PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, July 9, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at https://www.youtube.com/user/TheCityofPleasanton.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator

2. Actions of the City Council

3. Approve the minutes of June 25, 2025

4. **P25-0227, Peter Kuo, 1061 Serpentine Lane, Suite G** - Application for a Conditional Use Permit to operate a ceramics studio with a maximum of 30 people on-site at any one time at the facility located at 1061 Serpentine Lane, Suite G.

MEETING OPEN TO THE PUBLIC

5. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

6. **P24-0596, Application to Amend Vesting Tentative Map 8724 -** Application to amend Vesting Tentative Map 8724, a 27-lot subdivision, to split the required approximately 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets at 0 Vineyard Avenue (Site bounded by Thiessen Street, Manoir Lane, Vineyard Avenue and Old Vineyard Avenue Trail), APN: 946-461-900-1

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

7. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 9, 2025
Item 1

SUBJECT: Actions of the Zoning Administrator

P25-0218, Shalini Gupta, Drawing Lessons
Application for a Non-Exempt Home Occupation to operate a home business to teach drawing lessons Tuesday to Friday from 4 p.m. to 5:30 p.m. and on Saturday from 10 a.m. to 11:30 a.m. for a maximum of five children (aged 5-14) at one time located at 5804 Corte Mente.

Approved. Appeal period expires July 16, 2025. *(Megan Campbell 931-5618*)

PUD-85-10-08M, Goble Family LP II, Hopyard Village Shopping Center
Application for a Planned Unit Development (PUD) Minor Modification to an approved Development Plan (PUD-85-10) to convert lawn to WELO compliant landscaping at the Hopyard Village Shopping Center located at 3003-3059 Hopyard Road.

Approved. Appeal period expires July 16, 2025. *(Natalie Amos 931-5613*)

P25-0261, Jeffrey Merrick
Application for Administrative Design Review approval to construct an approximately 172-square-foot first-floor rear addition and an approximately 10-foot-1-inch-tall attached rear covered porch at an existing residence located at 1774 Paseo del Cajon.

Approved. Appeal period expires July 16, 2025. *(Diego Mora 931-5618)*

P25-0247, Baldeep Bhatti
Application for Administrative Design Review to construct an approximately 1,620-square-foot two-story addition to an existing two-story residence located at 3892 Mammoth Cave Court.

Approved. Appeal period expires July 16, 2025. *(Emily Carroll 931-5608*)

P25-0256, Megan Curtis
Application for Administrative Design Review to construct an approximately 455-square-foot accessory structure behind an existing detached garage located at 874 Division Street.

Approved. Appeal period expires July 16, 2025. *(Emily Carroll 931-5608*)

P25-0195 and P25-0196, Damiane Handa, Extra Mile
Applications for Design Review and Sign Design Review for a façade color change to all buildings on-site and gas station canopy on-site, and two new non-illuminated corporate signs for Extra Mile, replacing existing signs in the same location and of the same size, located at 1875 Valley Avenue.

Approved. Appeal period expires July 16, 2025. *(Diego Mora 931-5618)*

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 9, 2025
Item 2

SUBJECT: Actions of the City Council

No items to report.

PLANNING COMMISSION MEETING MINUTES

Wednesday, June 25, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Chair Morgan led the Pledge of Allegiance.

Commissioners Present: Commissioners Dave Jagoe, Anurag Jain, Vivek Mohan, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan.

Commissioners Absent: None.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

   Recommendation: Receive the report.

2. Approve the meeting minutes of May 28, 2025

   Recommendation: Approve the meeting minutes.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

MOTION: It was m/s by Jain/Pace to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Mohan, Jain, Pace, Wedge, and Chair Morgan
Noes:	None
Abstain:	None
Absent:	None

MEETING OPEN TO THE PUBLIC

3. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

4. Community and Economic Development Update and Overview

   Recommendation: Receive the report.

Director Ellen Clark and Planning Manager Melinda Denis presented the item.

The Commission received the report.

5. Planning Commission Priorities: Discussion and Recommendations (Item Initiated by the Planning Commission)

   Recommendation: Provide feedback on the item.

Planning Commissioners Jain and Mohan presented the item.

The Commission provided feedback.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

7. Actions of the City Council

Director Clark provided a brief overview of the items listed in the report.

8. Future Planning Calendar

Planning Manager Denis provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 9:28 p.m.

_____

Estela Ramirez, Recording Secretary

Planning Commission Agenda Report

July 9, 2025
Item 4

SUBJECT:	**P25-0227**
APPLICANT:	Peter Kuo, Ceramics Studio
OWNER:	Steven Sui
PURPOSE:	Application for a Conditional Use Permit to operate an education-based ceramics studio (art school) with a maximum of 30 people on-site at any one time
LOCATION:	1061 Serpentine Lane, Suite G
GENERAL PLAN:	General and Limited Industrial
ZONING:	PUD-I (Planned Unit Development - Industrial) District
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Narrative and Project Plans dated "Received June 10, 2025" C. Location and Notification Map

STAFF RECOMMENDATION

Approve Conditional Use Permit (CUP), Case No. P25-0227, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP approval, pursuant to the requirements of the approved Planned Unit Development for Valley Business Park, to operate an education-based ceramics studio (art school) with a maximum of 30 people on-site at any one time within an existing building located at 1061 Serpentine Lane, Suite G. As proposed, staff recommends the Planning Commission find this use consistent with the objectives of the zoning district and PUD and would be compatible with the surrounding uses.

BACKGROUND

Valley Business Park is a commercial/industrial Planned Unit Development, approved under Ordinance No. 928 (PUD-80) by the City Council on March 11, 1980. The PUD permits or conditionally permits a wide range of uses. In 2015, a PUD Modification (PUD-80-01-15M) modified the permitted and conditionally permitted uses, of which education-based uses, such as art schools, were made a conditionally permitted use. The proposed ceramics studio is treated as an education-based use (art school), and accordingly, a CUP application is now before the Planning Commission for consideration and action.

