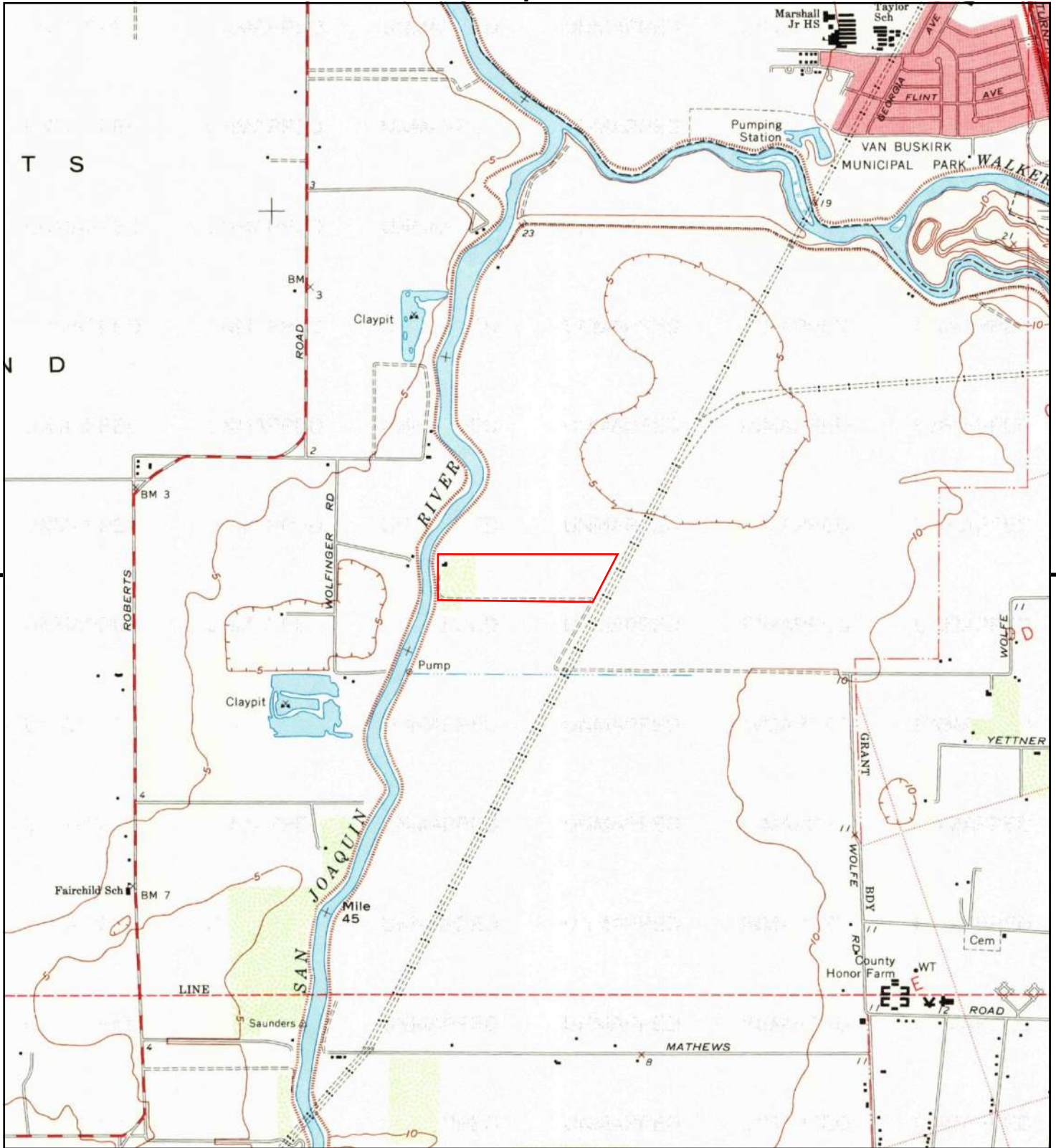
This report includes information from the following map sheet(s).



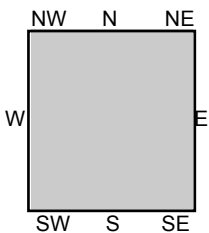
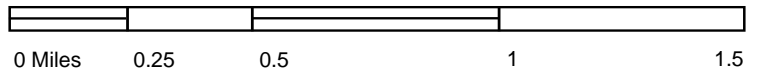
TP, Stockton West, 1976, 7.5-minute

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
 CLIENT: Petralogix





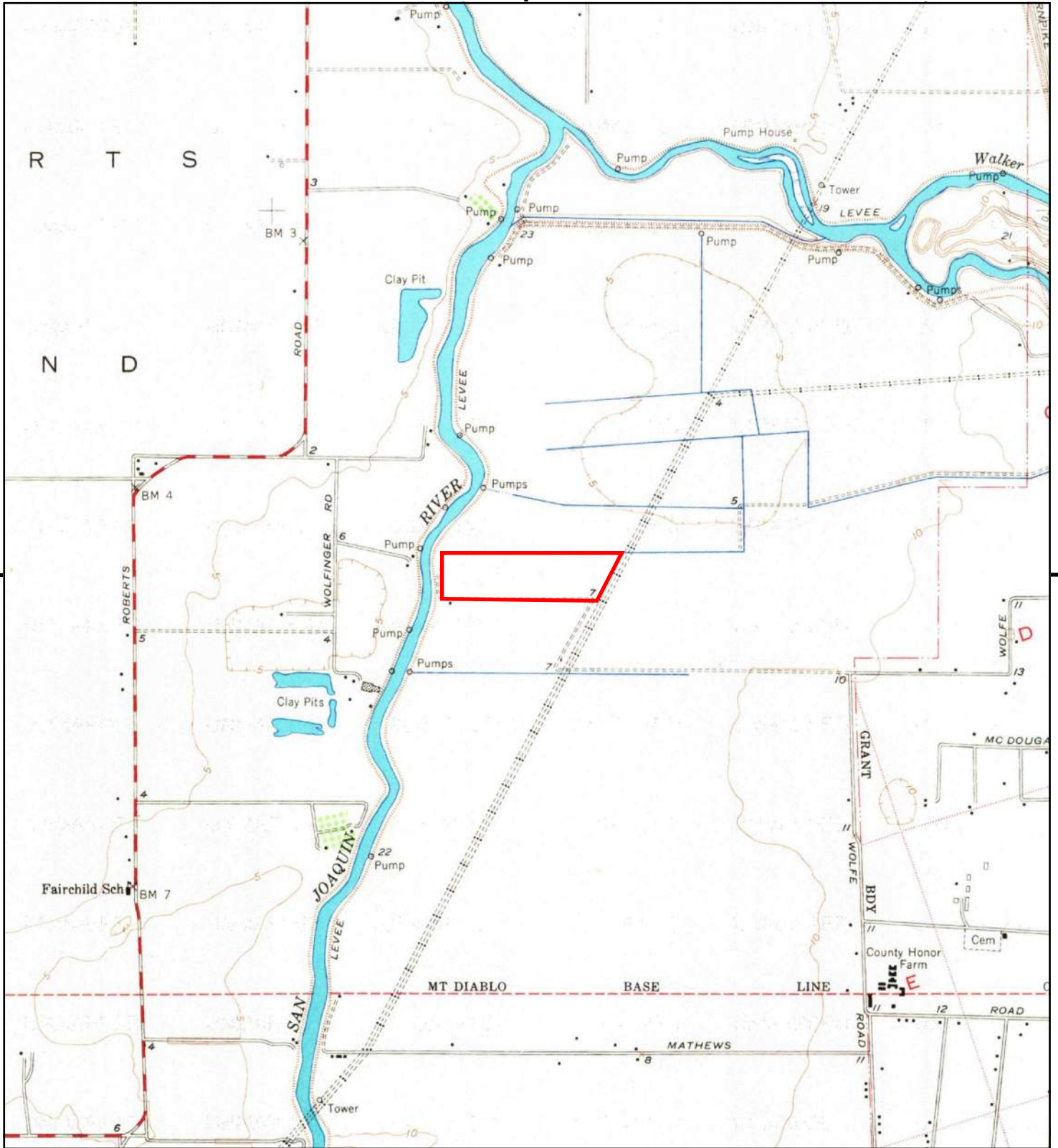
This report includes information from the following map sheet(s).



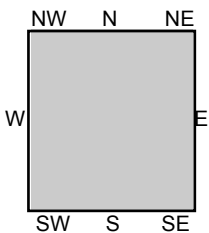
TP, Stockton West, 1968, 7.5-minute

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
 CLIENT: Petralogix





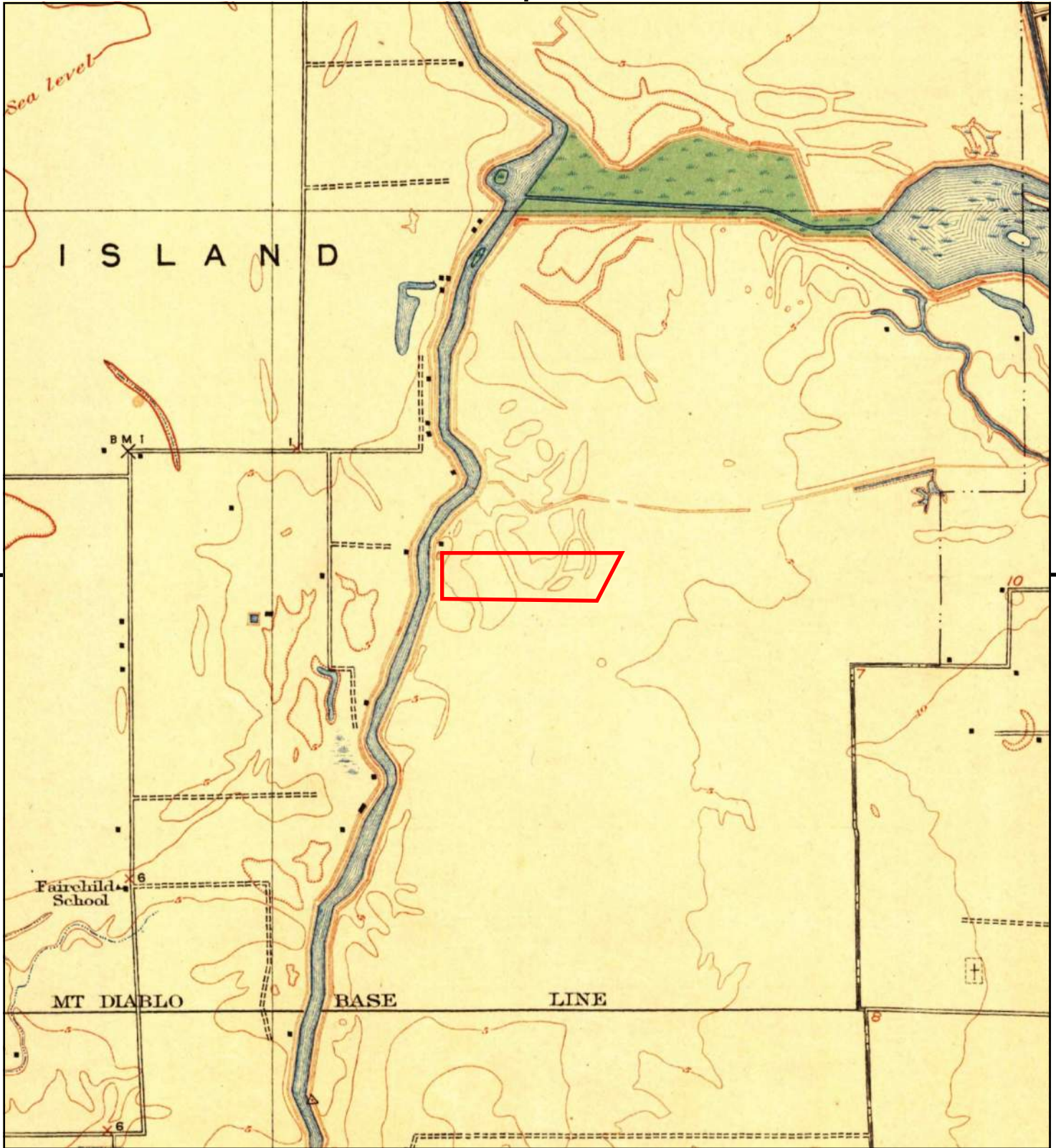
This report includes information from the following map sheet(s).



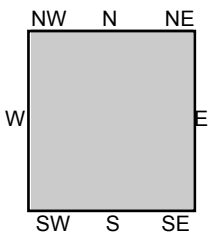
TP, Stockton West, 1952, 7.5-minute

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
 CLIENT: Petralogix





This report includes information from the following map sheet(s).



TP, Stockton, 1913, 7.5-minute

SITE NAME: Asano - Stockton
 ADDRESS: 4849 CAROLYN WESTON BLVD
 STOCKTON, CA 95206
 CLIENT: Petralogix



Asano - Stockton
4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.3

August 03, 2020

Certified Sanborn® Map Report



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

08/03/20

Certified Sanborn® Map Report**Site Name:**

Asano - Stockton
4849 CAROLYN WESTON BL'
STOCKTON, CA 95206
EDR Inquiry # 6143418.3

Client Name:

Petralogix
26675 Bruella Rd
Galt, CA 95632
Contact: Tonya Scheftner



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Petralogix were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 4C9F-4FA9-AA5A

PO # NA

Project Asano - Stockton

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 4C9F-4FA9-AA5A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Asano - Stockton

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.6
August 03, 2020

The EDR Property Tax Map Report

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

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

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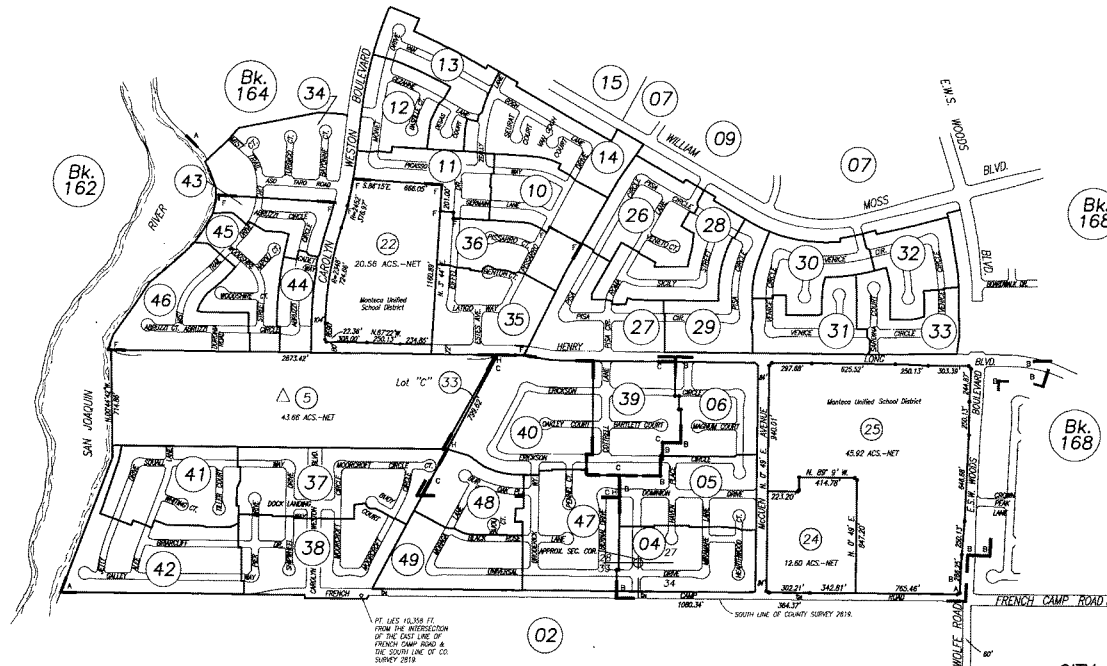
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POR. SEC. 27, 28, 33 & 34, T.1N. R.6E., M.D.B.&M.
 *-POR. WESTON RANCH, UNIT NO. 73

THIS MAP FOR
 ASSESSMENT USE ONLY

166-03



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
01-02	23		
02-03	30	31	
03-04	34		

SEE DEADFILE MAP
 DATED 08/28/01

- A - R. S. Bk. 30 Pg. 077
- B - P. M. Bk. 21 Pg. 107
- C - P. M. Bk. 21 Pg. 177
- F - P. M. Bk. 22 Pg. 002
- H - R. M. Bk. 36 Pg. 092

NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses

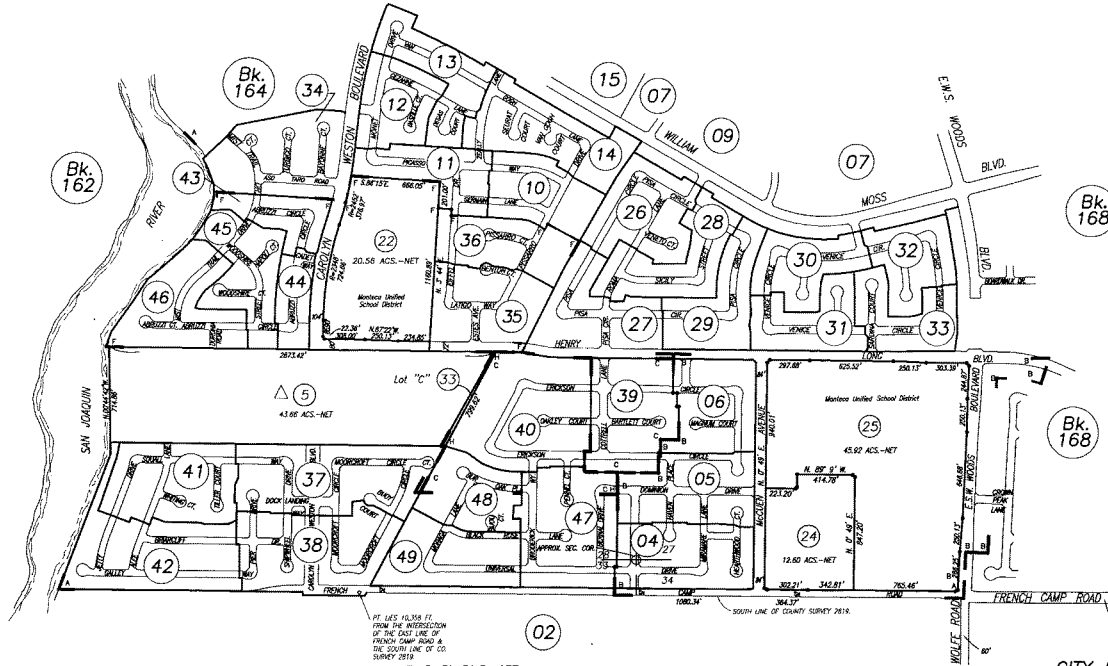
CITY OF STOCKTON
 Assessor's Map Bk.166 Pg. 03
 County of Son Jooquin, Calif.