AREA AND SITE DESCRIPTIONS

Area Description

Valley Business Park, shown in Figure 1, includes a mix of uses such as fitness-related facilities, music and/or performing arts schools, tutoring facilities, daycare facilities, religious facilities and/or membership organizations, professional offices, light manufacturing and industrial uses, and sports and recreational facilities. There are single-family residential uses to the north across Valley Avenue, south across the Union Pacific Railroad tracks, and west immediately adjacent to the Business Park (this development is separated from the project site by an approximately 30-foot-wide landscape easement and an approximately 10-foot-high concrete block wall which runs the entire western edge of the Business Park).

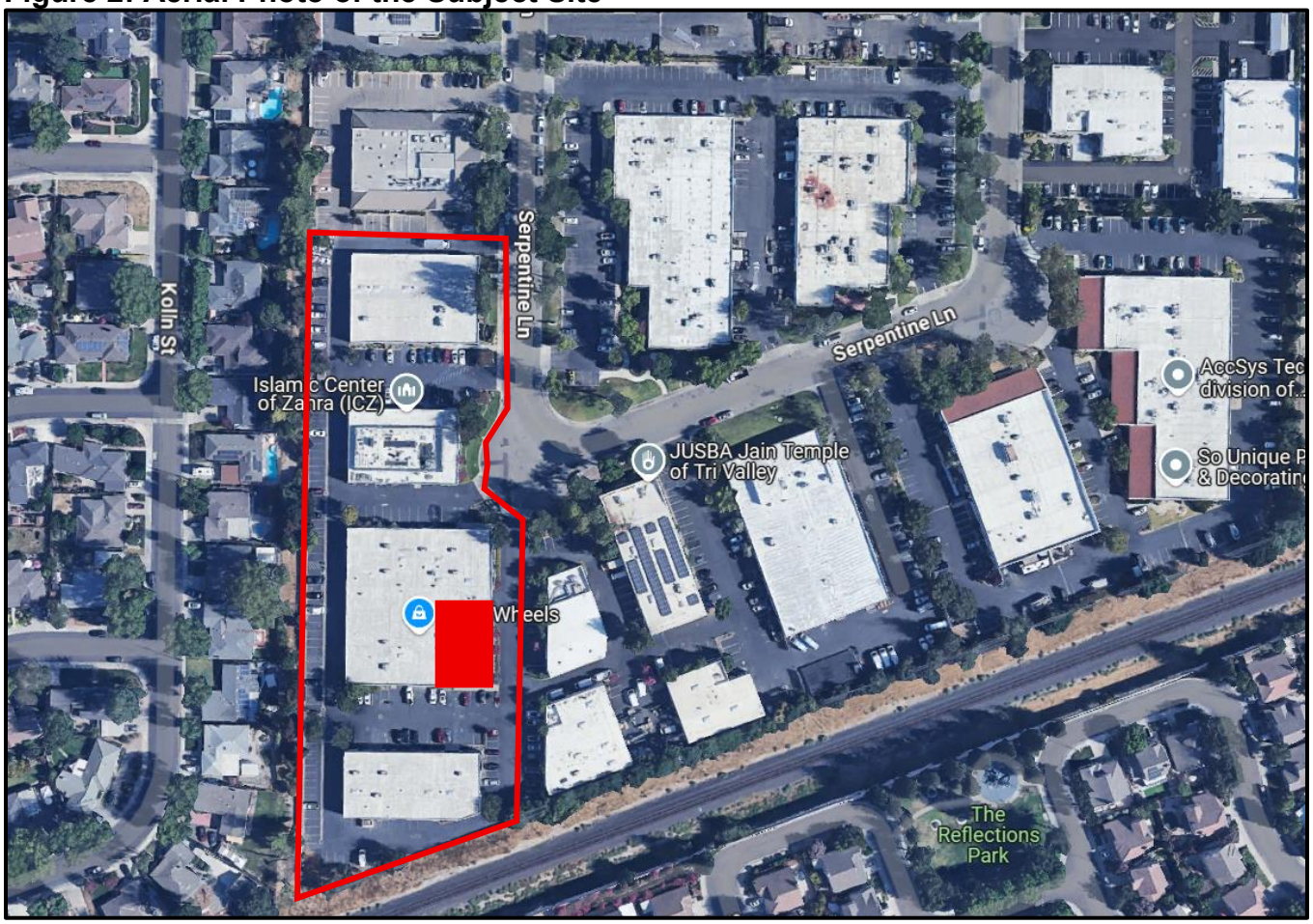
Figure 1: Aerial Photo of Valley Business Park



Site Description

The subject site is a flat and fully developed approximately 3.87-acre parcel at the southwest corner of Serpentine Lane. There are a total of four single-story buildings and 159 parking spaces constructed on the subject site. The subject building is approximately 26,751 square feet in total area. The subject site and building are accessible from four driveways off Serpentine Lane, including two immediately adjacent to the subject building. Please refer to Figure 2.

Figure 2: Aerial Photo of the Subject Site



PROPOSED PROJECT

The proposed education-based ceramics studio (art school) would be a shared creative space designed to support independent ceramic artists and community learners. It would operate on a membership model for experienced artists (i.e. studio access), and also offer structured classes, seasonal youth camps, workshops, and events. Below is a summary of the proposed operations:

<u>Studio Membership (Adults Only)</u>

Experienced ceramic artists can purchase memberships to access the studio during open studio hours. Members must demonstrate knowledge of standard ceramic and studio safety practices and will be permitted to work unsupervised.

- Access – Members may use the studio during designated Studio Hours (daily, 10 a.m. to 9 p.m.)
- Occupancy – A maximum of 15 members may work independently in the studio at any given time
- Supervision – The studio is staffed/supervised during regular business hours only (10 a.m. to 5 p.m.)
- Class Participation – Members are eligible, but not required, to enroll in studio classes.

Classes (Adults Only)
The studio will host both six-week courses and one-time classes for adult learners. Classes are held in separate areas from membership areas to ensure dedicated space and resources.

- Six-Week Classes – 2.5-hour sessions, once per week for six weeks
- One-Time Classes – 2.5-hour single-session format
- Capacity – Maximum of 11 students per class, with one instructor
- Scheduling – Up to 16 class sessions per week, typically:
    - Weekdays – Morning (10 a.m. to 12:30 p.m.) and Afternoon (4 p.m. to 6:30 p.m.)
    - Weekends – Morning, Afternoon, and Evening sessions available.
- Overlap – Only one class/camp/event is scheduled at a time, with a 30-minute buffer between sessions

Camps (Children Only)
Spring and summer camps are designed for school-aged children and will operate in alignment with the academic calendar of local schools.

- Format – Five-day weekly camps, each session lasting five hours (including a one-hour break)
- Schedule – Typically Monday through Friday, 10 a.m. to 3 p.m.
- Availability – Up to two camps during Spring Break and up to five camps during Summer Break
- Capacity – 11 students per camp, with one instructor
- Overlap – No other classes, events, or camps will be scheduled concurrently. Member access continues in separate designated areas.

Events
The studio will host occasional one-time events such as birthday parties (primarily for children) and corporate team-building events (adults).

- Event Details:
    - Duration – Three hours
    - Capacity – Up to 25 participants, with up to two instructors
    - Studio Access – All other activities, including member studio use, will pause during events if events reach full capacity

Workshops
Special artist talks, demos, and hands-on workshops will be scheduled in advance.

- Duration – Two to Five hours
- Capacity – Up to 25 participants, plus guest artist and up to three employees
- Access – All regular studio activities (classes, camps, member access) will be paused during workshops

Employees

The studio will be staffed during business hours to manage operations and support programming.

- Roles – Studio technicians, class instructors, and administrative staff
- Staffing – Up to three part-time employees may be present at any time

Hours of Operation

- Studio Hours (Member Access) –
    - Monday through Sunday from 10 a.m. to 9 p.m.
      (May be unstaffed, independent member use only)

- Business Hours (Staffed and Open to Public) –
    - Monday through Friday from 10 a.m. to 5 p.m.
    - Saturday and Sunday from 12 p.m. to 7 p.m.
      (During business hours, the studio is open to the public for touring the space, inquiring about memberships and classes, and picking up finished ceramic work)

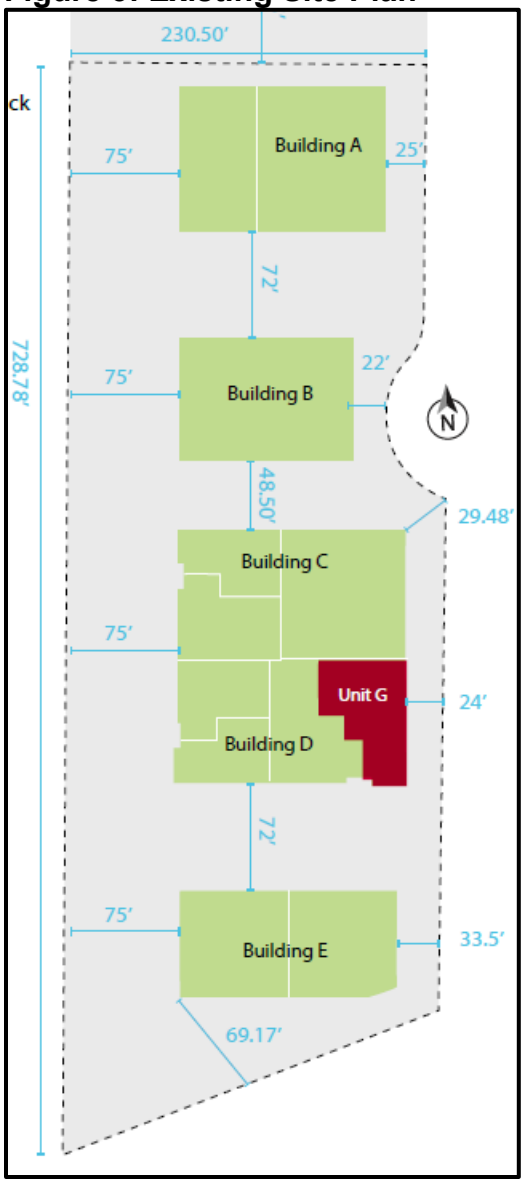
Occupancy and Scheduling

- Maximum Occupancy: 30 individuals at maximum capacity –
    - 15 members
    - 11 students
    - 1 instructor
    - Up to 3 employees
- No Concurrent Use – Classes, camps, workshops, and events will not run simultaneously, and classes have staggered start/stop times
- Separate Use Areas – Member access is preserved during most activities except when studio-wide events (e.g., birthday parties, workshops) are scheduled.

The proposed tenant space would be compartmentalized and include a reception area, a large open-concept style instruction area, a gallery room, a sculpture room, a kiln room, a storage room, a kitchen, and restrooms.

Please see Figures 3 and 4, which show the site plan and proposed floor plan. Please also refer to Exhibit B for additional information on the proposed use and operations.