01-02

POR. SEC. 27, 28, 33 & 34, T.1N. R.6E., M.D.B.&M.
 *-POR. WESTON RANCH, UNIT NO. 73

THIS MAP FOR
 ASSESSMENT USE ONLY

166-03



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
01-02	23		
02-03	30	31	
03-04	34		

SEE DEADFILE MAP
 DATED 08/28/01

- VP LIES 10.339 111 FROM THE INTERSECTION OF THE EAST LINE OF FRENCH CAMP ROAD & THE SOUTH LINE OF CO SURVEY 2618.
- A - R. S. Bk. 30 Pg. 077
- B - P. M. Bk. 21 Pg. 107
- C - P. M. Bk. 21 Pg. 177
- F - P. M. Bk. 22 Pg. 002
- H - R. M. Bk. 36 Pg. 092

NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses

CITY OF STOCKTON
 Assessor's Map Bk.166 Pg. 03
 County of Son Jooquin, Calif.

01-02

Asano - Stockton

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.5
August 03, 2020

The EDR-City Directory Abstract

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Executive Summary

Findings

City Directory Images

Thank you for your business.
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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1906 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2017	Cole Information Services	-	X	X	-
2014	Cole Information Services	-	X	X	-
2009	Cole Information Services	-	X	X	-
2004	Cole Information Services	-	X	X	-
2003	SBC PACIFIC BELL	-	X	X	-
1999	Cole Information Services	-	X	X	-
	R. L. Polk Co., Publishers	-	-	-	-
1996	R. L. Polk Co., Publishers	-	-	-	-
1994	Cole Information Services	-	-	-	-
1990	R. L. Polk Co., Publishers	-	-	-	-
1984	R. L. Polk Co., Publishers	-	-	-	-
1979	R.L. Polk CO.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1975	R.L. Polk CO.	-	-	-	-
1970	R. L. Polk Co., Publishers	-	-	-	-
1965	R. L. Polk Co., Publishers	-	-	-	-
1960	R. L. Polk Co., Publishers	-	-	-	-
1955	R. L. Polk Co.	-	-	-	-
1950	R. L. Polk Co., Publishers	-	-	-	-
1946	R. L. Polk Co., Publishers	-	-	-	-
1940	R. L. Polk Co., Publishers	-	-	-	-
1935	R. L. Polk Co. of California, Publishers	-	-	-	-
1930	R. L. Polk Co. of California, Publishers	-	-	-	-
1925	R. L. Polk Co. of California, Publishers	-	-	-	-
1921	Polk-Husted Directory Co., Publishers	-	-	-	-
1916	Polk-Husted Directory Co.	-	-	-	-
1911	Polk-Husted Directory	-	-	-	-
1906	A. KINGSBURY CO	-	-	-	-

EXECUTIVE SUMMARY**SELECTED ADDRESSES**

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
Henry Long Blvd	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

FINDINGS DETAIL

Target Property research detail.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ABRUZZI CIR

4459 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SHERRY COVALT	Cole Information Services
2014	GEORGE MITCHELL	Cole Information Services
2009	ISABELLIA FOREMAN	Cole Information Services
2004	GEORGE MITCHELL	Cole Information Services
1999	ISABELLIA FOREMAN	Cole Information Services

4460 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	FABIOLA RODRIGUEZ	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	MARCO RODRIGUEZ	Cole Information Services
2004	DAVID RODRIGUEZ	Cole Information Services

4463 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	STACEY RIPPEY	Cole Information Services
2014	KRISTINA VO	Cole Information Services
2009	ALVIN GERONIMO	Cole Information Services
2004	ALVIN GERONIMO	Cole Information Services
1999	ALVIN GERONIMO	Cole Information Services

4464 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	DAVID RODRIGUEZ	Cole Information Services
2014	JUAN RODRIGUEZ	Cole Information Services
2009	DAVID RODRIGUEZ	Cole Information Services

4467 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	MICHEY ROBINSON	Cole Information Services
2014	RHONDA EDWARDS	Cole Information Services
2009	CHRIS JOHNSON	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	CHRIS JOHNSON	Cole Information Services
1999	CHRIS JOHNSON	Cole Information Services

4478 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	NIRMAL SRAI	Cole Information Services
2014	NIRMAL SRAI	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

4481 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ADRIANNA RUIZ	Cole Information Services
2014	ADRIANNA RUIZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	NOE LEAL	Cole Information Services

4482 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	HERGINDER DHATT	Cole Information Services
2014	PARMJEET DHATT	Cole Information Services
2009	HARJINDER DHATT	Cole Information Services
2004	EDUARDO PALACIOS	Cole Information Services
1999	HARJINDER DHATT	Cole Information Services

4485 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	LUISITO MARTINEZ	Cole Information Services
2009	CESAR MARTINEZ	Cole Information Services
2004	CESAR MARTINEZ	Cole Information Services

4486 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	PAL RAM	Cole Information Services
2014	KARINA LEE	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	ROBERT SANCHEZ	Cole Information Services

FINDINGS

4489 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	YENG HER	Cole Information Services
2014	YENG HER	Cole Information Services
2009	YENG HER	Cole Information Services
2004	YENG HER	Cole Information Services

4490 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KEITH GLEASON	Cole Information Services
2009	KEITH GLEASON	Cole Information Services
2004	KEITH GLEASON	Cole Information Services
1999	KEITH GLEASON	Cole Information Services

4493 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SANTA SANCHEZ	Cole Information Services
2014	DAMEON CAMPBELL	Cole Information Services
2009	DAMEON CAMPBELL	Cole Information Services
2004	DAMEON CAMPBELL	Cole Information Services

4508 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	MICHAEL GARY	Cole Information Services
2014	IRA AYERS	Cole Information Services
2009	TINA GARY	Cole Information Services
2004	TINA GARY	Cole Information Services

4509 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JR VARGAS	Cole Information Services
2014	SHEILA KOMBE	Cole Information Services
2009	SHEILA KOMBE	Cole Information Services
2004	ABDUL SAVAGE	Cole Information Services
1999	SHEILA KOMBE	Cole Information Services

4512 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	NORMAN SABIO	Cole Information Services
2014	NORMAN SABIO	Cole Information Services
2009	BENIGNO SABIO	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	BENIGNO SABIO	Cole Information Services

4513 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	DELONNA BROOKS	Cole Information Services
2014	RAMON CONTRERAS	Cole Information Services
2009	RALPH BROOKS	Cole Information Services
1999	RALPH BROOKS	Cole Information Services

4516 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	REYSHAWN SHEPHARD	Cole Information Services
2009	ANGIE BROWN	Cole Information Services
2004	ANGELA BROWN	Cole Information Services
1999	ANGIE BROWN	Cole Information Services

4520 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SARA AMBAYE	Cole Information Services
2009	SARA AMBAYE	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	SARA AMBAYE	Cole Information Services

4524 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	FNU SINGH	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	SEAN SIMPSON	Cole Information Services
2004	ROSIE TALTON	Cole Information Services
1999	SEAN SIMPSON	Cole Information Services

4528 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ASHLEE CHAPMAN	Cole Information Services
2014	RAYMOND FARRIS	Cole Information Services
2009	RAYMOND FARRIS	Cole Information Services
2004	RAYMOND FARRIS	Cole Information Services
1999	RAYMOND FARRIS	Cole Information Services

FINDINGS

4532 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SAMUEL MIXSON	Cole Information Services
2014	SAMUEL MIXSON	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	MARLON BALMONTE	Cole Information Services

4536 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ANITA BRACKEMYRE	Cole Information Services
2009	MARIA MARIALES	Cole Information Services
2004	ELIZABETH BARGHOUSHY	Cole Information Services

4540 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SAUL JUAREZ	Cole Information Services
2014	SAUL MACIAS	Cole Information Services
2009	SAUL JUAREZ	Cole Information Services
	SAUL MACIAS	Cole Information Services
2004	DUONE BYARS	Cole Information Services
1999	SAUL JUAREZ	Cole Information Services

4544 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BALKER SINGH	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	GURNEK SINGH	Cole Information Services

4545 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ELIGIO OLAGUEZ	Cole Information Services
2014	ELIGIO OLAGUEZ	Cole Information Services
2009	JEFFREY PETERS	Cole Information Services
2004	JEFFREY PETERS	Cole Information Services
1999	JEFFREY PETERS	Cole Information Services

4548 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	EDWARD CARAS	Cole Information Services
2014	EDWARD CARAS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	JOSEPH GABEL	Cole Information Services

4549 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	LISA MENDONCA	Cole Information Services
2014	RAY MILLER	Cole Information Services
2009	RAY MILLER	Cole Information Services
2004	RAY MILLER	Cole Information Services
1999	RAY MILLER	Cole Information Services

4552 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	BROWNIE ELDER	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	ABEL HERRERA	Cole Information Services

4553 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JESUS HERNANDEZ	Cole Information Services
2014	JESUS HERNANDEZ	Cole Information Services
2009	ALBERTO OROSCO	Cole Information Services
2004	SUSAN JAMES	Cole Information Services
1999	ALBERTO OROSCO	Cole Information Services

4556 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	PAUL MAXWELL	Cole Information Services
2014	PAUL MAXWELL	Cole Information Services
2009	ALVIN APUAN	Cole Information Services
2004	ALVIN APUAN	Cole Information Services
1999	ALVIN APUAN	Cole Information Services

4557 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ISRAEL PEREZ	Cole Information Services
2014	TOLANA MELFORT	Cole Information Services
2009	EVILLO VERA	Cole Information Services
2004	AGUSTIN MEZA	Cole Information Services
1999	EVILLO VERA	Cole Information Services

FINDINGS

4560 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	VICTOR NARVARTE	Cole Information Services
2014	G PRUCLE	Cole Information Services
2009	EDWIN MARTINEZ	Cole Information Services
2004	MICHAEL OCON	Cole Information Services

4561 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	REGINALD JEFFERSON	Cole Information Services
2014	REGINALD JEFFERSON	Cole Information Services
2009	KELLI HANSPARD	Cole Information Services

4562 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	LEONARDO TORRES	Cole Information Services
2004	LEONARDO TORRES	Cole Information Services
1999	LEONARDO TORRES	Cole Information Services

4565 ABRUZZI CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JOSE NUNEZ	Cole Information Services
2014	JOSE NUNEZ	Cole Information Services
2009	HERMINIA NUNEZ	Cole Information Services
2004	ERICA TORRES	Cole Information Services
1999	HERMINIA NUNEZ	Cole Information Services

HENRY LONG BLVD

2121 HENRY LONG BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	MANTECA UNIFIED SCHOOL DISTRICT	Cole Information Services
2014	MANTECA UNIFIED SCHOOL DISTRICT	Cole Information Services
2009	MANTECA UNIFIED SCHOOL DISTRICT	Cole Information Services
	KOMURE GEORGE Y SCHOOL	Cole Information Services
2004	MANTECA UNIFIED SCHOOL DSTRCT	Cole Information Services
2003	KOMURE GEORGE Y SCHOOL	SBC PACIFIC BELL

FINDINGS

WOODSHIRE CT

2610 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	STEVEN VARGAS	Cole Information Services
2014	EDUARDO AVILES	Cole Information Services
2009	CARLOS GARCIA	Cole Information Services

2611 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	THOMAS ALEXANDER	Cole Information Services
2014	THOMAS ALEXANDER	Cole Information Services
2009	THOMAS ALEXANDER	Cole Information Services
2004	VALERY ALEXANDER-THOMAS	Cole Information Services
1999	THOMAS ALEXANDER	Cole Information Services

2622 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	RUDY MAGGAY	Cole Information Services
2014	RUDY MAGGAY	Cole Information Services
2009	GREGORY ALLEN	Cole Information Services
1999	GREGORY ALLEN	Cole Information Services

2623 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	KULVINDER KAUR	Cole Information Services
2014	BALDEV SINGH	Cole Information Services
2009	BALDEV SINGH	Cole Information Services
2004	BALDEV SINGH	Cole Information Services
1999	BALDEV SINGH	Cole Information Services

2634 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	VICTOR NAVARRO	Cole Information Services
2014	VICTOR NAVARRO	Cole Information Services
2009	VICTOR NAVARRO	Cole Information Services
2004	VICTOR NAVARRO	Cole Information Services
1999	VICTOR NAVARRO	Cole Information Services

FINDINGS

2635 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	JEAN JOHNSON	Cole Information Services
2004	ASHLEY DAVIS	Cole Information Services
1999	JEAN JOHNSON	Cole Information Services

2646 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	VICTOR NAVARRO	Cole Information Services
2014	MIGUEL GONZALEZ	Cole Information Services
2009	JUDITH GARCIA	Cole Information Services
2004	JUDITH GARCIA	Cole Information Services

2658 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	GEORGE MAKRIS	Cole Information Services
2014	GEORGE MAKRIS	Cole Information Services
2009	JAMES WILLIAMS	Cole Information Services
2004	JAMES WILLIAMS	Cole Information Services
1999	JAMES WILLIAMS	Cole Information Services

2669 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ALEJANDRO GARCIA	Cole Information Services
2014	ALEJANDRO GARCIA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	CHARLES GREGERSEN	Cole Information Services

2670 WOODSHIRE CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHESTER LYONS	Cole Information Services
2009	AARON OCON	Cole Information Services
2004	AARON OCON	Cole Information Services

WOODSHIRE ST

4520 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JOSEELYN ROJO	Cole Information Services
2014	CLARENCE THOMPkins	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	KIMASON BROWN	Cole Information Services

4528 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	BILAL EID	Cole Information Services
2014	AWADALLA ADEL	Cole Information Services
2009	GASSAN AWADALLA	Cole Information Services
2004	ADIL MOHAMMAD	Cole Information Services
1999	GASSAN AWADALLA	Cole Information Services

4536 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JIRMARKO KNIGHT	Cole Information Services
2014	JOHNIE MCGEHEE	Cole Information Services
2009	MISA KNIGHT	Cole Information Services
2004	MISA KNIGHT	Cole Information Services
1999	MISA KNIGHT	Cole Information Services

4544 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SAMEER KATHAYAT	Cole Information Services
2014	TRAN NGUYEN	Cole Information Services
2009	DAT NGUYEN	Cole Information Services
2004	JOSEPH BRAVO	Cole Information Services
1999	DAT NGUYEN	Cole Information Services

4552 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	SHIRIKI SILVA	Cole Information Services
2014	SHIRIKI SILVA	Cole Information Services
2009	LUIS HERNANDEZ	Cole Information Services
2004	LUIS HERNANDEZ	Cole Information Services

4560 WOODSHIRE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	TARCICO RAMOS	Cole Information Services
2014	TARCICO RAMOS	Cole Information Services
2009	TARCICO RAMOS	Cole Information Services
2004	TARCICO RAMOS	Cole Information Services
1999	TARCICO RAMOS	Cole Information Services

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
Henry Long Blvd	2017, 2014, 2009, 2004, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2121 HENRY LONG BLVD	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2121 HENRY LONG BLVD	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2610 WOODSHIRE CT	2004, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2611 WOODSHIRE CT	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2622 WOODSHIRE CT	2004, 2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2623 WOODSHIRE CT	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2634 WOODSHIRE CT	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2635 WOODSHIRE CT	2017, 2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2646 WOODSHIRE CT	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2658 WOODSHIRE CT	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2669 WOODSHIRE CT	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
2670 WOODSHIRE CT	2017, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4459 ABRUZZI CIR	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4460 ABRUZZI CIR	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4463 ABRUZZI CIR	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4464 ABRUZZI CIR	2004, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4467 ABRUZZI CIR	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4478 ABRUZZI CIR	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4481 ABRUZZI CIR	2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906
4482 ABRUZZI CIR	2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

FINDINGS

Address Researched

4552 ABRUZZI CIR

4552 WOODSHIRE ST

4553 ABRUZZI CIR

4556 ABRUZZI CIR

4557 ABRUZZI CIR

4560 ABRUZZI CIR

4560 WOODSHIRE ST

4561 ABRUZZI CIR

4562 ABRUZZI CIR

4565 ABRUZZI CIR

Address Not Identified in Research Source

2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2004, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2017, 2014, 2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

2003, 1996, 1994, 1990, 1984, 1979, 1975, 1970, 1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

4849 CAROLYN WESTON
BLVD

Address Not Identified in Research Source

2017, 2014, 2009, 2004, 2003, 1999, 1996, 1994, 1990, 1984, 1979, 1975, 1970,
1965, 1960, 1955, 1950, 1946, 1940, 1935, 1930, 1925, 1921, 1916, 1911, 1906

Asano - Stockton

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.8
August 03, 2020

EDR Building Permit Report

Target Property and Adjoining Properties

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Petralogix on Aug 03, 2020.

TARGET PROPERTY

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Stockton

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
2020	City of Stockton, Community Development Department		X
2019	City of Stockton, Community Development Department		X
2018	City of Stockton, Community Development Department		X
2017	City of Stockton, Community Development Department		
2016	City of Stockton, Community Development Department		
2015	City of Stockton, Community Development Department		X
2014	City of Stockton, Community Development Department		X
2013	City of Stockton, Community Development Department		X
2012	City of Stockton, Community Development Department		
2011	City of Stockton, Community Development Department		
2010	City of Stockton, Community Development Department		
2009	City of Stockton, Community Development Department		
2008	City of Stockton, Community Development Department		
2007	City of Stockton, Community Development Department		
2006	City of Stockton, Community Development Department		X
2005	City of Stockton, Community Development Department		X
2004	City of Stockton, Community Development Department		X
2003	City of Stockton, Community Development Department		X
	City of Stockton, Community Development Department	X	
2002	City of Stockton, Community Development Department		X
	City of Stockton, Community Development Department	X	
2001	City of Stockton, Community Development Department		
2000	City of Stockton, Community Development Department		
1999	City of Stockton, Community Development Department		
1998	City of Stockton, Community Development Department		
1997	City of Stockton, Community Development Department		
1996	City of Stockton, Community Development Department		
1995	City of Stockton, Community Development Department		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
1994	City of Stockton, Community Development Department		
1993	City of Stockton, Community Development Department		
1992	City of Stockton, Community Development Department		
1991	City of Stockton, Community Development Department		

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Stockton
Years: 1991-2020
Source: City of Stockton, Community Development Department and Permit Center, STOCKTON, CA
Phone: (209) 937-8561

Name: Redding
Years: 1926-2020
Source: City of Redding, Development Services, Building Division, LIVERMORE, CA
Phone: 530-225-4014

Name: San Joaquin County
Years: 1987-2020
Source: San Joaquin County, Permits and Licenses, STOCKTON, CA
Phone: (209) 468-3124

Name: Santa Clara County Unincorporated Area
Years: 1960-2020
Source: Santa Clara County, Development Services Office, MORGAN HILL, CA
Phone: (408) 299-5700

TARGET PROPERTY FINDINGS**TARGET PROPERTY DETAIL**

**4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206**

4849 CAROLYN WESTON BLVD

Date: **7/18/2003**
Permit Type:
Description:
Permit Description:
Work Class: **ADD, ALT, & REPAIRS-RESIDENTIAL**
Proposed Use:
Permit Number: **0300005678**
Status: **CLOSED**
Valuation: **\$11,000.00**
Contractor Company:
Contractor Name: **SEARS HOME IMPROVEMENT PROJ**

Date: **8/27/2002**
Permit Type:
Description:
Permit Description:
Work Class: **ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL**
Proposed Use:
Permit Number: **0200005960**
Status: **CLOSED**
Valuation: **\$600.00**
Contractor Company:
Contractor Name: **SCHULER HOMES OF CALIFORNIA**

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ABRUZZI CIR

4459 ABRUZZI CIR

Date: **6/17/2005**
 Permit Type:
 Description:

Permit Description:
 Work Class: ADD, ALT, & REPAIRS-RESIDENTIAL
 Proposed Use:
 Permit Number: 0500003994
 Status: CLOSED
 Valuation: \$4,930.00
 Contractor Company:
 Contractor Name: RE:VISIONS HOME IMPROVEMENT

Date: **5/22/2003**
 Permit Type:
 Description:

Permit Description:
 Work Class: NEW RES-ONE FAMILY STRUCTURES
 Proposed Use:
 Permit Number: 0300003005
 Status: CLOSED
 Valuation: \$195,358.00
 Contractor Company:
 Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4460 ABRUZZI CIR**Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300002997

Status: CLOSED

Valuation: \$176,154.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4463 ABRUZZI CIRDate: **2/15/2018**

Permit Type:

Description: **AA: Residential - 8.41kw photovoltaic system.**Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: 1800001949

Status: Finaled

Valuation: \$34,489.00

Contractor Company:

Contractor Name: COMPLETE SOLAR INC

ADJOINING PROPERTY FINDINGS

Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003000

Status: CLOSED

Valuation: \$180,208.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4464 ABRUZZI CIR

Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003003

Status: CLOSED

Valuation: \$192,341.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4467 ABRUZZI CIR**Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: **NEW RES-ONE FAMILY STRUCTURES**

Proposed Use:

Permit Number: **0300003006**Status: **CLOSED**Valuation: **\$195,358.00**

Contractor Company:

Contractor Name: **HOME BUILDERS INC****4478 ABRUZZI CIR**Date: **2/11/2020**

Permit Type:

Description: **AA: Residential - 5.525kw photovoltaic system.**Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: **2000000948**Status: **Issued**Valuation: **\$23,101.16**

Contractor Company:

Contractor Name: **GRID ALTERNATIVES**

ADJOINING PROPERTY FINDINGS

Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007733

Status: CLOSED

Valuation: \$222,713.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4481 ABRUZZI CIR

Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007728

Status: CLOSED

Valuation: \$183,046.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4485 ABRUZZI CIR**Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007734

Status: CLOSED

Valuation: \$222,713.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4486 ABRUZZI CIRDate: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007724

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4490 ABRUZZI CIR**Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: **NEW RES-ONE FAMILY STRUCTURES**

Proposed Use:

Permit Number: **0200007725**Status: **CLOSED**Valuation: **\$167,644.00**

Contractor Company:

Contractor Name: **HOME BUILDERS INC****4493 ABRUZZI CIR**Date: **9/9/2019**

Permit Type:

Description: **AA: Change-out installation of Gas - 050 gallon to Gas - 050 gallon, located inside building, screening not required.**Permit Description: **OTC - Water Heater**

Work Class:

Proposed Use:

Permit Number: **1900006515**Status: **Issued**Valuation: **\$1,390.00**

Contractor Company:

Contractor Name: **ABILITY ACCESS PLUMBING & ROOTER**

ADJOINING PROPERTY FINDINGS

Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007732

Status: CLOSED

Valuation: \$185,909.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4508 ABRUZZI CIR

Date: **6/8/2015**

Permit Type:

Description: **6.24 kW ROOF MOUNT SOLAR**

Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: 1500002999

Status: Finald

Valuation: \$13,790.00

Contractor Company:

Contractor Name: SOLARCITY CORPORATION

Date: **11/7/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007735

Status: CLOSED

Valuation: \$222,713.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4509 ABRUZZI CIR**

Date: 11/7/2002

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007726

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4513 ABRUZZI CIR

Date: 11/7/2002

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200007731

Status: CLOSED

Valuation: \$183,046.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4516 ABRUZZI CIR**Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008457

Status: CLOSED

Valuation: \$171,492.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4520 ABRUZZI CIRDate: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008450

Status: CLOSED

Valuation: \$134,217.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4524 ABRUZZI CIR**Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008452

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4528 ABRUZZI CIRDate: **3/23/2004**

Permit Type:

Description:

Permit Description:

Work Class: ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL

Proposed Use:

Permit Number: 0400002015

Status: CLOSED

Valuation: \$1,100.00

Contractor Company:

Contractor Name: SWITCH ELEC & COMMUNITCATION

ADJOINING PROPERTY FINDINGS

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008459

Status: CLOSED

Valuation: \$185,909.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4532 ABRUZZI CIR

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008458

Status: CLOSED

Valuation: \$171,492.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4536 ABRUZZI CIR**Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: **NEW RES-ONE FAMILY STRUCTURES**

Proposed Use:

Permit Number: **0200008448**Status: **CLOSED**Valuation: **\$131,533.00**

Contractor Company:

Contractor Name: **HOME BUILDERS INC****4540 ABRUZZI CIR**Date: **12/10/2015**

Permit Type:

Description: **AA: Residential - 5.2kw photovoltaic system.**Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: **1500006959**Status: **Finald**Valuation: **\$11,492.00**

Contractor Company:

Contractor Name: **SOLARCITY CORPORATION~119513**

ADJOINING PROPERTY FINDINGS

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008453

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4544 ABRUZZI CIR

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008449

Status: CLOSED

Valuation: \$131,533.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4545 ABRUZZI CIR**

Date: **4/8/2013**
Permit Type:
Description: **SFD 200A ELECTRICAL SERVICE (REPAIR/INSPECTION)**

Permit Description: **OTC - Minor Remodel**
Work Class:
Proposed Use:
Permit Number: 1300001013
Status: Finaled
Valuation: \$1,900.00
Contractor Company:
Contractor Name: VALTIERRA ELECTRIC

Date: **5/30/2003**
Permit Type:
Description:

Permit Description:
Work Class: NEW RES-ONE FAMILY STRUCTURES
Proposed Use:
Permit Number: 0300003206
Status: CLOSED
Valuation: \$141,068.00
Contractor Company:
Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4548 ABRUZZI CIR**Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300002996

Status: CLOSED

Valuation: \$138,239.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4549 ABRUZZI CIRDate: **5/31/2005**

Permit Type:

Description:

Permit Description:

Work Class: ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL

Proposed Use:

Permit Number: 0500003540

Status: CLOSED

Valuation: \$375.00

Contractor Company:

Contractor Name: MILLER RAY

ADJOINING PROPERTY FINDINGS

Date: **5/30/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003203

Status: CLOSED

Valuation: \$138,239.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4552 ABRUZZI CIR

Date: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300002998

Status: CLOSED

Valuation: \$176,154.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4553 ABRUZZI CIR**Date: **5/30/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003208

Status: CLOSED

Valuation: \$176,154.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4556 ABRUZZI CIRDate: **5/22/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003010

Status: CLOSED

Valuation: \$234,009.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**4557 ABRUZZI CIR**Date: **5/30/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0300003213

Status: CLOSED

Valuation: \$192,341.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

NAPOLI CT**2522 NAPOLI CT**Date: **12/17/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008598

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**2534 NAPOLI CT**

Date: **12/17/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008594

Status: CLOSED

Valuation: \$131,533.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

2546 NAPOLI CT

Date: **12/17/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008595

Status: CLOSED

Valuation: \$131,533.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**WOODSHIRE CT****2610 WOODSHIRE CT**

Date: **3/10/2006**
Permit Type: **GB**
Description: **OWENER BUILDER. PERMIT BY OWNER CARLOS GARCIA. PATIO COVER 9.5'X40'**

Permit Description: **GENERAL BUILDING PERMIT-----2L**
Work Class: **ADD, ALT, & REPAIRS-RESIDENTIAL**
Proposed Use:
Permit Number: **0600001209**
Status: **CLOSED**
Valuation: **\$6,200.00**
Contractor Company:
Contractor Name: **GARCIA CARLOS**

Date: **3/14/2003**
Permit Type:
Description:

Permit Description:
Work Class: **NEW RES-ONE FAMILY STRUCTURES**
Proposed Use:
Permit Number: **0200009474**
Status: **CLOSED**
Valuation: **\$131,533.00**
Contractor Company:
Contractor Name: **HOME BUILDERS INC**

ADJOINING PROPERTY FINDINGS**2611 WOODSHIRE CT**Date: **3/14/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200009481

Status: CLOSED

Valuation: \$183,046.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

2622 WOODSHIRE CTDate: **3/14/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200009478

Status: CLOSED

Valuation: \$171,492.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**2623 WOODSHIRE CT**Date: **3/14/2003**

Permit Type:

Description:

Permit Description:

Work Class: **NEW RES-ONE FAMILY STRUCTURES**

Proposed Use:

Permit Number: **0200009479**Status: **CLOSED**Valuation: **\$171,492.00**

Contractor Company:

Contractor Name: **HOME BUILDERS INC****2634 WOODSHIRE CT**Date: **4/7/2015**

Permit Type:

Description: **6.12 kW ROOF MOUNT SOLAR**Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: **1500001846**Status: **Finald**Valuation: **\$14,652.00**

Contractor Company:

Contractor Name: **SOLARCITY CORPORATION**

ADJOINING PROPERTY FINDINGS

Date: **3/14/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200009475

Status: CLOSED

Valuation: \$131,533.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

2646 WOODSHIRE CT

Date: **3/14/2003**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200009482

Status: CLOSED

Valuation: \$183,046.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS**WOODSHIRE ST****4520 WOODSHIRE ST**Date: **12/17/2002**

Permit Type:

Description:

Permit Description:

Work Class: **NEW RES-ONE FAMILY STRUCTURES**

Proposed Use:

Permit Number: **0200008602**Status: **CLOSED**Valuation: **\$183,046.00**

Contractor Company:

Contractor Name: **HOME BUILDERS INC****4528 WOODSHIRE ST**Date: **11/21/2019**

Permit Type:

Description: **AA: Residential - 6.8kw photovoltaic system.**Permit Description: **OTC - Photovoltaic**

Work Class:

Proposed Use:

Permit Number: **1900008318**Status: **Issued**Valuation: **\$30,000.00**

Contractor Company:

Contractor Name: **SUNRUN INSTALLATION SERVICES INC**

ADJOINING PROPERTY FINDINGS

Date: **12/17/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008604

Status: CLOSED

Valuation: \$222,713.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4536 WOODSHIRE ST

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008454

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS

4544 WOODSHIRE ST

Date: **12/17/2015**
 Permit Type:
 Description: **AA: Residential - 2.08kw photovoltaic system.**

Permit Description: **OTC - Photovoltaic**
 Work Class:
 Proposed Use:
 Permit Number: 1500007087
 Status: Finald
 Valuation: \$8,736.00
 Contractor Company:
 Contractor Name: SOLARCITY CORPORATION~104421

Date: **8/1/2014**
 Permit Type:
 Description: **INSTALL 2.25 KW ROOF MT. PV SYSTEM**

Permit Description: **OTC - Photovoltaic**
 Work Class:
 Proposed Use:
 Permit Number: 1400002935
 Status: Finald
 Valuation: \$4,972.00
 Contractor Company:
 Contractor Name: SOLARCITY CORPORATION

Date: **12/5/2002**
 Permit Type:
 Description:
 Permit Description:
 Work Class: NEW RES-ONE FAMILY STRUCTURES
 Proposed Use:
 Permit Number: 0200008460
 Status: CLOSED
 Valuation: \$185,909.00
 Contractor Company:
 Contractor Name: HOME BUILDERS INC

ADJOINING PROPERTY FINDINGS

4552 WOODSHIRE ST

Date: **6/26/2006**
 Permit Type: **CB**
 Description: **OWNER/BUILDER - LUIS HERNANDEZ 60 FEET OF UNDERGROUND GAS/WATER/ELECT ONLY **** FOR FUTURE BARBAQUE **** 8/01/06 - LAST ACTIVITY PERMIT CLOSED**

Permit Description: **COMBINATION BUILDING PERMIT-2L**
 Work Class: **ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL**
 Proposed Use:
 Permit Number: **0600003468**
 Status: **CLOSED, PERMIT PRINTED**
 Valuation: **\$1,600.00**
 Contractor Company:
 Contractor Name: **HERNANDEZ MARIA**

Date: **4/18/2006**
 Permit Type: **SP**
 Description: **BLUE HAVEN POOLS 776536 33108 STATE COMP INS 42906 57213 123106 C53 INGROUND SWIMMING POOL AND SPA W/HEATER 383 SQFT.**

Permit Description: **PRIVATE SWIMMING POOL-----2L**
 Work Class: **SWIMMING POOLS, SPAS & HOT TUBS - RES**
 Proposed Use: **SPA SWIMMING POOL**
 Permit Number: **0600001948**
 Status: **CLOSED**
 Valuation: **\$35,000.00**
 Contractor Company:
 Contractor Name: **BLUE HAVEN POOLS**

ADJOINING PROPERTY FINDINGS

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008455

Status: CLOSED

Valuation: \$167,644.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

4560 WOODSHIRE ST

Date: **12/5/2002**

Permit Type:

Description:

Permit Description:

Work Class: NEW RES-ONE FAMILY STRUCTURES

Proposed Use:

Permit Number: 0200008451

Status: CLOSED

Valuation: \$134,217.00

Contractor Company:

Contractor Name: HOME BUILDERS INC

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeyman:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: \$1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

Asano - Stockton

4849 CAROLYN WESTON BLVD
STOCKTON, CA 95206

Inquiry Number: 6143418.7
August 04, 2020

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

4849 CAROLYN WESTON BLVD
Asano - Stockton
STOCKTON, CA 95206

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found Not Found

RESEARCH SOURCE

Source 1:
San Joaquin Recorder
San Joaquin, CA

PROPERTY INFORMATION**Deed 1:**

Type of Deed: deed
Title is vested in: Hidenori Asano Trustee
Title received from: Fumiko & Hidenori Asano Trustees
Deed Dated: 9/21/2012
Deed Recorded: 9/26/2012
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: See Exhibit

Legal Current Owner: Hidenori Asano Trustee

Parcel # / Property Identifier: 166-030-05, 166-030-33

Comments: See Exhibit

Deed Exhibit 1

Doc #: 2012-125246
09/26/2012 01:46:41 PM
Page: 1 of 4 Fee: \$23.00
Kenneth W Blakemore
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT



RECORDING REQUESTED BY/
WHEN RECORDED MAIL TO

John Roster
1810 Grand Canal Blvd., Ste. 4
Stockton, CA 95207

AFFIDAVIT of DEATH of TRUSTEE

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

Hidenori Asano of legal age, being duly sworn, says:

1. Fumiko Asano, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Fumiko Asano named as a Trustee in the Declaration of Trust dated March 30, 2006, (Trust Declaration) which was executed by Hidenori Asano and Fumiko Asano as Settlers.

2. At the time of the decedent's death, decedent was the record owner, as Trustee, of certain real property more particularly described on Exhibit "A".

3. Pursuant to the terms of the Trust Declaration, Hidenori Asano as the named Successor Trustee has assumed the responsibilities of sole Successor Trustee and is now acting as sole Successor Trustee.

Date: September 21, 2012

Hidenori Asano
Hidenori Asano

State of California
County of San Joaquin

Subscribed and sworn to (or affirmed) before me on this 21st day of September, 2012, by Hidenori Asano, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

John Roster



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

SAN JOAQUIN COUNTY

PUBLIC HEALTH SERVICES
STOCKTON, CALIFORNIA

CERTIFICATE OF DEATH

3201239002878

Form containing fields for decedent information (Name: FUMIKO ASANO, DOB: 06/24/1925), informant (Hidenori Asano), cause of death (Metastatic Gastric Carcinoma), and certifier (Tomio Thomas Odama M.D.).

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS

This is a true and exact reproduction of the document officially registered and placed on file with San Joaquin County Public Health Services.

DATE ISSUED: AUG 13 2012

This copy not valid unless prepared on engraved border displaying date and signature of Registrar.

Signature of Karen Furst, MD, MPH, Local Registrar.



Exhibit "A"

1. Real Property commonly known as 2121 W. Matthews Road, Stockton, CA, and more particularly described in a grant Deed executed by Hidenori Asano and Fumiko Asano as Grantors on March 30, 2006, and recorded on April 11, 2006, as Doc #: 2006-079444 in Official Records of San Joaquin County, California, as follows:

That certain real property situated in the City of Stockton, County of San Joaquin, State of California, described as follows:

30 acres lying partly in Section 33, Township 1 North, Range 6 East, Mount Diablo Base and Meridian and partly in Section 4, Township 1 South, Range 6 East, Mount Diablo Base and Meridian and more particularly described as follows:

BEGINNING at the Northeast corner of said tract of land (said Northeast corner being located as follows, to-wit: BEGINNING at the Southwest corner of County Hospital Tract on West side of County Road in Section 3, Township I South, Range 6 East, Mount Diablo Base and Meridian, which corner bears South 1°30' East 293 feet from a post on the Mount Diablo Base line; thence North 1°30' West, 792 feet to a point; thence South 89°00' West along a fence 6300.6 feet to said Northeast corner) and running thence South 89°00' West, 964.5 feet to a point; thence South 1°00' East, 1355 feet to a point; thence North 89°00' East, 964.5 feet to a point; thence North 1°00' West, 1355 feet to the point of beginning, containing 30 acres, more or less.

EXCEPT a strip of land 25 feet wide along the South side of above described tract for purpose of roadway and irrigating pipe lines for the benefit of owners of the whole 528.31 acre tract. (APN: 191-300-02)

2. Real Property commonly known as 4849 Carolyn Weston Blvd., Stockton, CA, and more particularly described in a grant Deed executed by Hidenori Asano and Fumiko Asano as Grantors on March 30, 2006, and recorded on April 11, 2006, as Doc #: 2006-079443 in Official Records of San Joaquin County, California, as follows:

That certain real property situated in the City of Stockton, County of San Joaquin, State of California, described as follows:

A portion of Section 28 township 1 North, Range 6 East, Mount liable Base and Meridian, and more particularly described as follows:

COMMENCING at the intersection of the East line of Stockton and French Camp toll Road with the South line of County Survey No. 2819 and running thence North 89 1/4° West along the said South line 10358 feet to the intersection of the South line of said Survey 2819 with the center line of the electric poles of the Standard Electric Co; thence North 28° 59' East along the center line of said electric poles 844.5 feet to the point of beginning of the land herein described;

thence North 89° 25' West 2371 feet to a post on top levee on East bank of San Joaquin River; thence North 20° 45' East 266.5 feet; thence North 00°50' West 805 feet to post; thence South 89° 25' East 2873 feet to center line of electric poles of said Standard Electric Co; thence South 28° 59' West 1210.5 feet to the point of beginning. Running by true MERIDIAN MAGNETIC VARIATION 17° 30' East.