Figure 3: Existing Site Plan



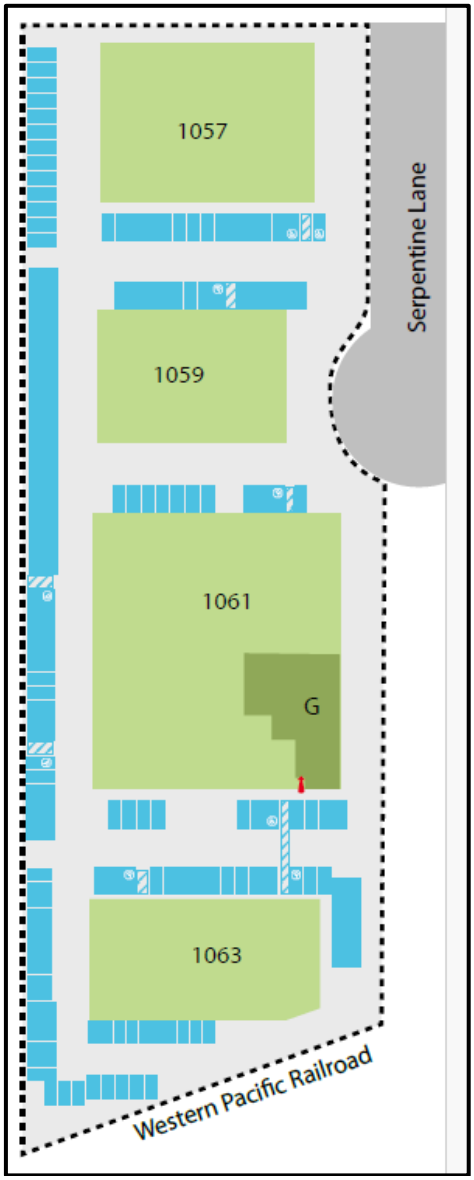


Figure 4: Proposed Floor Plan



ANALYSIS

Conditional uses are those uses that, by their nature, require special consideration so they may be located properly with respect to the objectives of the PMC and their potential effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

General Plan Consistency

The subject site is designated by the Land Use Element of the Pleasanton General Plan as General and Limited Industrial, which allows a variety of industrial, commercial, and office uses consistent with the Zoning Ordinance. The proposed use, which is classified as an education-based ceramics studio (art school), is consistent with this land use designation as it would provide a ceramics studio to serve residents of Pleasanton and its market area.

Staff concludes the proposed use would also be consistent with the General Plan Land Use Policies and Programs listed below, since the use would: (1) introduce more activity to the subject site with a new education-based ceramics studio (art school); and (2) introduce a new an education-based ceramics studio (art school) into the project area where other similar education-based commercial uses operate.

Sustainability

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Industrial, Commercial, and Office

Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.

Land Use and Zoning

The subject site has a General Plan designation of General and Limited Industrial and is zoned Planned Unit Development – Industrial (PUD-I) District. The current PUD zoning for Valley Business Park permits a variety of industrial, commercial, and office uses, and requires CUP approval for certain uses, such as the proposed education-based uses. Therefore, if the CUP were granted, the proposed ceramics studio would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. The proposed use would be located within an existing multi-tenant building where the current tenants include engineering and construction offices, an importer/exporter's office, a testing lab, a high-performance wheel company, and a janitorial supply company. The adjacent buildings and parcels are occupied by similar uses. The nearest residential uses are located approximately 180 feet to the west.

The proposed use is similar to other education-based commercial uses and can be compared to several of the existing music and/or performing arts schools, tutoring facilities, and personal recreation/fitness-based uses within the Valley Business Park in terms of parking and noise impacts. To be sensitive to the other tenants within the subject building and to ensure the

proposed use would have minimal impact in terms of parking and circulation, the proposed use includes some operating hours after the normal business hours (8 a.m. to 5 p.m.) of most other uses during the week, as well as on weekends, and is also proposing staggered lesson times so not all students would arrive and depart at the same time and a maximum of 30 persons would be on-site at any one time.

Should future problems arise with the proposed use, the City would have the ability to bring the application back to the Planning Commission for mitigation or possible permit revocation, if necessary. Based on the discussion above, staff believes such an action would be unlikely as other similar uses have been operating throughout the Business Park with no issues reported to the City. In addition, staff has included conditions of approval that will ensure the proposed use would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected. Therefore, if the CUP were granted, the proposed use would be compatible with the surrounding uses.

Parking

The proposed education-based ceramics studio (art school) would operate within an existing multi-tenant commercial complex comprising approximately 60,460 square feet of floor area and 159 shared on-site parking spaces. This equates to an overall parking ratio of one space per 380 square feet of gross floor area. Based on this ratio, the subject suite (3,920 sq. ft.) is theoretically allocated approximately 10 parking spaces (3,920 ÷ 380 = 10.3).

While the PMC requires one parking space per employee and one parking space per four students (grades 10 and above) for educational-type facilities, the education-based ceramics studio's (art school) unique operational structure mitigates the overall parking demand as follows:

- The proposed use strictly limits occupancy to a maximum of 30 individuals at any given time, which includes up to 15 studio members, 11 class or camp students, three employees, and an occasional guest artist or instructor
- The proposed use does not run multiple events, classes, or camps simultaneously. Each program (classes, camps, events, workshops) is scheduled independently, with at least 30 minutes between sessions, further reducing the likelihood of congestion
- Studio members may come and go during open studio hours and typically work independently without fixed schedules, resulting in naturally staggered use that does not produce a traditional peak parking demand
- It is reasonable to assume that not all visitors arrive by single-occupancy vehicles. Many students, particularly for camps or events, are likely dropped off by parents/guardians or carpool, further reducing parking demand
- The shared nature of the subject site's 159 on-site parking spaces serves a mix of tenants with varying peak hours. The studio's daytime and evening use is likely complementary to other tenants, reducing direct parking competition.

While the PMC requirements suggest up to 30 on-site parking spaces should be required based on the maximum theoretical occupancy, staff believes the parking analysis above which focuses on the proposed education-based ceramics studio's (art school) managed and predictable scheduling, non-overlapping programming, staggered start/stop times, capped

attendance, and drop-off nature of many participants makes actual on-site parking demand substantially lower and manageable within the shared lot. The City's Traffic Engineering Division has reviewed the proposal, and believes adequate on-site parking exists to accommodate all existing and the proposed uses and would not result in the exceedance of the available shared on-site parking capacity.