SAVE AND EXCEPTING fran the above described land a strip on the South side thereof; running from the East bank of San Joaquin River to the center line of said electric pole line and extending Northerly in equal width throughout its entire length so as to embrace 20 acres.

The tract of land herein above described contains 44.56 acres, more or less.

APN: 166-030-05

3. Real Property commonly known as N/A, Stockton, CA, and more particularly described in a grant Deed executed by Hidenori Asano and Fumiko Asano as Grantors on March 30, 2006, and recorded on April 11, 2006, as Doc #: 2006-079443 in Official Records of San Joaquin County, California, as follows:

Lot "C", as delineated upon that certain map entitled Tract No. 3098, Weston Ranch, Unit No. 73 filed for record April 25, 2002 in Book 36 of Maps and Plats at page 92, San Joaquin County Records. APN: 166-030-33

STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN JOAQUIN COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5

(1= MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

ASANO FARMS INC.
1075 W. WOLFE RD.

FRENCH CAMP

CA 95231

II FACILITY

ASANO FARMS INC.
1075 W. WOLFE RD.
FRENCH CAMP

CA 95231

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION
P.O. BOX 56
FRENCH CAMP

CA 95231

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

(209) 982-4796

TYPE OF BUSINESS
NO. OF CONTAINERS

FARM

CROSS STREET :

III 24-HR. CONTACT PERSON / TELEPHONE
DAY: F. ASANO

(209) 982-4796 NIGHT: () -

***** OWNER ASSIGNED CONTAINER NUMBER: 1

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000027351001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1979
D. CAPACITY (GALLONS) : 500

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : YES

V CONTAINER CONSTRUCTION

A. THICKNESS:
B. VAULTING: NON-VAULTED C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL
E. LINING : UNLINED
F. WRAPPING : TAR TAR OR ASPHT

VI PIPING

A. ABOVEGROUND PIPING :
B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

NONE

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12032 REGULAR MOTOR VEHICLE FUEL



APPENDIX F



PHASE I ENVIRONMENTAL SITE ASSESSMENT - USER QUESTIONNAIRE

APNs: 166-030-050 and 166-030-330

4849 CAROLYN WESTON BLVD.

STOCKTON, CALIFORNIA

Petralogix Engineering, Inc. is preparing a Phase I Environmental Site Assessment (Phase I ESA) for the above referenced property in order to assess the potential of onsite items which may be considered as Recognized Environmental Condition or Concern (RECs).

A Recognized Environmental Condition or Concern (REC) is one of the terms used to identify environmental liability within the context of a Phase I Environmental Site Assessment. ASTM defines the recognized environmental condition in the E1527-13 standard 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". De minimis conditions are not recognized environmental conditions.

We ask that you complete the following questionnaire and email it to tscheftner@petralogix.com. We will include this in the Phase I ESA report as an appendix. We appreciate your time and encourage you to call us at 209-770-0731 with any questions about this or any of the items contained with this document.

REQUIRED QUESTIONS

Please provide the following information to our firm in order to qualify for the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). Failure to provide this information could result in a determination that "all appropriate inquiry" was not completed. Any information that is falsely recorded, or knowingly is wrong, could also lead to an incomplete defense. For this reason, if an area is unclear or if there is a possibility that further clarification could be presented by another person, then call our firm at 209-736-0731 to discuss.

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| <p>1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).</p> <p>Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
<i>(If yes, please discuss and attach any relevant documentation that may aid in determine the extent of this question.)</i></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).</p> <p>Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?
<i>(If yes, please discuss and attach relevant documentation.)</i></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</p> <p>As the user of this Environmental Site Assessment 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?
<i>(If yes, please discuss and attach relevant documentation.)</i></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</p> <p>a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- b. 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 yes, please discuss and attach relevant documentation, if any.)*

5. **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

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, as user,

- a. Do you know the past uses of the property?
- (If yes, please discuss and attach relevant documentation, if any.)*
orchards and other crops were grown on the property.
- b. Do you know of specific chemicals that are present or once were present at the property?
- (If yes, please discuss and attach relevant documentation, if any.)*
- 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?

Yes No

6. **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the user of this ESA, 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?

ADDITIONAL QUESTIONS

The following additional questions will assist the environmental professional in preparation of the Phase I ESA report.

1. Why have you requested this Phase I ESA?
 - To qualify for Landowner Liability Protection
 - Other Reason (please specify) To purchase the property for a residential subdivision development opportunity.

2. What is your relationship to the subject property?
 - Buyer Lender
 - Seller Other _____

3. a. What type is the subject property?
 - Commercial Agricultural Vacant
 - Residential Industrial Other _____

b. What type of transaction is involved?
Purchase and sale through a broker.

4. Provide the complete and correct address of the property (if not indicated on page 1).
4849 Carolyn Weston Blvd, Stockton, CA 95206 (2 parcels totalling approx. 44.22 acres)
APN'S: 166-030-050 and 166-030-330

	Yes	No
5. Are you aware of any former addresses or previous assessor's parcel numbers (APNs) for the subject property? Include previous addresses/APNs even if subject property was split from a larger parcel. <i>(If yes, please discuss.)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do you have any other knowledge or experience with the property that may be pertinent to this investigation (for example, copies of previous environmental assessments, correspondence, etc. concerning the property and its environmental condition)? <i>(If yes, please discuss and attach relevant documentation, if any.)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. What is the proposed future use of the subject property?
200+ lot residential subdivision

8. Identify all additional parties who will rely on the Phase I ESA report (if any).
future, unidentified, homebuilder(s)

5 | Page

9. Identify the site contact and how the contact can be reached.

Name: **Derek Spalding**

Address: **110 Blue Ravine Rd, Suite 209, Folsom, CA 95630**

Phone: **916-257-4177**

Relationship to property: **Buyer**

DOCUMENTS/PROCEEDINGS

The following questions refer to documents or proceedings with regard to the subject property of which the user may be aware.

	Yes	No	Copies to be provided?
1. Available Documents			
<i>Are you aware of the existence of any of the following documents for the subject property? If so, please indicate whether you can provide copies of those documents to this office within reasonable time and cost constraints.</i>			
a. Environmental site assessment reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Environment compliance audit reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Registrations for underground and above-ground storage tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Registrations for underground injection systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Material safety data sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Community right-to-know plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Reports regarding hydrogeological conditions on the property or surrounding area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Hazardous waste generator notices or reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	Copies to be provided?
l. Geotechnical studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Risk assessments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Recorded Activity and Use Limitations (AULs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Proceedings Involving the Property			
Are you aware of any of the following related to the subject property? (If so, please attach relevant documentation.)			
a. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENDORSEMENT:

As the User of the Phase I Environmental Site Assessment being prepared for the property (or the duly authorized representative of such User), I hereby certify that to the best of my knowledge, information, and belief the information disclosed above is true and correct.

Derek Spalding 4/26/21
 Client (user) Signature Date

Derek Spalding
 Client (user) Name (Please Print)

Contact Phone Number (916) 257-4177

Appendix E
Update Letter – Limited Scope Phase II Environmental Site
Assessment

Petralogix Engineering, Inc.
26675 Bruella Road, Galt, Ca 95632
(T) 209-400-5729
dkramer@petralogix.com
www.petralogix.com



June 24, 2021
Project No. 2021-00025

Mr. Aidan Barry
The True Life Companies
110 Blue Ravine Road
Folsom, CA 95632
abarry@thetruelifecompanies.com

Subject: Update Letter – Limited Scope Phase II Environmental Site Assessment
Asano – 4849 Carolyn Weston Boulevard
Stockton, California
APNs: 166-030-050, -330

Dear Mr. Barry:

Please find below our update letter discussing the sampling locations, areas of concern, and constituents of concern (COCs) identified during our Limited Scope Phase II ESA based on our Proposal Number 2021-00069, dated May 17, 2021. The Limited Site Investigation Update Letter results are based on the primarily shallow “near-surface” soil analytical results which were followed by select limited vertical delineation of locations which reported elevated COPCs in some locations, with the understanding that further delineation is recommended at this time. Because the Limited Scope Phase II ESA to date is constrained to limited vertical and horizontal delineation, the areas of concern are considered moderately defined for the purpose of remediation, and further testing is considered warranted to fully characterize limits of the impact soil areas of concerns.

Investigation Activities

Project Area investigation activities were conducted by Petralogix during three multi-day sampling events occurring within June 2021. The primary objective was to determine if soil was impacted by Organochlorine Pesticides (OCPs) from historic agricultural practices, Lead and Asbestos impact from historic structures built prior to 1978, Total Petroleum Hydrocarbons (TPH) and CAM-17 Metals from observed aboveground storage tanks and drums, and TPH, OCPs, CAM-17 Metals, Polynuclear Aromatic Hydrocarbons (PAHs), and Polychlorinated Biphenyls (PCBs) from the observed burn pile area located on the Site. In addition, a geophysical survey and groundwater sampling event (to analyze TPH and CAM-17 Metals) was conducted based on potential presence of an underground storage tank (UST) on the Site with no records of closure and a shallow groundwater table at the Site (less than 10 feet below ground surface).

Investigation Findings:

The assessment is considered to be “limited” because it is intended as a screening level survey to assess the Recognized Environmental Conditions (RECs) for the presence and/or absence of Chemicals of Potential Concern (COPCs). The initial investigation was performed on surface (0 to 0.5 feet) samples only, to determine presence or absence of COPCs. The environmental screening levels (ESLs) for the Site were reviewed using the California Department of Toxic Substances Control (DTSC), the San Francisco Bay Regional Water Quality Control Board (Residential Land Use, Shallow Soil, where Groundwater is a Current or Potential Source of Drinking Water), and the United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), with the most conservative levels used to expedite the identification and evaluation of Chemicals of Potential Concern (COPCs).

This Update Letter is limited to areas of concern based on our investigation results, COCPs affecting these areas of concern, and cost estimates (including contingencies) for remedial activities.

Historic Structures Samples:

- Asbestos was non-detect in twenty-seven (27) surface samples collected;
- Lead was detected in twenty-eight (28) surface soil samples at concentrations ranging from 11 to 350 mg/kg.
- Lead concentrations in twelve (12) surface samples exceeded or equaled the STLC Trigger limit of 50 mg/kg at concentrations ranging from 52 to 350 mg/kg; these twelve (12) samples were analyzed for the Soluble Threshold Limit Concentration (STLC Limit) with concentrations ranging from 0.61 to 6.4 mg/kg. Three (3) surface samples exceeded or nearly equaled the STLC Limit of 5 mg/kg, ranging from 4.9 to 6.4 mg/kg.
- Ten (10) sample locations that were co-located with the lead concentrations that equaled or exceeded 50 mg/kg were additionally analyzed for lead at 1-foot below ground surface (bgs). Lead concentrations in the ten (10) co-located sample locations at 1-foot bgs are all below the ESL of 80 mg/kg and the STLC Trigger of 50 mg/kg, ranging from 9 to 29 mg/kg. See Plate 1 in Attachment A and Table 1 below for the locations and sample IDs of elevated lead concentrations around the historic buildings.
- Three (3) surface samples co-located with the lead and asbestos samples around the woodshed building and two (2) samples co-located with the lead and asbestos samples around the main red barn (Sample IDs: B3-A, B3-B, B7-A, B7-B, AND B7-C) were also analyzed for OCPs due to the potential of pesticides being stored or refilled in these areas. Three (3) samples were below the ESLs for OCPs (B7-A, B7-B, AND B7-C). Two surface samples (B3-A and B3-B) analyzed as a 2:1 composite for OCPs reported concentrations above the ESL of 0.48 mg/kg for Chlordane at 9.3 mg/kg. The two composite samples were then analyzed discretely, with concentrations elevated above the ESL at 0.8 and 1.7 mg/kg for B3-A and B3-B, respectively.
- Based on the elevated samples of the OCP Chlordane (B3-A and B3-B), Petralogix additionally analyzed the other two perimeter samples (B3-C and B3-D) for this building (the main barn, see Plate 2) as well as one random co-located surface sample from each building that was initially collected to test lead and asbestos. Of these additional eight (8) surface soil samples, two (2) exceeded the screening concentration of 0.48 mg/kg at 1.1 and 14 mg/kg for sample

ID B3-C and B2-A, respectively. Elevated Chlordane sample locations are shown on Plate 2 and in the table below.

Table 1. Elevated Lead & Chlordane – Historic Buildings (mg/Kg)

COPC	B1-B	B2-A	B2-A@1'	B2-C	B3-A	B3-A@1'	B3-B	B3-B@1'	B3-C	B5-B	B5-C	B6-B	ESL ¹ (mg/kg)
Lead	160	350	7.7	92	30	--	160	23	27	87	71	82	80
STLC Lead	1.9	5.9	--	2.2	--	--	6.4	--	--	2	4.9	0.8	5.0
Chlordane	--	14	--	--	0.8	0.0089	1.7	2.0	1.1	--	--	ND	0.48

- ND = Not detected above lower lab reporting limit.
- -- = Not analyzed.
- 1. Environmental Screening Levels San Francisco Bay Regional Water Quality Control Board (April 2019, Rev. 2)
- **Bold** = above Environmental Screening Level (ESL) limits.

Based on the sampling investigation of the historic buildings, elevated lead is a concern and limited to the surface soil (0 to 0.5 feet), with two STLC Lead analysis indicating the elevated lead qualifies as California non-RCRA hazardous waste. Note: the landfill will also require a Toxicity Characteristic Leaching Procedure (TCLP) analysis for the lead samples elevated at or above 100 mg/kg (B1-B, B2-A, and B3-B) in order to determine if lead concentrations also qualify the soil as federal hazardous waste.

The OCP Chlordane was detected at concentrations above the environmental screening level of 0.48 mg/kg in four surface sample locations (B2-A, B3-A, B3-B, and B3-C). The vertical extent has not been delineated. Samples at 1-foot are currently on hold for B2-A, B2-B, and B2-3 at 1-foot below ground surface.

Aboveground Storage Tanks and Gas Dispenser:

- A total of eight (8) surface samples near the four (4) ASTs and Gas Dispenser (B1-B8) were analyzed for Multi-range TPH (gas, diesel, motor oil) and CAM-17 Metals. The samples were below the ESL or background levels for all CAM-17 Metals with the exception Lead. Lead concentrations reported for samples B1 through B8 ranged from 73 to 440 mg/kg, with all samples exceeding the STLC Trigger for lead of 50 mg/kg. Seven (7) samples (see Table 2) analyzed exceeded the screening threshold of 80 mg/kg, with concentrations ranging from 92 to 440 mg/kg. Sample IDs, lead concentrations, and STLC Lead concentration results are available for review in Table 2 and Plate 3.
- Samples located at B3, B4, B7, and B8 were additionally analyzed for lead at 1-foot bgs to further delineate lead contamination at depth. The samples at depth reported concentrations ranging from 7.4 to 22 mg/kg and below the screening threshold of 80 mg/kg.
- One (1) sample at a depth of 3 feet bgs (B17@3') was sampled near the 500-gallon AST with another sample at 4 and 5 feet obtained and put on hold. The STLC Lead concentration was analyzed due to the elevated level and is available for review in Table 2. The sample on hold at 4 feet bgs (B17@4') was additionally analyzed with lead concentration reported as 43 mg/kg and below the screening threshold of 80 mg/kg.
- Chromium was detected above the STLC Trigger limit in the surface sample B2 and B17@3' at 88 and 65 mg/kg, respectively; the Chromium STLC reported concentrations below the STLC limit of 5 mg/kg at for samples B2 and B17@3' at 0.29 and 0.12 mg/kg, respectively.

- Eight (8) AST samples were analyzed for Multi-range TPH (gas, diesel, motor oil), with all samples below the environmental screening threshold, with the exception of the surface sample B8, with reported concentrations of diesel and motor oil at 9,600 and 15,000 mg/kg above the environmental screening threshold of 260 and 12,000 mg/kg, respectively. A sample at 1 foot below ground surface was obtained, with the concentrations detected below the environmental screening levels for diesel and motor oil at 32 and 57 mg/kg, respectively.

Table 2. ASTs and Gas Dispenser (mg/Kg)

COPC	B1	B2	B3	B3@1'	B4, B5 Composite	B6, B7 Composite	B4	B4@1'	B7	B7@1'	B8	B8@1'	B17@3'	B17@4'	ESL ¹ (mg/kg)
Lead	130	100	440	9.1	94	92	--	7.4	--	8.6	73	22	240	43	80
STLC Lead	4.8	3.7	32	--	3.7	3.3	--	--	--	--	1.3	--	8.3	--	5.0 ²
Chromium	43	88	38	--	29	29	--	--	--	--	33	--	65	--	50 ³
STLC Chromium	--	0.29	--	--	--	--	--	--	--	--	--	--	0.12	--	5.0 ²
Diesel	2.9	2.8	26	--	4.6	68	--	--	--	--	9,600	32	50	--	260 ⁴
Motor Oil	23	13	260	--	14	120	--	--	--	--	15,00	57	750	--	12,000 ⁴

- ND = Not detected above lower lab reporting limit.
- -- = Not analyzed.
- 1. Environmental Screening Levels, San Francisco Water Quality Control Board (April 2019, Rev. 2)
- 2. STLC Limit for Lead and Chromium
- 3. STLC Trigger Level for Lead and Chromium
- 4. Non-cancer Risk Screening Level
- **Bold** = above Environmental Screening Level (ESL) limits.

Based on the sampling investigation of the ASTs and Gas Dispenser areas, the Site is impacted with elevated lead at the surface (0 to 0.5 feet) along the eastern portion of the red barn near the two elevated ASTs (B4, B5, B6, and B7) and elevated TPH (diesel and motor oil) on the surface (0 to 0.5 feet) at the elevated AST located east of the small woodshed on the northern boundary of the Site (B8).

The sample location (B3) near the Gas Dispenser is elevated at the surface near the gas dispenser with concentrations below the environmental screening level for lead at 1-foot bgs. It should be noted however, there is underground piping which runs from the gas dispenser to the AST which could have the potential to introduce contamination from leaks below the piping that has not been sampled.

The three samples (B1, B2, and B17@3') indicate the soil is contaminated with elevated lead concentrations down to 3 feet bgs. The vertical delineation sample B17@4' reports a lead concentration of 43 mg/kg and below the environmental screening level.

The STLC Lead results indicate levels of lead that qualify as non-RCRA hazardous waste. Note: the landfill will also require a Toxicity Characteristic Leaching Procedure (TCLP) analysis for the lead samples elevated at or above 100 mg/kg (B1, B2, B3, and B17) in order to determine if lead concentrations also qualify the soil as federal hazardous waste.

Underground Storage Tank Investigation:

Based on the Phase I ESA, a potential underground storage tank (UST) is a concern for the Site. Petralogix performed a geophysical survey utilizing ground penetrating radar (GPR) to a depth of 6 feet below ground surface within the gas dispensing/500-gallon AST area between the two workshop

buildings. No definitive evidence of a UST was observed; however, it should be noted that the area beneath the current 500-gallon AST could not be surveyed, and a UST cannot be ruled out. Evidence of disturbed soil, which was indicative of previously excavated soils were observed in the GPR survey. This was assumed to be a possible location of the UST, although not confirmable. While the area surveyed appears most likely for a UST, if one did or does exist on the Site, it may be located in another portion not surveyed, or beneath the 500-gallon AST.

Groundwater Sampling:

Two groundwater samples were obtained in the suspected UST area near the 500-gallon UST and Gasoline Dispenser. The field filtered CAM-17 Metal concentrations were reported below the San Francisco Bay Regional Water Quality Control Board Maximum Contaminant Level (MCL). The MCL is defined as the legal threshold limit concentration of a substance allowed in public water systems under the Safe Drinking Water Act (SDWA). The MCL was selected as the environmental threshold for CAM-17 and TPH (gas, diesel, motor oil) based on the assumption the residential homes will have municipal water provided.

The groundwater sample for the GW-1 location was non-detectable at laboratory limits for concentrations of Multi-range TPH (gas, diesel, and motor oil). The groundwater sample for GW-2 was non-detectable for TPH-gas. There are no environmental screening thresholds for TPH-motor oil which was detected at 470 µg/L in the GW-2 sample. GW-2 concentration of TPH-diesel was reported at 270 µg/L which is above the non-cancer endpoint of 200 µg/L, indicating that groundwater is impacted with petroleum approximately 8 feet northeast of the current 500-gallon AST. The groundwater sample GW-1, which is not impacted by TPH, is located approximately 8 feet northwest of the current 500-gallon AST. See Table 3 below for a summary of TPH for GW-1 and GW-2:

Table 3. Groundwater Samples - TPH (µg/L)

COPC	GW-1	GW-2	ESL ¹ µg/L
TPH-gas	ND	ND	760
TPH-diesel	ND	270	200 ²
TPH-motor oil	ND	470	NA

- ND = Not detected above lower lab reporting limit.
- 1. San Francisco Bay Regional Water Quality Control Board (April 2019, Rev. 2)
- 2. San Francisco Bay Regional Water Quality Control Board, MCL Priority and Tapwater Non-cancer Hazard
- **Bold** = above Environmental Screening Level (ESL) limits.

The non-cancer hazard/MCL screening threshold for TPH-diesel in groundwater is 200 µg/L. The groundwater is impacted by the elevated concentration of TPH-diesel at 270 µg/L. Although the plume is relatively defined, with non-detect levels west, the plume is not completely defined and would require more groundwater sampling to further delineate. The levels are relatively low and below a cancer risk point, however, remediation could be required under oversight by a regulating agency such as the Regional Water Quality Control Board. Remediation would likely include removal of soil and groundwater within the contaminated zone. The impacted groundwater warrants further investigation.

Recommendations

Further Analysis of Samples on Hold at McCampbell Analytical:

Based on our Limited Scope Investigation, the landfill requires testing of samples currently on hold at the laboratory for TCLP Lead to further characterize hazardous waste classifications. The following samples that equal or exceed 100 mg/kg concentration for lead should be further analyzed for TCLP: B1-B, B2-A, B3-B, B1, B2, B3, and B17@3'.

The further required analysis for TCLP Lead for landfill characterization is \$3,000 standard turnaround time or \$6,000 rush turnaround time.

Based on the elevated Chlordane results, we recommend running further analysis on the following samples at 1-foot currently on hold at McCampbell Analytical for OCPs to further delineate the vertical extent of Chlordane: B2-A@1', B2-B@1', B2-C@1' and B3-C@1'. Based on one result reported already for Chlordane elevated at 1-foot bgs (B3-B@1'), Chlordane may be impacted at greater than 1-foot depths at several of these pending locations.

The estimated cost for this recommended analysis to further analyze the samples currently on hold is \$4,000 and \$8,000 for rush and standard turnaround time, respectively.

Further sampling may be desired prior to excavation activities to further delineate horizontal and vertical depth of Chlordane, which could add the need for more field sampling events and lab analysis which is estimated to cost up to \$16,000 additional for standard turnaround time or \$202,000 for rush turnaround time.

We recommend further delineation for the impacted groundwater to better define the TPH plume by installing 3 temporary wells to obtain grab samples to analyze for TPH (gas, diesel, motor oil). **The estimated cost for further delineation of the impacted groundwater analysis is \$8,000.** Based on our experience with similar sites and the current information we have for this site, the overall contingency costs associated with further delineation range from between \$26,000 and \$34,000.

Remediation:

Based on our review of the Site, remediation for lead, chlordane, and TPH for impacted soils should be performed prior to residential development. Elevated lead and chlordane are known carcinogens with potential negative health impacts. The current proposed options for remediation include: 1) offsite removal of the contaminated soils or 2) in place treatment. Due to the elevated groundwater table, capping to reduce long term human exposure is not recommended.

Herein we recommend offsite removal of the impacted soil materials. Offsite removal would consist of trucking the impacted soil to a nearby landfill that accepts this material. Several samples have levels of STLC Lead reported at or above the limit (5 mg/kg) classified as hazardous waste and must go to a Class I landfill facility. There are currently only two Class I landfills in California (Buttonwillow Landfill – 230 miles away, or Kettleman Hills – 170 miles away). Initial estimates are \$300.00 per ton for the landfill disposal (Waste Management for Kettleman Hills landfill, personal communication with Dave Huffman). This estimate **does not include** accurate trucking fees or excavation/earthwork services; however, we have attempted to include a baseline value for your consideration. It **does not include** additional fees for confirmation sampling required to determine if all the impacted soil material was removed during the site remediation; however, we have

attempted to include a baseline value for your consideration. It **does not include** additional required lab analysis the landfill might require for proper landfill classification; however, we have attempted to include a baseline value for your consideration. It should be noted that at this time the Kettleman Hills Landfill representative, Dave Huffman has communicated the approval for the Chlordane is pending and may be an issue due to the landfill treatment standards, per Mr. Huffman, “the rate is going to be subject to development”.

The impacted soil areas are shown as polygons on Plate 4. These estimates are based off our “discrete” and “composite” samples. The exact areas are not known; therefore, confirmation sampling would need to be performed during or after soil excavation. Likewise, exact depth is not known, and confirmation sampling would need to be performed under the soil excavation area. We estimate approximately 1-foot bgs for building perimeters impacted with Lead, 1-foot bgs for the area impacted by TPH, 1-to-2-foot bgs for building perimeters impacted with Chlordane, and 4-foot bgs for the area impacted by Lead in the ASTs/Gas Dispenser area. The combined areas and depths of excavation would result in roughly 100 yards of material to be hauled off. This is a lower end estimate, and may be exceeded based on additional sampling and testing as recommended above. However, based on this volume the estimated landfill fees could be between \$45,000 and \$75,000. Additional costs associated with trucking are currently unknown, but we would estimate these to be between \$20,000 and \$30,000. Additional costs associated with confirmation sampling are estimated to be between \$15,000 and \$20,000. Additional costs associated with landfill characterization are estimated to be between \$10,000 and \$15,000. Based on contingency values associated with similar site remediation efforts we have experienced, an additional \$80,000 to \$100,000 could be needed in order to cover overages related to deeper and wider contamination delineations. Contingency cost for groundwater monitoring and/or remediation under oversight, if necessary, should be allowed, as well as the potential for the unknown UST tank pull. We estimate this cost to be between \$100,000 and \$150,000.

In summary, there are COPCs onsite that require remediation prior to residential development. In addition, there are several options available in order to achieve this action. The methods, standards, assumptions, and practices used to review and determine the recommendations are within the Limited Scope ESA standards and are based on professional experience and judgement. This summary letter has been developed as a precursor to the final Phase II ESA. Its intent is to rapidly inform our draft initial findings for work already performed. It is not intended to act or aid as a fully completed Phase II ESA, and has been developed as such by request of TTLC. Additional work and services are recommended to complete the final Phase II ESA services. Additional work to quantify the areas of impacted COPCs, the risk they pose to human health, and or additional remediation options should be developed in more detail at a later time. Our estimated costs for additional characterization services and remediation are based on experience with similar sites. However, these are not definitive values, but rather were designed for consideration by TTLC prior to property acquisition. We recommend contacting a remediation company to provide more updated and accurate pricing as needed.

Asano
Phase II ESA - Update Letter
4849 Carolyn Weston Boulevard

Page | 8

We appreciate the opportunity to provide these services. Please do not hesitate to contact us with any further questions.



Daniel E. Kramer, President
Professional Geologist 8657
Certified Engineering Geologist 2588
Professional Geophysicist 1078

Attachment A – Impacted Soil Sample Location Map – Historic Buildings

Attachment B – Impacted Soil & Groundwater Sample Location Map – ASTs/Gas Dispenser

Attachment C – Map of Proposed Excavation Areas

DRAFT



DATE: June 2021
 JOB NUMBER:
 SCALE: Not to Scale
 DRAWN BY: TS
 CHECKED BY:
 PLATE: 1

ASANO PROJECT - STOCKTON
Preliminary Map
Elevated Lead Samples
Building Perimeter Locations





DATE: June 2021
 JOB NUMBER:
 SCALE: Not to Scale
 DRAWN BY: TS
 CHECKED BY:
 PLATE: 2

ASANO PROJECT - STOCKTON
Preliminary Map
Elevated Chlordane Samples
Building Perimeter Locations





ASANO PROJECT - STOCKTON
Preliminary Map
Elevated Lead Samples
Aboveground Storage Tank Locations

DATE: June 2021
 JOB NUMBER:
 SCALE: Not to Scale
 DRAWN BY: TS
 CHECKED BY:
 PLATE: 3



ASANO PROJECT - STOCKTON

Preliminary Map Excavation Areas

DATE: June 2021
JOB NUMBER:
SCALE: Not to Scale
DRAWN BY: TS
CHECKED BY:
PLATE: 4

STOCKTON PLANNING COMMISSION

RESOLUTION TO APPROVE A TENTATIVE SUBDIVISION MAP TO ESTABLISH A 224 LOT SUBDIVISION FOR THE DEVELOPMENT OF 211 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES AND 13 COMMON AREA LOTS AT 4849 CAROLYN WESTON BOULEVARD (APNS 166-030-05 AND -33) (P21-0999)

The applicant TTLC Stockton Asano LLC (hereafter “Applicant”), is proposing the subdivision of a 44.2-acre parcels of land into 224 parcels consisting of 211 parcels for single family residential homes approximately 5,000 square feet to 11,776 square feet in size and 13 parcels for common areas including park, open space, drainage basin and bike path located 4849 Carolyn Weston Boulevard (APNs 166-030-05 and 166-030-33); and

The Project includes a Tentative Map (TM) and the finding of no further environmental review is required for the proposed amendments to Title 16 (Development Code) per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

On December 4, 2023, public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On December 14, 2023, the Planning Commission conducted a public hearing on the application, in compliance with SMC Chapter 16.88, at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based upon its review of the entire record herein, the Planning Commission makes the following findings:

SMC Charter 16.90 (Floodplain Management Findings)

Based on the effective 200-Year Floodplain Analysis Map, the project is located in an area of potential flooding in excess of three (3) feet from a storm event that has a 1-in-200 chance of occurring in any given year, from sources other than local drainage, in urban and urbanizing areas. Based on City Council action related to RD 17 a finding in accordance with SMC 16.90.020A(3) can be made: “The local flood management agency has made adequate progress (as defined in California Government Code Section 65007) on the construction of a flood

protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban or urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanized areas for property located within a flood hazard zone, intended to be protected by the system.”

California Environmental Quality Act

California Environmental Quality Act (CEQA) State Guidelines section 15183 provides a streamlined environmental review of projects which are consistent with the development density established by existing zoning, community plan, or general plan for which an environmental impact report (EIR) has been certified. Additional environmental review is not required, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the Stockton General Plan (SCH# 2017052062).

The proposed project is consistent with the General Plan Environmental Impact Report (EIR). The EIR document provides a programmatic review of the potential impacts associated with the implementation of the General Plan. None of the potential changes being considered by the Commission relative to the tentative map subdivision and summarized herein will impact the analysis or conclusions of the General Plan EIR as the extent of the potential impacts and allowed density considered in the General Plan EIR. Future proposals based on the amendments would be reviewed on a case-by-case basis for consistency with this review and the General Plan EIR.

Tentative Map

Per SMC Section 16.188.60(A), a tentative map or tentative parcel map may only be approved if the Review Authority makes the following findings:

1. The proposed single-family homes are consistent with the Low-Density Residential designation on the Envision Stockton 2040 General Plan Land Use Map. The maximum gross density is 6.1 units per acre; the project has a gross density of 4.8 dwelling units per acre. The subject development will also further the following General Plan policies for infill (Policy LU-6.2) and providing additional housing. In addition, the proposed project is consistent with the City’s Housing Element by providing moderate and above moderate single-family housing; and
2. The Project will install on-site and off-site improvements, including public streets, sidewalks, parks, curbs, gutters, sidewalk, landscaping, and street lighting. All proposed utilities (e.g., water, sewer, storm drainage) will be extended to the subject site from the existing subdivisions to the north and south, as well as comply with the City’s Standard Plans and Specifications. Since the proposed neighborhood park is approximately 0.46 acres less than the required 2.06 acres, a condition has been added that the applicant pay an-

lieu fee per SMC Section 16.72.060 (Dedications and exactions) or build the park prior to completion of the surrounding subdivision.

Per SMC Section 16.188.060(B) the following findings for the tentative map can be made in the affirmative.

1. The approval of the proposed subdivision would be consistent with the General Plan designation since the site is categorized as a Residential land use and the proposed use is residential.
2. The site is physically suitable for the type of proposed density of the development as it is a vacant site proposed for residential use. With the proposed Conditions of Approval, services will be available to the site.
3. The design of the subdivision is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat as determined by the EIR Addendum prepared in support of the Project.
4. The design of the proposed development is not likely to cause serious public health or safety problems. The proposed uses are compatible with the adjacent residential uses to the north, south and east, surrounding the subject site and will not cause serious public health or safety problems. All on-site and off-site improvements to serve the development will be constructed as part of the Project, which provides a public benefit. Any potential health risks have been evaluated in the Initial Study and, as necessary, addressed in the CEQA Section 15183 exemption.
5. The design of the subdivision would not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. There are no existing easements that have been acquired through, or use of, the property within the proposed subdivision of the parcel.
6. The discharge of sewage from the proposed subdivision into the regional sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board as determined by the EIR 15183 Checklist prepared in support of the Project.
7. A preliminary soils report or geological hazard report indicating adverse soil or geological conditions will be required at the time of building permit submittal.
8. The proposed subdivision is consistent with all applicable sections of the Development Code, Municipal Code, the City's standard specifications and plans, and the Map Act.

Proposed Conditions of Approval

This approval and Conditions of Approval is for the Tentative Parcel Map included as Exhibit 1 and incorporated by this reference. Conditions of Approval are as follows:

1. The tentative parcel map approval is valid for 24 months after its effective date per SMC Section 16.188.100(B).
2. Comply with all applicable Federal, State, County, and City Codes, regulations and adopted standards and pay all applicable fees.
3. The property owners, developers, and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approval for this project or its related environmental document.
4. In order to minimize any adverse financial impact on the City of Stockton associated development and/or use of the subject site, the ODS agrees that it will not challenge, or protest and applicable fees associated with the development of the site, but if such fees are amended or modified, the ODS agree to pay such fees as they may be amended or modified from time to time.

Project Specific Conditions of Approval

5. Prior to the approval of any Final Map, future residential development is subject to obtaining a Design Review approval per SMC Section 16.120.020(A)(1)(a).
6. The ODS shall provide proof that the Williamson Act contract cancellation for the project site has been completed per SMC Section 16.236.030 prior to the approval of any Final Map or construction permit approval (whichever comes first).
7. Prior to the approval of Site Improvement Plans, receive approval of a historic structures demolition permit for all structures over 50 years old, consistent with Chapter 16.220.105 (cultural resources) Section of the SMC.
8. Prior to the approval of Site Improvement Plans, the following items shall be complied with as described in the Modified Initial Study/15183 Checklist, based on the Appendix E, Update Letter – Limited Scope Phase II Environmental Site Assessment (Exhibit 1):
 - a. Prior to commencement of construction activities associated with the proposed project, the project applicant shall conduct additional testing of soils at the location of the existing buildings, for total lead and OCP concentrations, excavate impacted soil (as shown in Plate 4) and disposed of offsite at an appropriate facility, to be coordinated with the San Joaquin County Community Development Resource Agency for review and approval.
9. Per SMC section 16.72.060, the ODS shall pay a park land dedication in-lieu fee based on the 0.46-acre deficiency in Quimby Park requirement prior to the approval of Site Improvement Plans for the subdivision. The ODS shall have the option of constructing all park improvements on Lot A1 and Lot A2 to the satisfaction of the City instead of paying the 0.46 in-lieu fee (i.e., turnkey). Construction of the park site shall be in accordance with current City Standard

Plans and Specifications, the Park Amenities and Design Standards, the City General Plan, and to the satisfaction of the City. All required park land (improved and unimproved) shall be dedicated to the City in fee title, free and clear of all liens, encumbrances, charges, and security interests of any nature whatsoever prior to the approval of Site Improvement Plans for the subdivision.

10. Prior to recordation of any Final Map, the ODS, shall form a new zone of the Stockton Consolidated Landscape Maintenance District 96-02 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-02, provided the type, intensity and amount of improvements to be maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, and if necessary, replacement at the end of the useful life of, improvements including but not limited to: publicly accessible common area landscaping, landscaping in the right-of-way, landscape medians, and all "improvements" serving or for the special benefit of this subdivision.
11. ODS shall make necessary right-of-way dedications along the frontage of the project site to ensure all public improvements, including but not limited to: sidewalks, wheelchair ramps, and the like, are within the public right of way.
12. The property owners, developers, and/or successors-in-interest shall submit subdivision master plans for water, storm, and sanitary sewer service. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be approved by the Deputy Municipal Utilities District Director of Engineering & Department Services prior to the submittal of any improvement plans.
13. This project must comply with the SMC Section 13.20.010, Storm Water Quality Control Criteria Plan and as outlined in the City's Phase 1 Storm Water NPDES permit issued by the California Water Quality Control Board, Central Valley Region (Order No. R5-2007-0173). The ODS must create a zone within the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1, prior to the recordation of a Final Map, to provide funding for the operation, maintenance, and replacement costs of the storm water best management practices. In addition, the ODS shall be responsible for the costs of forming the Assessment District, including, but not limited to, the City-selected Assessment District Council, Engineer's Report, Proposition 218 vote, and noticing requirements.
14. ODS shall design and submit offsite improvement plans to the Community Development Department - Engineering Section for approval. Improvement Plans shall include but not be limited to traffic signal modifications, installation of roundabouts, traffic calming devices, curb, gutter, sidewalk, driveway access, wheelchair ramps, streetlight standards, and public utilities. A Neighborhood Traffic Management Plan shall be submitted with the improvement plans. Offsite

improvements shall be constructed per City Standards prior to the issuance of any building permits.