However, should parking problems occur, staff has recommended a condition of approval that allows the Director of Community Development to refer the CUP permit back to the Planning Commission for possible additional mitigation measures. These could include reducing the number of students on-site at any one time or establishing alternative operating hours.

Noise

As stated previously, proposed conditional uses must be in accord with the PMC's objectives. One objective is to promote the stability of existing land uses that conform to the General Plan and protect them from inharmonious influences and harmful intrusions.

Additionally, for industrial properties, such as the subject parcel, the PMC states, "No person shall produce or allow to be produced by any machine, animal, device, or combination of the same, a noise level in excess of 75 dBA [A-weighted decibels] at any point outside of the property plane."

Staff notes that the proposed use is unlikely to result in a substantial change in ambient noise levels on sensitive receptors in the area due to the existing traffic and train noise generated in the area by the nearby Valley Avenue, Stanley Boulevard, and Union Pacific Railroad tracks. Moreover, all proposed activities would occur inside the subject building, and any noise generated from these activities will be consistent with the activities and the associated noise levels generated by the other surrounding commercial, office, education, religious, light industrial, etc., within the Business Park.

To further minimize any noise impacts, staff is recommending the following conditions of approval:

- All doors shall always remain closed during activities and/or business hours.
- The applicant shall inform their clients and employees not to loiter outside of the building and to be courteous and quiet when entering or leaving the parking area.
- The City shall have the right to review the project again to add mitigating conditions should any future complaints regarding noise levels occur. Such conditions could include reducing the number of people allowed in the building at any one time, modifying the hours of operation, and requiring additional soundproofing of the subject building.

With the inclusion of the recommended conditions above, staff has determined it is unlikely the noise produced by the proposed use would adversely affect adjacent tenant spaces or be more than 75 dBA at any point outside of the property plane as prescribed by the PMC. Therefore, staff does not believe the proposed use would be disruptive to existing or future neighboring businesses/tenants or residences to the west. As stated above, other similar types of educational-based uses have been operating within Valley Business Park for several years with no issues reported to the City.

Signage
No signage has been proposed for the project. Staff has included a condition of approval requiring any proposed signage to be reviewed and approved under a separate Sign Design Review (SDR) application.

ALTERNATIVES

As articulated above, staff believes the proposed use, as conditioned, would be consistent with the objectives of the zoning district and PUD. However, alternatives that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from operating the ceramics studio; or
2. Approval of the CUP with modifications. The Planning Commission could approve the CUP, but with modified hours of operation and/or other changes to the proposal.

Staff can support the findings to approve the proposed use and believes the project would not adversely impact any existing on-site uses or the surrounding area; thus, staff recommends neither of the two project alternatives above should be pursued. The project would bring a new, active commercial use to a long-vacant parcel in this area.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel and published in the newspaper. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of an education-based ceramics studio (art school) completely within an existing building zoned for the proposed use, and there is no expansion of use. The proposed use does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

SUMMARY/CONCLUSION

Based on the characteristics of the proposed use and its location, the subject proposal is consistent with the applicable PMC regulations and PUD, and findings for approval of the CUP can be made. As proposed and conditioned, staff concludes the proposed use would be compatible with the surrounding businesses and will not detrimentally affect the surrounding uses. Conditions of approval have been included that would ensure the safety and general welfare of the surrounding area and the City in general are maintained.

Primary Author: Eric Luchini, Senior Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov.

Reviewed/Approved By:
Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community and Economic Development
Ellen Clark, Director of Community and Economic Development
Kimberly Cilley, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2025-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN EDUCATION-BASED CERAMICS STUDIO LOCATED AT 1061 SERPENTINE LANE, SUITE G, AS FILED UNDER CASE NO. P25-0227

WHEREAS, on May 5, 2025, Peter Kuo, on behalf of the ceramics studio, applied for a Conditional Use Permit ("CUP") to operate an education-based ceramics studio (art school) with a maximum of 30 people on-site at any one time within an existing building located at 1061 Serpentine Lane, Suite G (hereinafter "the Project"); and

WHEREAS, the subject property has a General Plan land use designation of General and Limited Industrial; and

WHEREAS, the subject property is zoned PUD-I (Planned Unit Development – Industrial) District; and

WHEREAS, an education-based ceramics studio (art school) is a conditionally permitted use in the subject zoning district and requires Planning Commission approval of a CUP; and

WHEREAS, on July 9, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Findings for California Environmental Quality Act (CEQA)
With respect to CEQA, the Planning Commission finds the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of an education-based ceramics studio (art school) completely within an existing building zoned for the proposed use and there is no expansion of use. The proposed use does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 2: Prior to acting on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

DRAFT

Section 3: Findings for Conditional Use Permit Approval
With respect to the approval of P25-0227, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and to ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site is regulated by Ordinance No. 928 and PUD-80-01-15M to conditionally permit an education-based ceramics studio (art school). The subject site is zoned PUD-I (Planned Unit Development-Industrial) District, which permits or conditionally permits a wide range of uses. An education-based ceramics studio (art school) is conditionally permitted at this location with the approval of a CUP. The proposed use is similar to other education-based commercial uses and can be compared to several of the existing music and/or performing arts schools, tutoring facilities, and personal recreation/fitness-based uses within the Business Park in terms of parking and noise impacts.