15. In accordance with SMC 16.90.020A(3), should the local flood management agency fail to make adequate progress on the construction of a flood protection system per California Government Code Section 65007, the Applicant shall indicate flood protection compliance prior to issuance of a building permit to construct any residential unit within the project site. This compliance is needed to ensure flood protection equal to or greater than the urban level of flood protection in urban or urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanized areas for property located within a flood hazard zone.
16. Fire hydrant locations, installation, and design shall be per COS Standards.
17. Residential street design shall be per COS Standards to include EVA's.
18. All single-family homes shall have automatic fire sprinklers designed and installed per NFPA 13-D Standards.
19. Minimum 1-inch water meters shall be installed at each single-family home to accommodate the domestic water and fire sprinkler demands.
20. Deferred submittals are required for the fire sprinkler plans (per model type).
21. The ODS shall be responsible (at no cost to the City) for all the improvements to the open space areas (greenbelt, open ended cul-de-sacs, 12' bike path and related landscape improvements, Carolyn Weston Right-of-Way areas and connecting lots (incl. lighting) to the existing PG&E greenbelt) all to the satisfaction of the City representative. This includes completion of the Class 1 bike pathway along the existing levee.
22. All off-site improvements proposed with the project shall require the preparation and submission of improvement plans to include but not limited to the installation of curb, gutter, sidewalk, street lighting, paving, and landscaping. The ODS shall provide proof of reclamation district approval for all improvement on, or adjacent to, the existing levees. Proof must be submitted prior to Site Improvement Plans.
23. All improvements adjacent to the San Joaquin River is subject to the agency having jurisdiction of this waterway along with any dedication requirements that are required for this development.
24. Prior to recordation of Final Subdivision Map, the ODS shall construct the Class 1 bike path along the San Joaquin River to connect the existing bike path north and south of this development.
25. Prior to recordation of Final Subdivision Map, the ODS shall extend the pedestrian path in Lot J to the existing bike/pedestrian path along the PG&E corridor.

26. Prior to recordation of Final Subdivision Map, the ODS shall annex the property into the existing Weston Ranch Landscape Maintenance District.
27. All off-site improvements proposed with the project shall require the preparation and submission of Improvement Plans and shall be subject to the review and approval of the Director.
28. The ODS shall install full frontage improvements on Carolyn Weston Boulevard, within the limits of the site, including, but not limited to, sidewalks, street lighting, and driveway installation. Said improvements shall be installed prior to occupancy of any buildings/structures on this site or prior to initiation of residential use. Further, all off-site improvements shall conform to City of Stockton Standard Plans and Specifications.
29. Per the Stockton Municipal Code Section 16.72, development on the site shall require site frontage improvements, including, but not limited to, the installation of curb, gutter, sidewalk, street lighting, paving, and landscaping.

PASSED, APPROVED, and ADOPTED December 14, 2023.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission

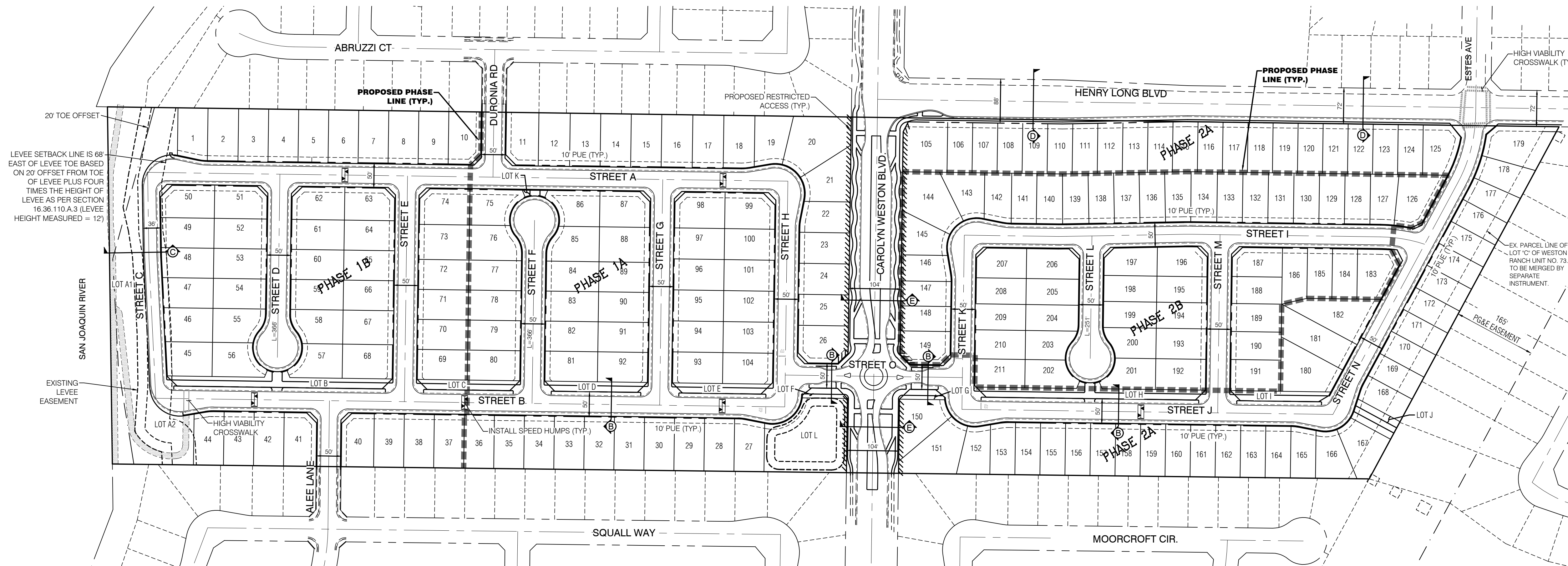
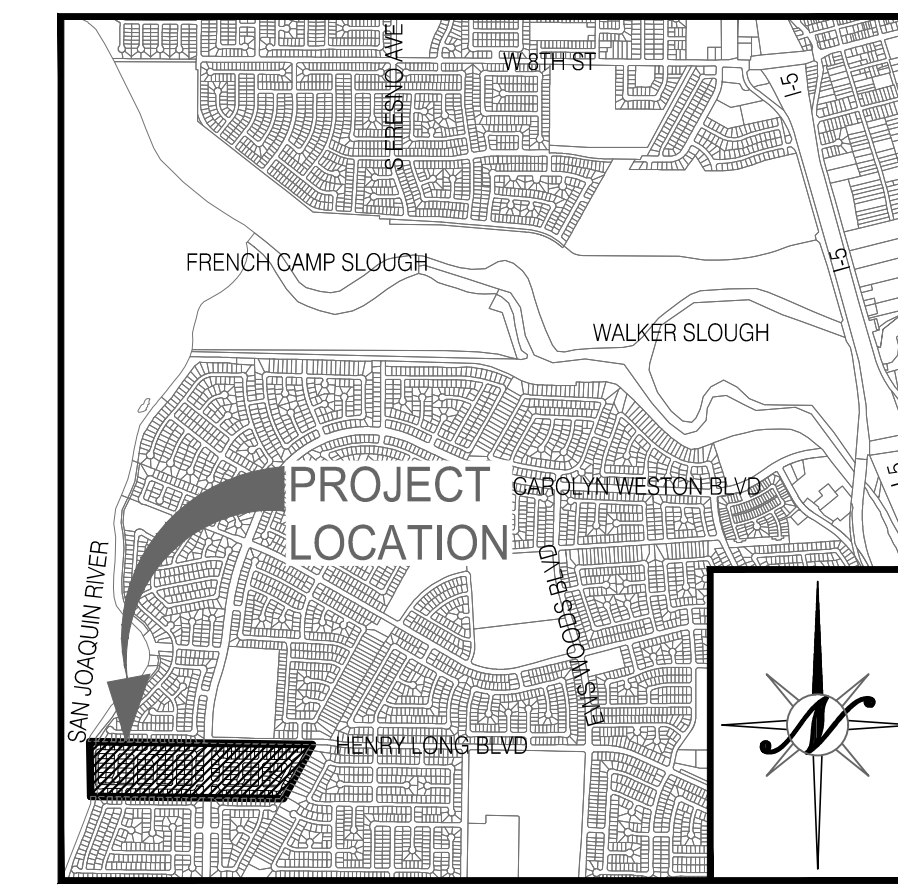
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: A PORTION OF SECTION 28 TOWNSHIP 1 NORTH, RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN, PARCEL 2: LOT 'C' AS DELINEATED UPON THAT CERTAIN MAP ENTITLED TRACT NO. 3098, WESTON RANCH, UNIT NO. 73.

SHEET INDEX

- 1. TM1.1 COVER AND CROSS SECTIONS SHEET
2. TM2.1 DIMENSIONS AND TOPOGRAPHIC PLAN
3. TM2.2 GRADING AND DRAINAGE PLAN
4. TM2.3 UTILITY PLAN
5. TM3.1 PRELIMINARY LANDSCAPING PLAN
6. TM3.2 CONCEPTUAL PARK PLAN

TENTATIVE MAP
ASANO PROPERTY SUBDIVISION
RESIDENTIAL SUBDIVISION, APN: 166-030-05 AND 33
STOCKTON, CALIFORNIA

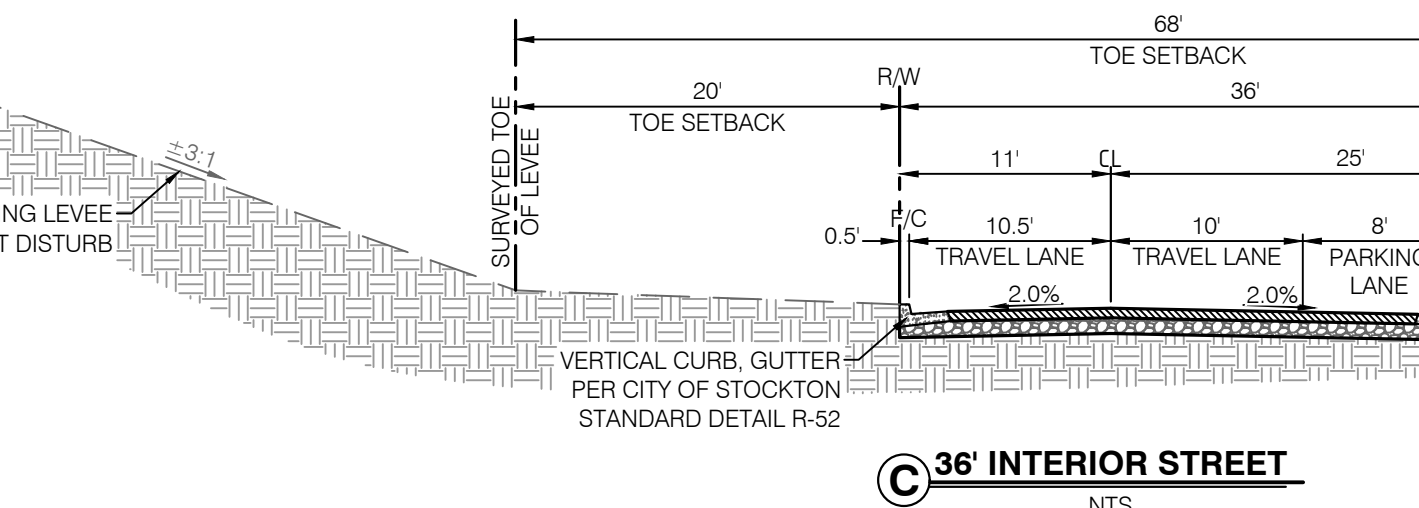
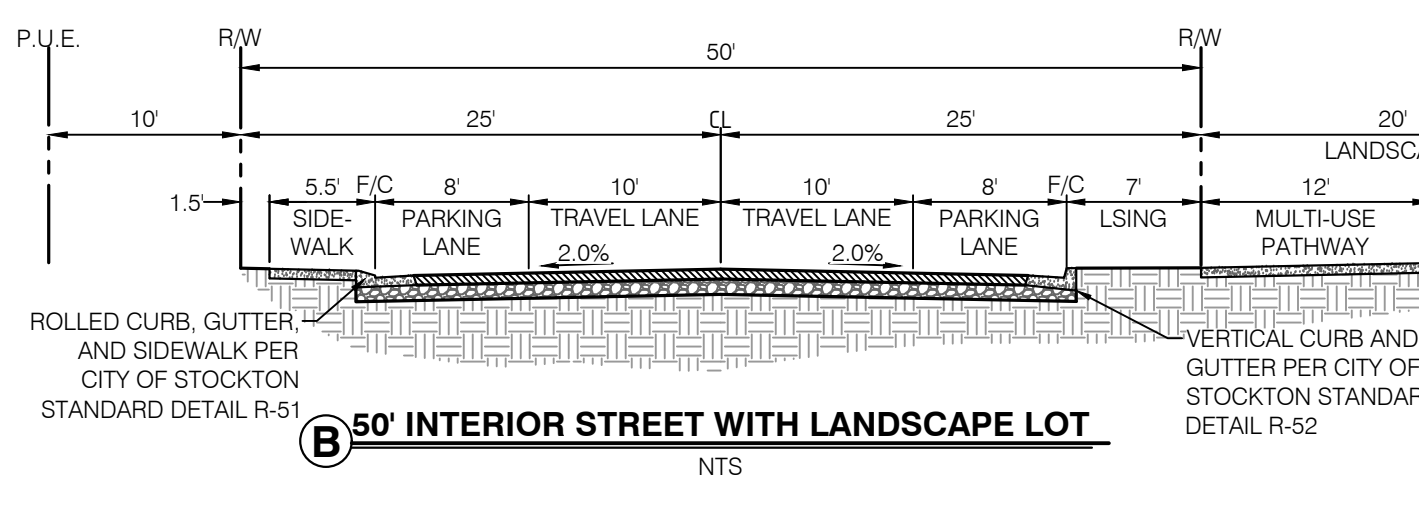
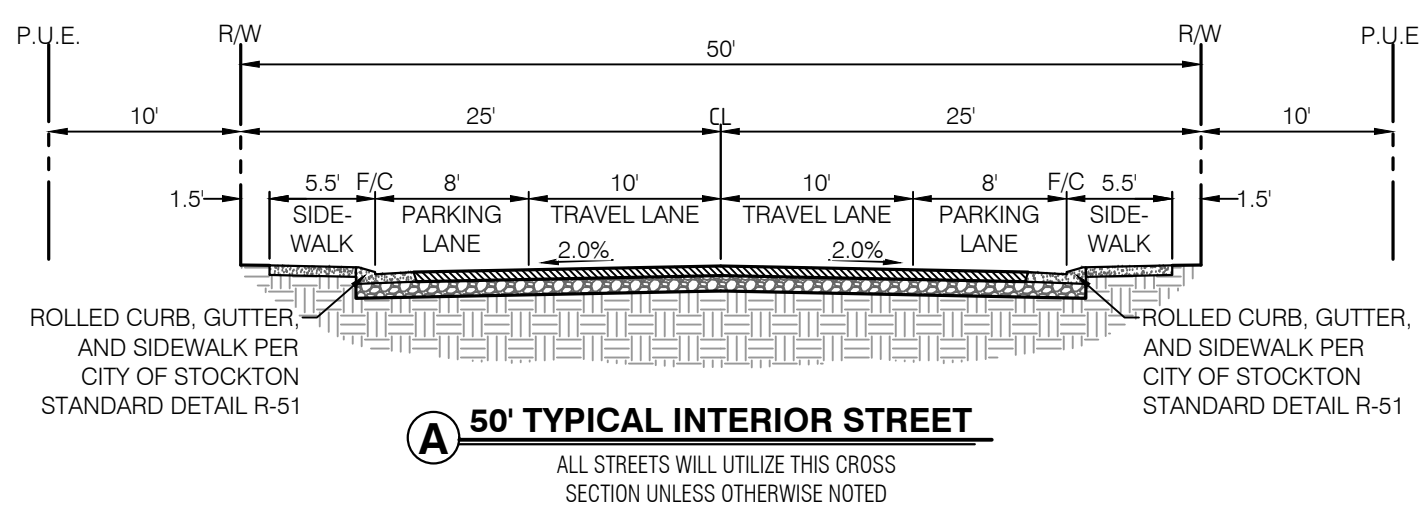


PROJECT INFORMATION

Table with 2 columns: Category (A-F) and Description. Includes regulatory agency (City of Stockton), applicant (TLC Stockton - Asano), engineer (Northstar Engineering Group, Inc.), parcel number (166-030-05 & 33), and utility providers.

GENERAL NOTES

- 1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO ONSITE BASIN TO DISCHARGE TO CITY OF STOCKTON DRAINAGE SYSTEM.
3. ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWO AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.



OPEN SPACE LOT TABLE

Table with 3 columns: LOT DESIGNATION, SQUARE FOOTAGE, LAND USE. Lists lots A1 through L and their respective areas and uses like Levee, Open Space, and Landscaped Path.

CITY COUNCIL APPROVAL

Approval form with fields for 'FILED AS A TENTATIVE MAP THIS DATE', 'APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS DATE', and 'APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO.'.

FLOODPLAIN

THIS MAP FALLS WITHIN ZONE X PER FIRM MAP No. 06077C0465F

COVER SHEET AND CROSS SECTIONS
ASANO PROPERTY SUBDIVISION
STOCKTON, CALIFORNIA



Table with 2 columns: Field Name and Value. Includes Job # (20-2715), Date (11/20/2023), Scale (AS SHOWN), Drawn (AG), Design (KM/PMH), and Check (TPD).