To be sensitive to the other tenants within the subject building and to ensure the proposed use would have minimal impact in terms of parking and circulation, the proposed use includes some operating hours after the normal business hours (8 a.m. to 5 p.m.) of most other uses during the week, as well as on weekends, and is also proposing staggered lesson times so not all students would arrive and depart at the same time and a maximum of 30 persons would be on-site at any one time. The proposed use would not result in a substantial change in ambient noise levels on sensitive receptors in the area due to the existing traffic and train noise generated in the area by the nearby Valley Avenue, Stanley Boulevard, and Union Pacific Railroad tracks. Moreover, all proposed activities would occur inside the subject building, and any noise generated from these activities will be consistent with the activities and the associated noise levels generated by the other surrounding commercial, office, education, religious, light industrial, etc., within the Business Park. The proposed use would be subject to conditions of approval, such as keeping windows and doors closed to the extent possible when not being used for ingress/egress, and also to encourage patrons not to loiter on-site after operating hours. The proposed use is also conditioned to comply with the City's noise regulations. Accordingly, noise from the proposed use would not significantly impact areas/uses located adjacent to or near the subject site. Therefore, as conditioned, the proposed education-based ceramics studio (art school) would be consistent with the applicable land use regulations, and the Planning Commission believes this location is suitable for the proposed use to operate without any adverse impacts to the existing surrounding uses. The applicant will also be

required to mitigate any future nuisances that may occur because of the proposed use. Accordingly, the Planning Commission makes this finding.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed use, as conditioned, would facilitate an education-based ceramics studio (art school) that would meet all applicable City standards concerning public health, safety, and welfare. The existing subject site and building are connected to all required on-site drainage and utilities with connections to municipal systems in order to serve the proposed education-based ceramics studio (art school). The proposed education-based ceramics studio (art school) would be compatible with the General Plan and zoning designations for the subject site. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. The Planning Commission finds the proposed CUP is in the best interests of the public health, safety, and general welfare, and this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The subject site's PUD-I (Planned Unit Development – Industrial) zoning conditionally permits the establishment of an education-based ceramics studio (art school). In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124. Accordingly, the Planning Commission makes this finding.

Section 4: The Planning Commission hereby approves Case Nos. P25-0227, the application of Peter Kuo, on behalf of the ceramics studio, applied for CUP approval of an education-based ceramics studio (art school) located at 1061 Serpentine Lane, Suite G, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 5: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 6: This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 9, 2025, by the following vote:

Ayes: Commissioners
Noes:
Absent:
Abstain:

ATTEST:

_____
Melinda Denis
Secretary, Planning Commission

_____
Ken Morgan
Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P25-0227
Ceramics Studio
1061 Serpentine Lane, Suite G
July 9, 2025

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Public Works/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Conditional Use Permit approval of an education-based ceramics studio (art school), on Assessor Parcel No. 946-4547-227-00, located at 1061 Serpentine Lane, Suite G. Development shall be substantially as shown on the project materials listed below:

a. Narrative and Project Plans, Exhibit B, dated "Received" on June 10, 2025, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

<u>THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:</u>

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.

2. EXPIRATION – CONDITIONAL USE PERMIT: This Conditional Use Permit (CUP) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.

5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Conditional Use Permits

6. OCCUPANCY: There shall be no more than 30 people on-site at any one time. ***(Project Specific Condition)***

7. DOORS: Self-closing door mechanisms shall be installed on all exterior doors. The applicant shall keep all exterior doors of the building closed when not being used for ingress/egress purposes to the extent possible to the satisfaction of the Director of Community Development. ***(Project Specific Condition)***

8. WINDOWS: The building windows (excluding any roll-up glass garage doors used for indoor/outdoor ingress/egress) shall remain closed during business hours to the extent possible to the satisfaction of the Director of Community Development. ***(Project Specific Condition)***

9. GOOD NEIGHBOR POLICY: To the satisfaction of the Director of Community Development, the approved use shall adhere to a "good neighbor" policy, meaning the approved use must respect the rights of neighboring businesses/properties and be aware of the impact of customers leaving late at night and their potential disturbance of any neighboring businesses/properties and/or adjacent/nearby residential neighbors. The approved use shall:

    a. Ensure the patrons comply with the noise, parking, and outdoor smoking area requirements; and

    b. Pick up litter created by the approved use and the patrons on a regular basis in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, and, if needed, request City staff's assistance with enforcement on neighboring private properties; and

    c. Ensure the patrons do not loiter in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, especially after operating hours, and, if needed, work with City staff regarding the installation of enforceable no loitering signage; and

    d. Post signage near exit doors alerting patrons to any adjacent/nearby residential neighbors. ***(Project Specific Condition)***

10. MAINTENANCE: The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.

11. MODIFICATIONS: If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

12. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.

13. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.

14. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

15. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.

16. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.

17. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.

Fees

18. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.

19. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

20. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

21. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

TRAFFIC ENGINEERING DIVISION – 925-931-5677

22. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the fitness facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. ***(Project Specific Condition)***

23. Based on the Approved Plans, no traffic impact fees are required at this time. However, Traffic Engineering may monitor the site throughout the Conditional Use Permit, as warranted. Should Traffic Engineering observe additional trips during its observations in the PM peak hours, the City Traffic Engineer shall require the applicant to pay for a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the Approved Plans, no further action shall be needed. If the trip generation is greater than the Approved Plans, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their Conditional Use Permit brought back to the Planning Commission for subsequent review. ***(Project Specific Condition)***

<End>

EXHIBIT B

RECEIVED
06-10-25
P25-0227
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Peter Kuo
634 Placer Ct. Livermore CA, 94551
408-449-7759
p1kuo@hotmail.com

Planning Division, City of Pleasanton
200 Old Bernal Ave,
Pleasanton, CA 94566

Subject: Application for Conditional Use Permit - Ceramic Studio at 1061 Serpentine Lane Unit G, Pleasanton CA 94566

Dear Planning Department,

This letter serves as a formal application for a Conditional Use Permit to operate a ceramic studio at 1061 Serpentine Ln Unit G, Pleasanton, CA 94566. I, Peter Kuo, am authorized by the current owners of the to seek permission to establish a space to use as a ceramic studio, offering memberships, classes, workshops and small event hosting.