SHEET NUMBER
TM1.1



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

DIMENSIONS AND TOPOGRAPHY PLAN
ASANO PROPERTY SUBDIVISION
 STOCKTON, CALIFORNIA

North Star Engineering Group, Inc.
 CIVIL ENGINEERING • SURVEYING • PLANNING
 620 12th Street
 Modesto, CA 95354
 (209) 524-3225 Phone (209) 524-3226 Fax

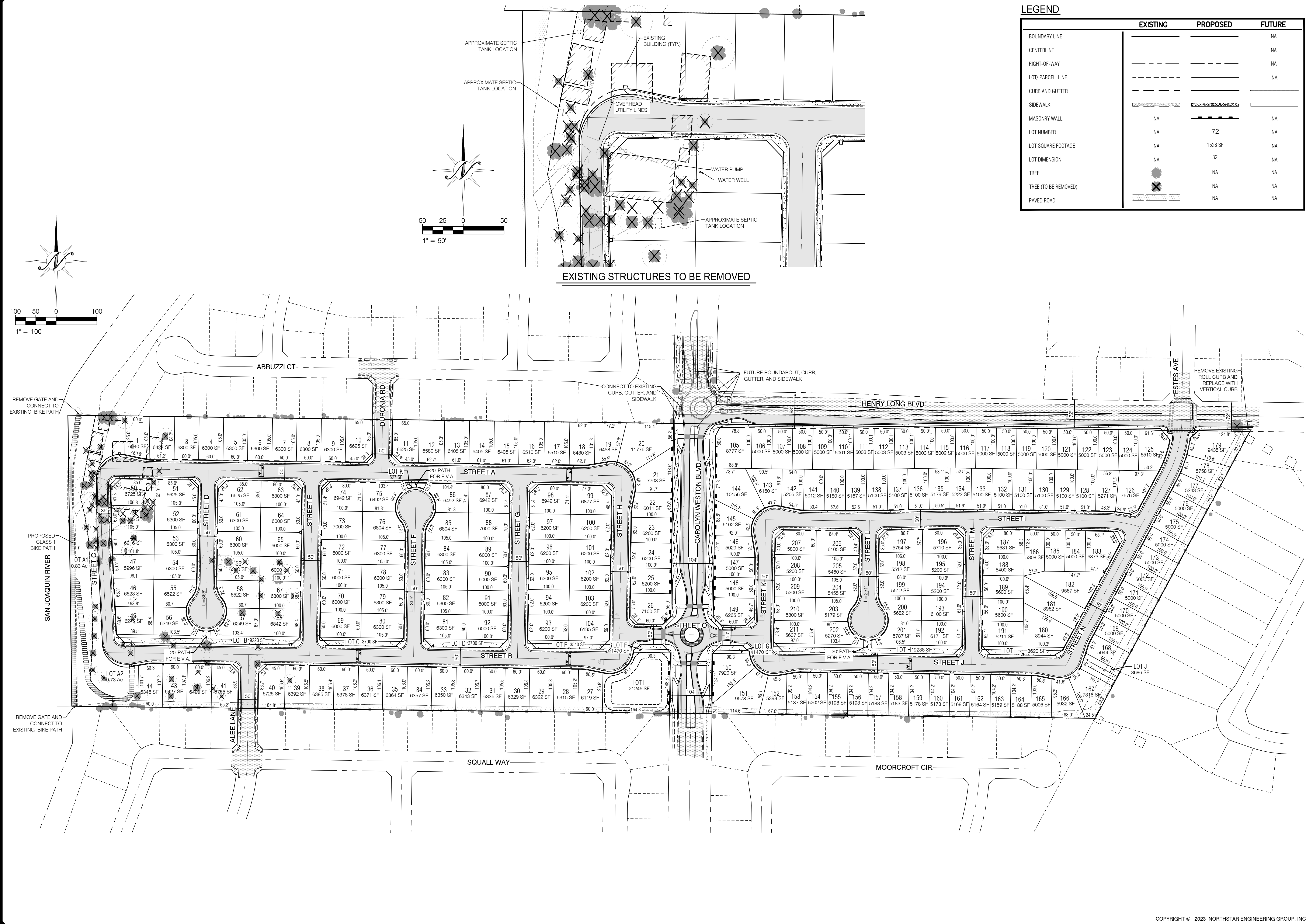
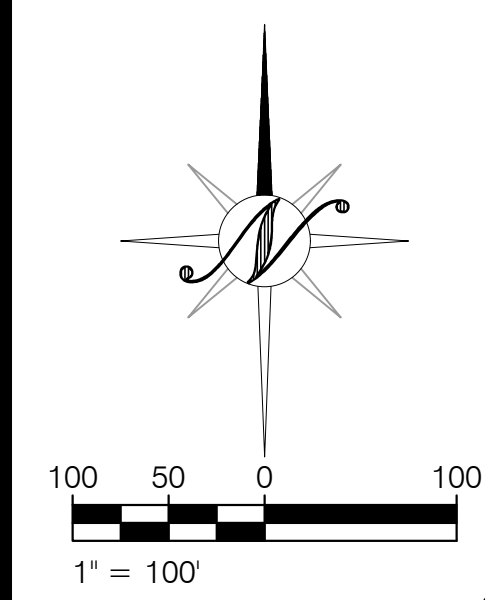
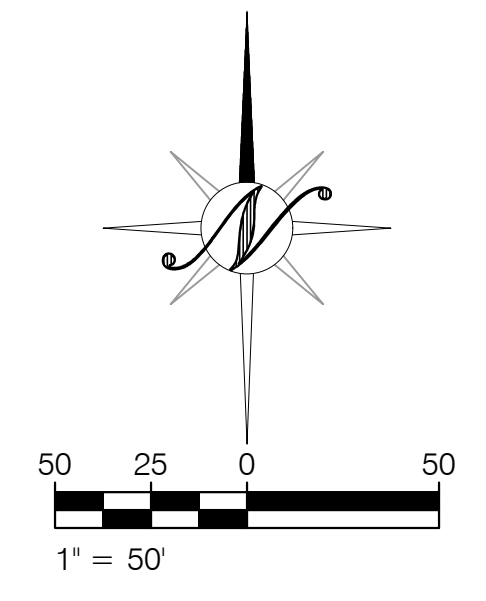
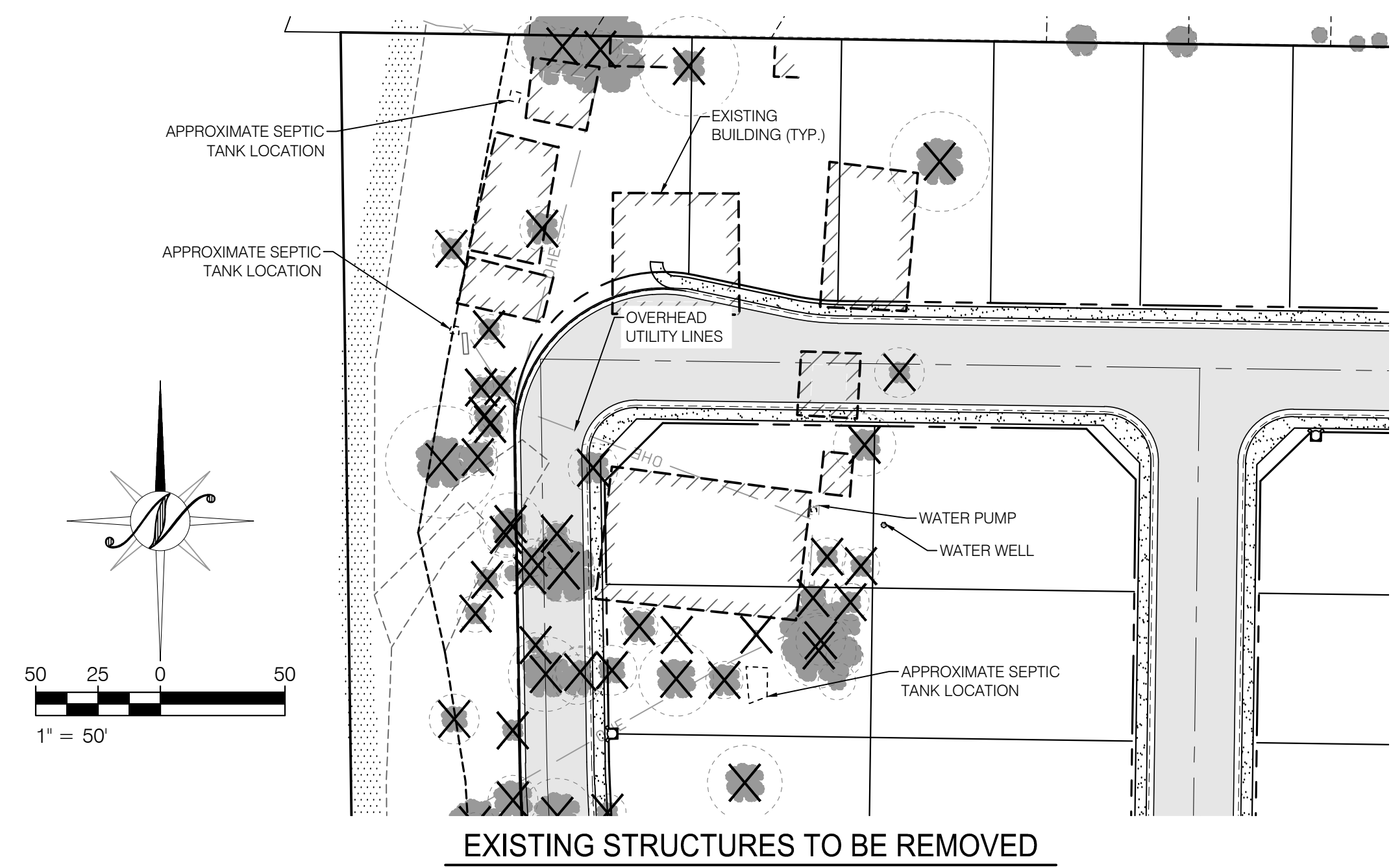
JOB #:	20-2715
DATE:	11/20/2023
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DRAWN:	AG
DESIGN:	KM/PMH
CHKD:	TPD

SHEET NUMBER

TM2.1

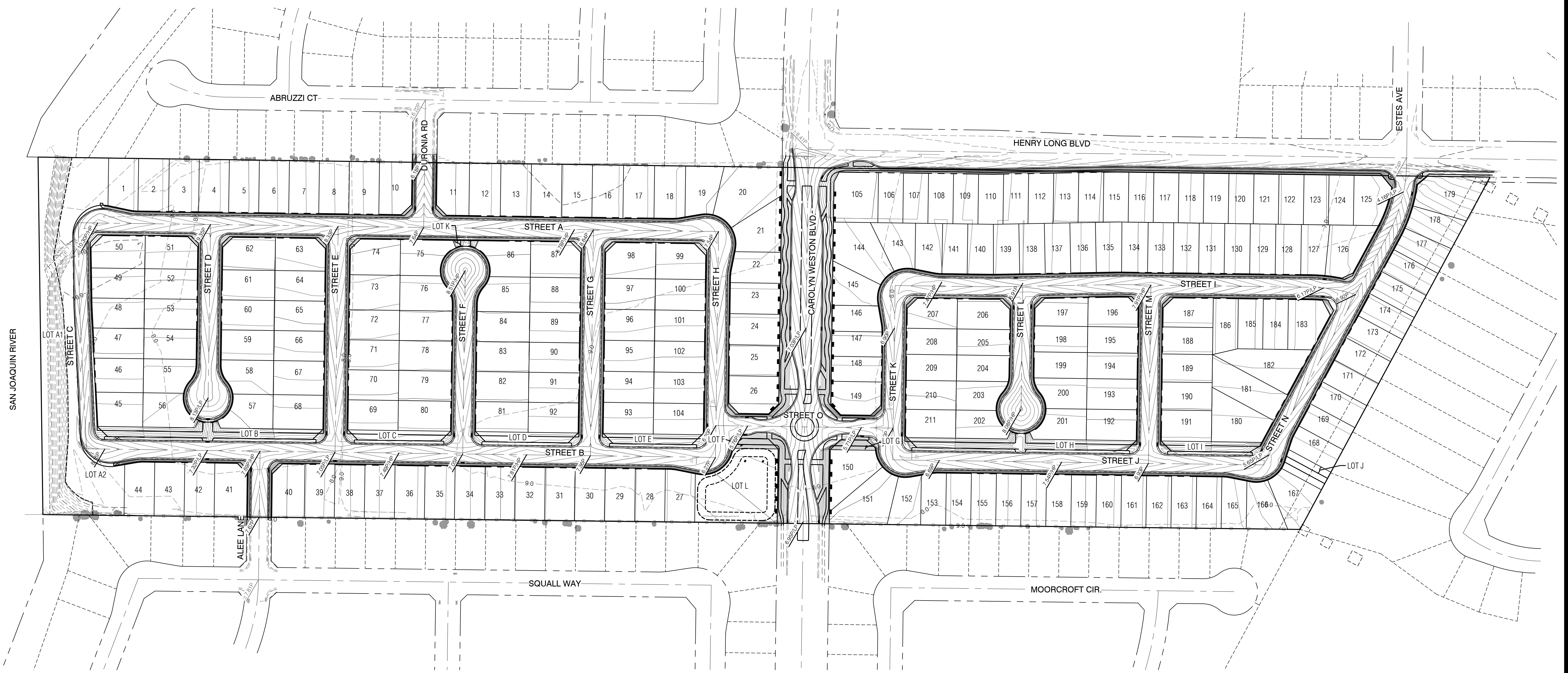
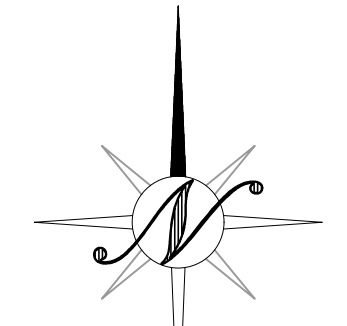
LEGEND

	EXISTING	PROPOSED	FUTURE
BOUNDARY LINE	---	---	---
CENTERLINE	---	---	---
RIGHT-OF-WAY	---	---	---
LOT/ PARCEL LINE	---	---	---
CURB AND GUTTER	---	---	---
SIDEWALK	---	---	---
MASONRY WALL	---	---	---
LOT NUMBER	NA	72	NA
LOT SQUARE FOOTAGE	NA	1528 SF	NA
LOT DIMENSION	NA	32'	NA
TREE	⊗	NA	NA
TREE (TO BE REMOVED)	⊗	NA	NA
PAVED ROAD	---	---	---



PROJECT: 11/20/2023 10:01 AM 11/20/2023 10:01 AM
 DRAWING: 120-2715-Modesto-Asano-Property-Plan-02-TM2.1-CAL-049

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
LOT/PARCEL LINE	---	---
CATCH BASIN		
DRAIN INLET	NA	
DIRECTION/ SLOPE OF FLOW	NA	0.50%
FLOW LINE ELEVATION	NA	272.27FL
CONTOUR (MINOR)	---	---
COUNTOR (MAJOR)	---	---



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

GRADING AND DRAINAGE PLAN
ASANO PROPERTY SUBDIVISION
 STOCKTON, CALIFORNIA

NorthStar
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3225 Phone (209) 524-3226 Fax

JOB #:	20-2715
DATE:	11/20/2023
SCALE:	AS SHOWN
DRAWN:	AG
DESIGN:	KM/PMH
CHKD:	TPD

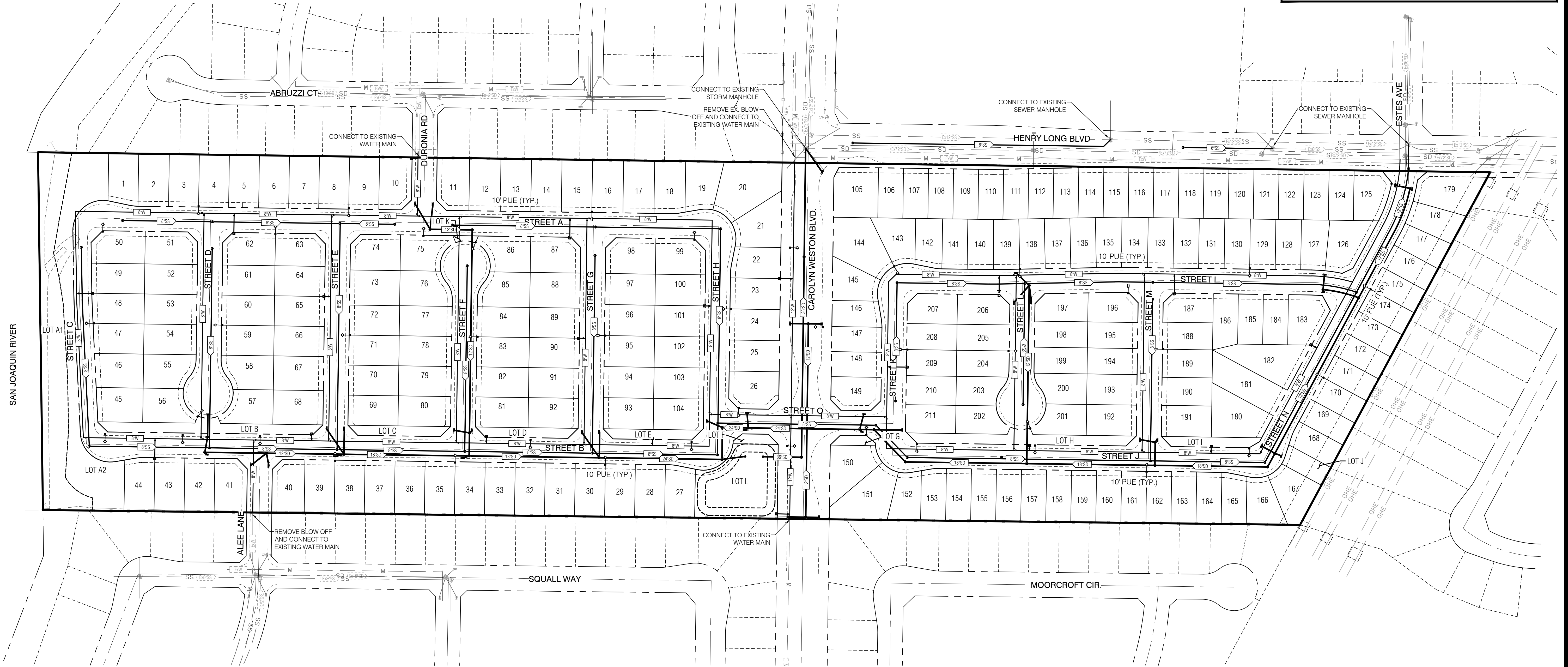
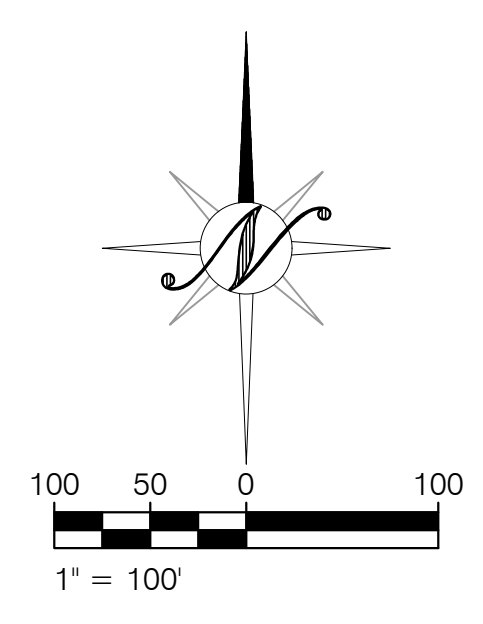
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TM2.2

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 DATE: 11/20/2023 11:08 AM
 USER: ANTHONY.P.