Project Description:

The proposed ceramic studio will operate as follows:

- **Studio Operations & Schedule:**

Activity	Description	Occupancy	Hours
Members (adults only)	The studio will offer memberships to artists who have experience with ceramics and are knowledgeable in standard safety practices. They will be able work on their own during studio hours without supervision.	There is no set hours for members. They will be able to use the studio during available hours. During peak hours, there will be no more than 15 members working at a single time.	Studio Hours: Mon 10am-9pm Tue 10am-9pm Wed 10am-9pm Thu 10am-9pm Fri 10am-9pm Sat 10am-9pm Sun 10am-9pm
Classes (Adults only)	6-Week classes: Each class session will be 2.5 hours in length, taking place once a week over the course of 6 weeks. For example, Monday morning class or Wednesday evening class. One-Time classes: Each class session will be 2.5 hours in length, taking place in a single session.	Each class will have one instructor and a maximum of 11 students. There will only be one class/camp/event held at a time with at least a half hour gap in between sessions. Members will still have studio access, with	At full capacity, the studio will be able to offer 16 sessions per week. A full week will look like this: Mon Morning: 10am-1230pm Mon Afternoon: 4pm-630pm Tue Morning: 10am-1230pm Tue Afternoon: 4pm-630pm

	For example, Friday evening class. At full capacity, the studio will offer be able to 16 sessions per week, 2 on weekdays and 3 on weekends, consisting of a mix of 6-week classes and one-time classes.	dedicated areas to separate member and event activities. Some members are expected to sign up and take classes as well.	Wed Morning: 10am-1230pm Wed Afternoon: 4pm-630pm Thu Morning: 10am-1230pm Thu Afternoon: 4pm-630pm Fri Morning: 10am-1230pm Fri Afternoon: 4pm-630pm Fri Evening: 700pm-930pm Sat Morning: 10am-1230pm Sat Afternoon: 4pm-630pm Sat Evening: 700pm-930pm Sun Morning: 10am-1230pm Sun Afternoon: 4pm-630pm
Camps (Children only)	Summer/Spring Camps: Each class session will be 5 hours in length (including 1 hour break), meeting 5 times over the course of the week. For example: MTWTHF Mornings. Camps will be scheduled according to the academic calendar of nearby schools, during spring and summer break. Typically taking place in April for Spring Break and June-August for Summer Break. The studio will offer a maximum of 2 camps during spring break and 5 camps during summer break.	Each class will have one instructor and a maximum of 11 students. Members will still have studio access, with dedicated areas to separate member and event activities. Members are not expected to sign up for camps. Camp sessions will use the same space as the 6-week and one-time classes and the studio will not schedule classes and camps concurrently.	At full capacity, the studio will offer multiple spring/summer camps during break. A typical week will look like this: Monday: 10am-300pm Tuesday: 10am-300pm Wednesday: 10am-300pm Thursday: 10am-300pm Friday: 10am-300pm
Events	One-time events such as birthday parties, corporate team building. Events will be 3 hours in length. Birthday parties will mainly be for children, while team building events will be for adults.	Events will have a total capacity of up to 25 participants with up to 2 instructors. Members will have limited access based on the number of people for the event. If event reaches full capacity, all other studio activities will be shut down. There will be	Typical event will be a one-time session taking place in a single day. For example: Friday: 6pm-9pm

		no classes or other events.	
Workshops	One-time events scheduled in advance such as artists talks, demos, hands-on workshops. Event will last from 2-5 hours.	Workshops will have a total capacity of 25 participants, Plus guest artist, and maximum of 3 employees. All other studio activities will be shut down. There will be no classes or other events.	Typical workshops will be a one-time session taking place in a single day. For example: Sunday: 10am-3pm
Employees	The studio will be staffed during business hours to keep the studio running. Business hours and studio hours will have some overlap.	Maximum of 3 part-time employees at any given time, acting as admin, instructor for classes, or studio technician.	Business Hours: Mon 10am-5pm Tue 10am-5pm Wed 10am-5pm Thu 10am-5pm Fri 10am-5pm Sat 12pm-7pm Sun 12pm-7pm

- **Occupancy:** During peak hours, the studio will have no more than 30 occupants: 15 members at any given time, plus a class/camp (11 students, 1 instructor, 2 additional employees). Member activities will be shut down for larger events, birthday parties and workshops so total occupancy will not exceed 30.
  The studio will not schedule concurrent camps/classes/workshops/events. Classes will be for adults only, and camps will be for children only. There will not be classes for adult/child together in the same class. One-time events such as workshops and birthday parties will not have a regular recurring schedule, but will be scheduled around exiting classes/camps to avoid overlap.
- **Hours of Operation:**
  - *Business Hours:* The studio will be staffed by at least one employee during business hours and will be open to the public, for students to pick up their pieces, to inquire about membership and classes, or to tour of the facilities. When there are classes/camps/events, a maximum of 2 additional employees may be on site to provide support.
    Mon 10am-5pm
    Tue 10am-5pm
    Wed 10am-5pm
    Thu 10am-5pm
    Fri 10am-5pm
    Sat 12pm-7pm
    Sun 12pm-7pm
  - *Studio Hours:* The studio may not be staffed during studio hours. Members will have access to the studio to work on their own.
    Mon 10am-9pm
    Tue 10am-9pm
    Wed 10am-9pm
    Thu 10am-9pm
    Fri 10am-9pm