	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
PUBLIC UTILITY EASEMENT	NA	---
FIRE HYDRANT		
CATCH BASIN		
DRAIN INLET	NA	
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
IRRIGATION MAIN		NA
STORM DRAIN MANHOLE		
SEWER MANHOLE		
OVERHEAD POWER LINES		NA
STREET LIGHT		



NO.	DATE	APPROVED	DESCRIPTIONS

UTILITY PLAN

ASANO PROPERTY SUBDIVISION
STOCKTON, CALIFORNIA

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JOB #:	20-2715
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DESIGN:	KM/PMH
CHKD:	TPD

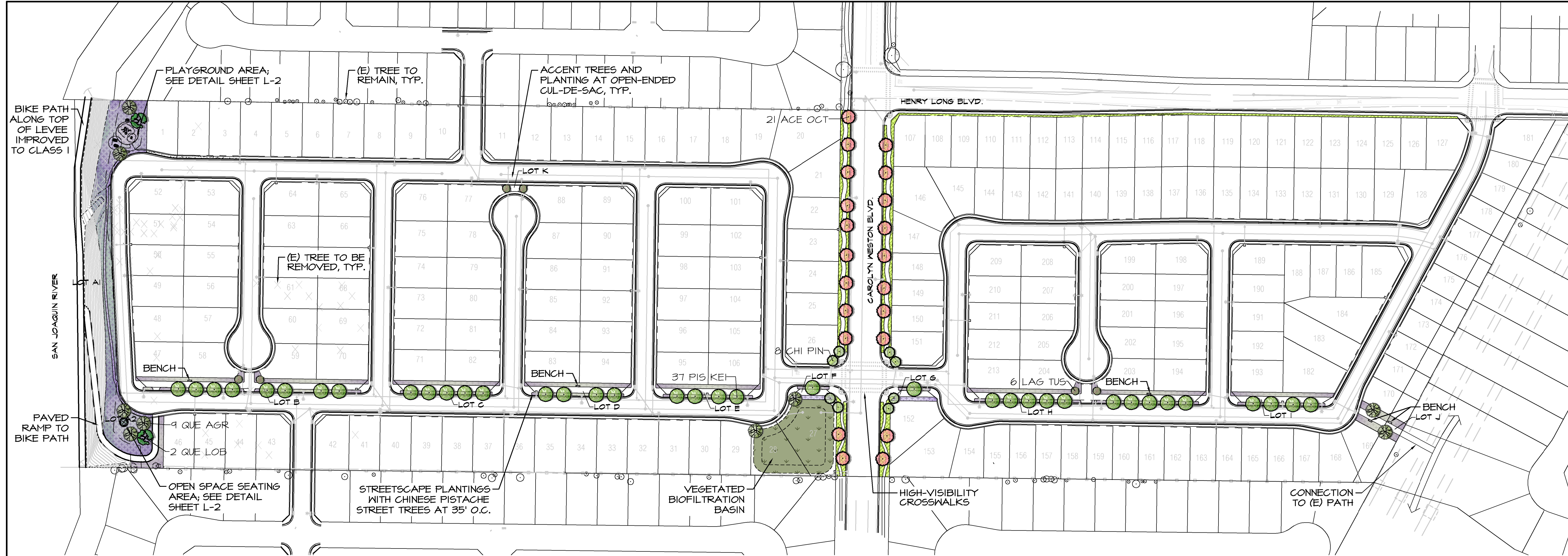
SHEET NUMBER

TM2.3



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LANDSCAPE LEGEND

PLANTING AREA	QTY	BOTANICAL / COMMON NAME	SIZE
	1.60 acres	Open Space Park and Playground	TBD
	0.44 acres	Right of Way Landscaping (See plant palette at right)	TBD
SOD	QTY	BOTANICAL / COMMON NAME	SIZE
	18,170 sf	Biofiltration Grass Blend	sod

PARK REQUIREMENTS

CITY REQUIREMENT:
 3 acres of neighborhood park per 1,000 persons.
 Assume 3.23 persons per lot.

REQUIREMENT CALCULATION:
 213 residential lots x 3.23 persons/lot = 688 persons
 (688 / 1,000) x 3 = 2.06 acres of neighborhood park

PARK SPACE PROVIDED:
 1.60 acres of open space park and playground landscaping.

IN-LIEU SUPPORT:
 2.06 required - 1.60 provided = 0.46 acres that will be compensated to the City via an in-lieu fee.

PLANT PALETTE - RIGHT OF WAY LANDSCAPING

- SHRUBS**
- Arctostaphylos densiflora 'Howard McMinn' / Manzanita
 - Callistemon 'Better John' / Dwarf Weeping Bottle Brush
 - Cistus x purpureus / Orchid Rockrose
 - Diates iridoides / Fortnight Lily
 - Frangula californica 'Mound San Bruno' / Coffeeberry
 - Fremontodendron 'Ken Taylor' / Flannel Bush
 - Grevillea 'Sprite' / Grevillea
 - Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
 - Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn
 - Rosmarinus officinalis 'Barbeque' / Upright Rosemary
- GRASSES**
- Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass
 - Festuca idahoensis 'Siskiyou Blue' / Blue Fescue
 - Muhlenbergia capillaris 'Regal Mist' / Pink Muhly
 - Muhlenbergia rigens / Deer Grass
- GROUND COVERS**
- Lantana spp. / Hybrid Lantana
 - Osteospermum fruticosum / Trailing African Daisy
 - Rosmarinus officinalis 'Huntington Carpet' / Carpet Rosemary
 - Trichostema lanatum / Woolly Blue Curly

TREE SCHEDULE

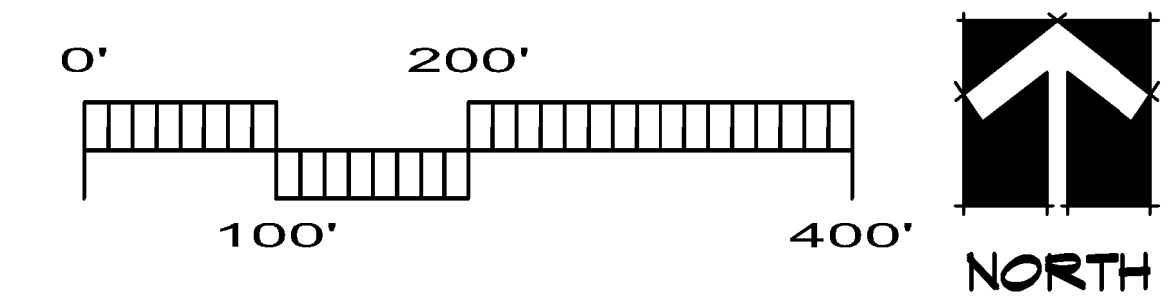
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE OCT	21	Acer rubrum 'October Glory' / October Glory Red Maple	24" box
	CHI PIN	8	Chitalpa tashkentensis 'Pink Dawn' / Chitalpa	15 gal
	LAG TUS	6	Lagerstroemia x 'Tuscarora' / Grape Myrtle Coral Pink	15 gal
	PIS KEI	37	Pistacia chinensis 'Keith Davey' / Chinese Pistache	24" box
	QUE AGR	9	Quercus agrifolia / Coast Live Oak	24" box
	QUE LOB	2	Quercus lobata / Valley Oak	24" box

IRRIGATION NOTES

- Two new points of connection shall be tapped into proposed City water mains. One point of connection located near the biofiltration basin to serve the basin and trail and streetscape plantings; one point of connection located near the levee to serve the open space park and playground areas. Systems shall include new irrigation water meters, new backflow prevention devices, master valves and flow sensors per current local codes and located in common lots.
- Plantings in HOA-maintained planting areas and open space park/playground areas shall be serviced with a fully automatic irrigation system to include commercial-quality 'smart' controller, wireless weather sensor, PVC mainline and lateral piping, remote control valves and wiring, manual shut-off valve(s), subsurface in-line drip irrigation to all new shrub and groundcover plantings, deep root watering bubblers at new trees, and overhead rotary-type spray at biofiltration basins. Plantings in private yards (not shown on this plan) shall be irrigated by each private lot's irrigation system. All systems shall be designed in compliance with current local codes and California Model Water Efficient Landscape Ordinance (MWELO).
- Stations/hydrozones shall be delineated based on similar water demands, sun exposure, and microclimates.

PLANTING NOTES

- Proposed shrub and groundcover plantings are low water use species, proposed tree plantings are low and medium water use species (per MUCOLS). Trees are selected from the Master Tree List for the City of Stockton.
- Minimum 3" layer of un-dyed brown bark mulch such as 'walk-on mulch' to be installed throughout all areas to receive new planting.
- All street trees shall be installed with dual lodgepole stakes and root barriers where required per City of Stockton streetscape standards.



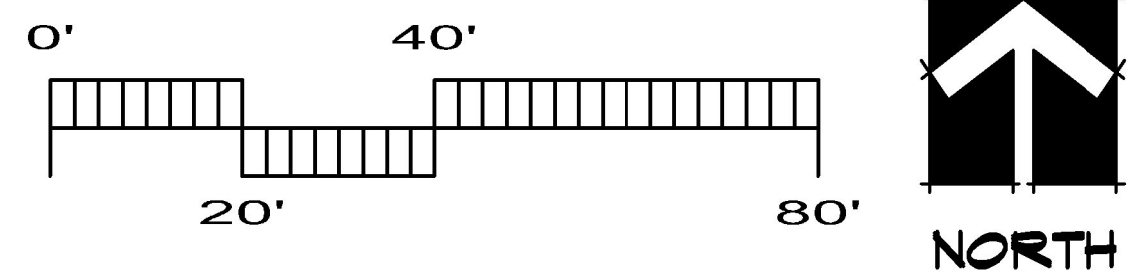
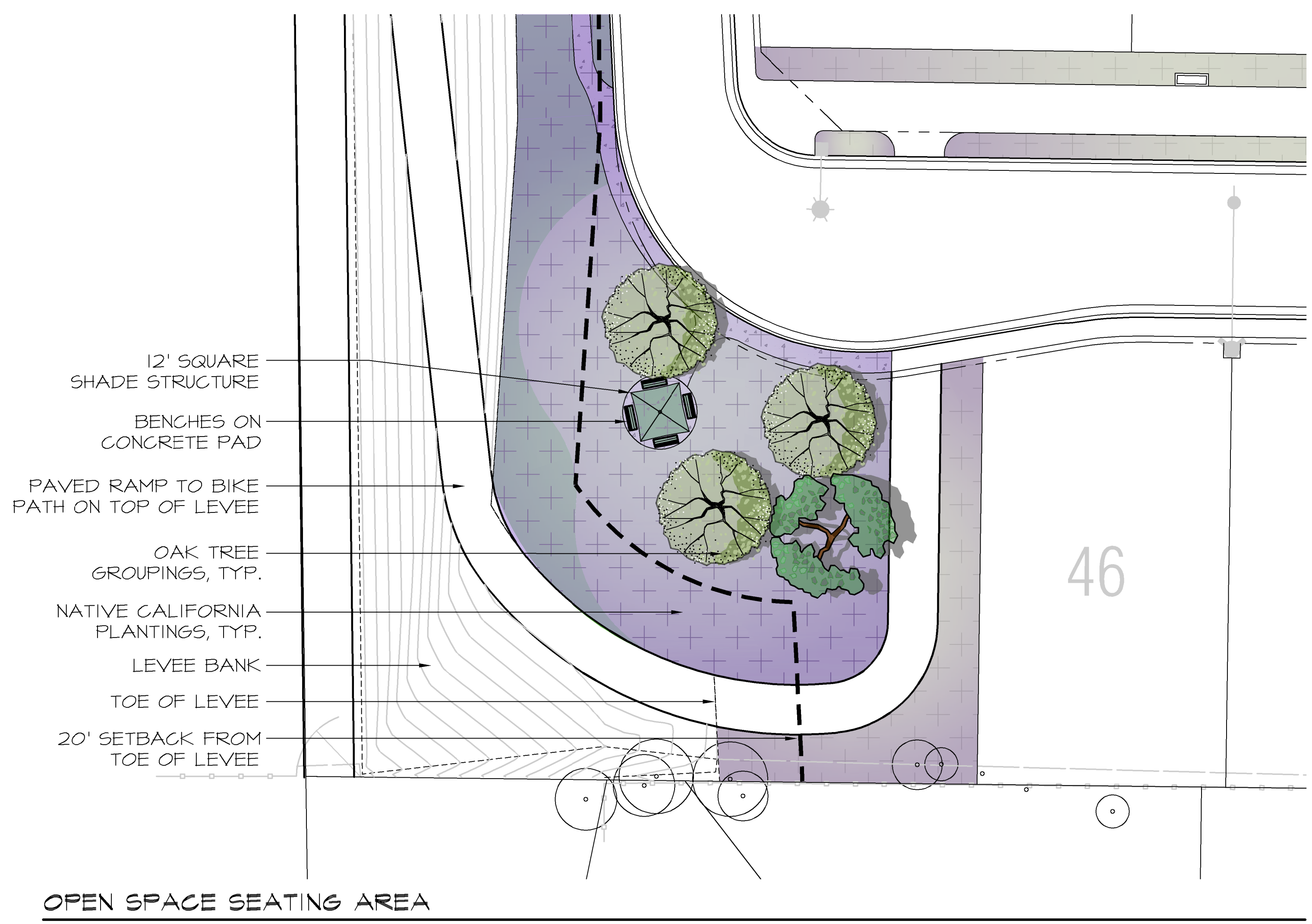
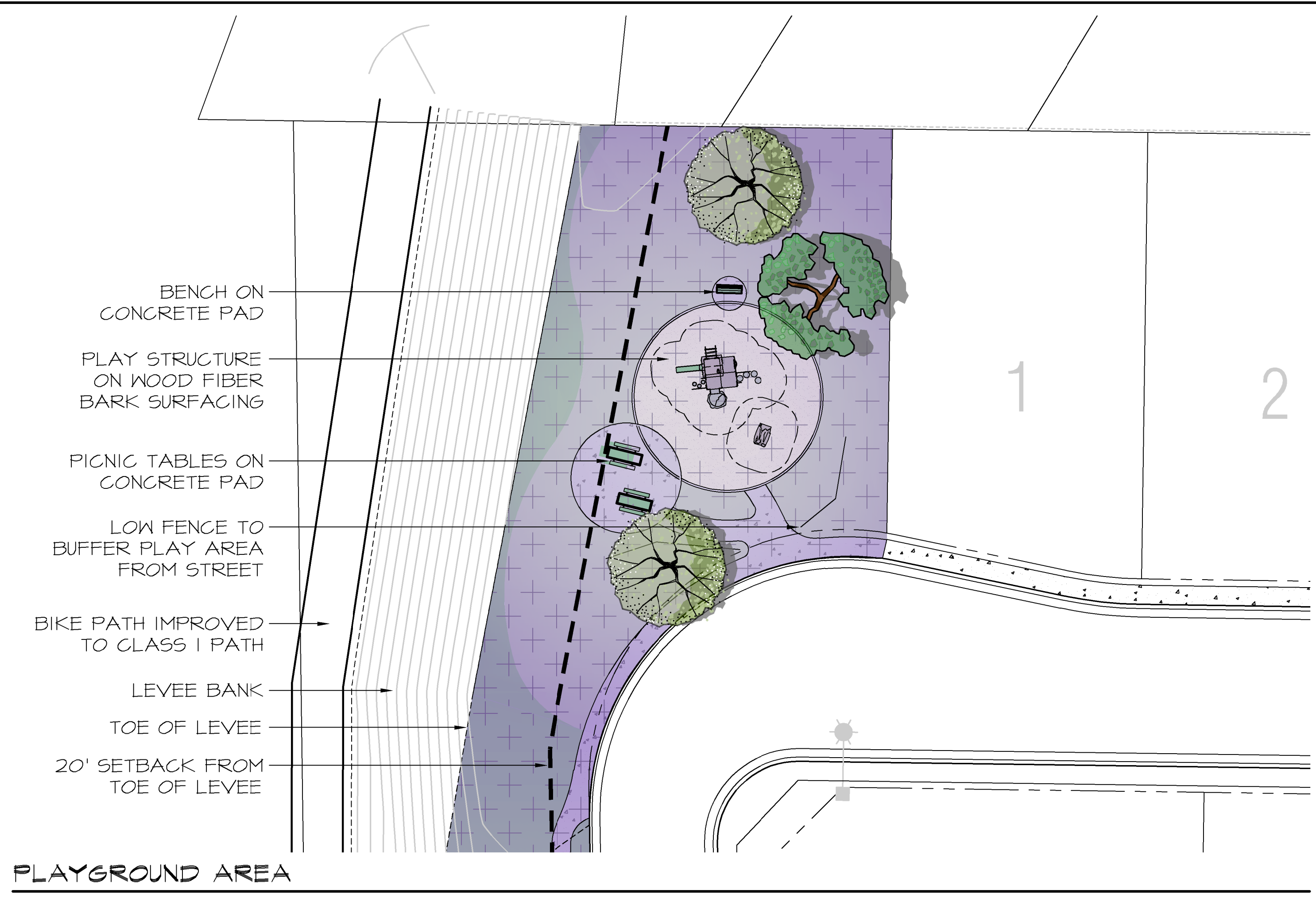
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PRELIMINARY LANDSCAPE PLAN



No.	Date	Revision
▲		
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Project Mgr.: TVZ Sheet No.:
 Drawn By: TVZ **L-1**
 Scale: 1"=100'
 Date: 26 OCT 23
 File Name: AS-LP of 2 sheets

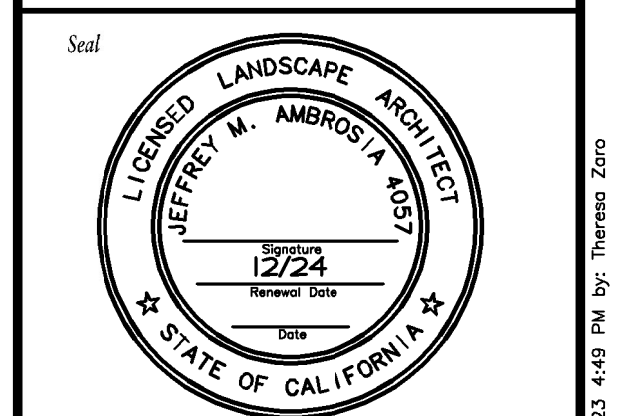


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Sheet Title:
CONCEPTUAL PARK PLAN



No.	Date	Revision
▲		
▲		
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Project Mgr.: TVZ	Sheet No.:
Drawn By: TVZ	L-2
Scale: 1" = 20'	
Date: 26 OCT 23	
File Name: AS-LP	of 2 sheets

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