Sat 10am-9pm
Sun 10am-9pm

- **Equipment:**
  - *Wheels:* Approximately 24-30 pottery wheels.
  - *Worktables:* Approximately 10-15 worktables for approximately 24-30 workstations for hand building, sculpture, or other related art activities.
  - *Glazing Station:* Approximately 20 commercially available glazes in 10-gallon buckets. Glazing station will also have a variety of commercially available underglazes and wax resist for different types of decoration.
  - *Kilns:* Plan for one electric kiln (approx. 20 cubic feet stack space) for bisque firing; one gas kiln (approx. 24 cubic feet stack space) for glaze firing. Exact size and location to be determined based on the available space and with consultation and recommendation of manufacturer and studio technician.
  - *Additional Equipment:* Additional related tools such as bench grinder, slab roller, extruder, pug mill, and other miscellaneous general tools.
  - *Sinks:* Studio will have multiple sinks dedicated for cleaning the studio and equipment. Studio sinks will be equipped with clay trap to capture clay sediments. The glaze sink will recycle the same water so that glaze materials do not go into the water stream.
  - *Air Filtration:* Studio will have HEPA filters on existing HVAC system as well as additional stand-alone air filters and air quality monitors.
  - *Storage:* Studio will have multiple shelving units (40+) for storing, clay, ceramic pieces for members and students, tools, supplies, and ceramic works in various stages of completion. Studio will also have multiple (10+) rolling carts for safely transporting works to various locations within the studio.
  - *Vehicles:* There are no current plans to have any vehicles to be stored on site. As determined by business needs in the future, a maximum of one compact cargo van may be parked on-site.
- **Materials:** The studio will keep a variety of wet-premixed clay on hand for usage, as well as a number of commercially available glazes, underglazes, and oxides.
- **Waste Disposal:**
  - *Water:* Sinks will be installed with multi-stage clay traps (similar to plaster traps or grease traps in restaurants) to capture clay sediments and to prevent clay from going down the drain. The clay traps will be cleaned out as necessary and the sediments can be safely disposed of as regular waste once dried out.
  - *Glaze:* Water used for glazing and glaze production will be reclaimed in a separate, independent sink that is *not* connected to the buildings plumbing. This sink will filter and use the same reclaimed water to prevent any glaze materials from going down the drain. The sediments can be reclaimed and used as a "potluck" glaze or be dried out and fired to temperature which then can be safely disposed of as regular waste.
  - *Reclaim clay:* Clay that is left over as part of regular studio practices will be saved and reclaimed to be used again.
- **Parking:** The complex has ample parking and is assigned 2.5/1,000sf unreserved parking in the complex for about 10 parking spaces. The parcel has a total of 159 parking spaces, including 9 accessible spaces. The studio will be able to use all of the available parking spaces on the parcel. Per Serpentine Business Park HOA documents "The parking area is all unreserved parking. However, all parking in front of the loading doors shall be for the exclusive use of that occupant" (See attached file parking-statement.png). Additionally, The other businesses on the parcel does not generate significant traffic based on number of employees and the type of business (see

tenant-mix.docx), and the studios peak hours will be when they are closed on weekends and evenings. We are confident that the existing number of parking spaces (150 + 9 accessible spots) will be able to accommodate the additional traffic and cars and that the studio will not have an impact on street parking.

- **Construction:** The existing warehouse space and floor plan is ideal for use as a ceramic studio with minimal modifications. The studio will require additional sinks, to be placed adjacent to existing bathroom and plumbing. The studio will also need to set up gas line for a gas kiln. The warehouse already has natural gas utilities and will require minimal setup to connect to a commercial kiln. Existing electrical supply (with both 120 and 240v) will be adequate for the anticipated equipment use. We will use a licensed contractor to update the plumbing, gas and electrical. There will be no new construction required.
- **Anticipated Traffic:** For day-to-day operations, most traffic will come from members and students arriving and departing at varied times. Staying approximately 2–3 hours per visit. The studio will not be delivering or receiving materials/equipment on a regular basis and there will not create traffic of large commercial vehicles. The studio will have minimal impact on existing traffic. At maximum occupancy during peak hours, the studio should have no more than 25 people concurrently. During off-peak hours, the studio should have 4 or 5 people concurrently.
- **Noise Levels:** Studio operations will not produce any significant noise.
- **Safety Measures:**
    - *Ventilation and Air Filtration:* Clay in its wet state is generally considered safe. However, all clay bodies contain some crystalline silica which can be harmful if handled improperly. In order to ensure the safety of all individuals, the studio will be well-ventilated, with air purification systems and air quality meters to monitor air quality. Studio will also employ best practices for handling clay to reduce clay dust when inside the studio, including, but not limited to: use wet cleaning methods whenever possible, use of sweeping compound, use of premixed, wet clay bodies, use of air filtration systems. For any activity that creates dust, such as glaze mixing, it will be conducted in an open, well-ventilated area and users will be required to wear appropriate respirators, eye protection and gloves to protect lungs and hands.
    - *Materials handling:* Glazes used in the studio will be food safe and mixed from commercially prepared batches to minimize handling and storage of raw ingredients. Glaze mixing will be conducted in a well-ventilated area with proper protective equipment to minimize dust. Excess glazes and glaze tools will be washed in a separate sink that does not go down the drain and the materials will be recaptured and either re-used as a “pot-luck” glaze, fired to become inert, or taken to a waste collection facility for disposal.
    - *Water:* Water used in the studio go through a clay trap to capture clay sediment to ensure it does not go down regular drainage pipes. The clay sediment can be reclaimed and disposed of safely.
    - *Electric Kilns:* Electric Kilns will run on existing 240V/Phase 3 lines and will be outfitted with a safety switch. Additionally, kiln controller will be password protected and only operated by qualified personnel. Specific kiln size and type to be determined with consultation from manufacturer and electrician.
    - *Gas Kilns:* Gas kilns will be located by the warehouse to ensure adequate airflow and be installed with vent hoods to capture emissions. Kilns will be equipped with a computer controller system for more efficient firing in addition to standard safety controls with safety shut-off valves. Natural gas is a safe, clean and efficient fuel source for high temperature reduction firing essential for creating unique colors and textures and for

creating durable works. Combustion by-products from firing consists mostly of carbon dioxide (CO_2), and water vapor (H_2O), and will not create smoke, odors, or visible combustion in the surrounding area. The facility itself will be well ventilated to ensure safety for studio members and employees and kiln operation will not impact surrounding activities or cause safety concerns.

- **Impact on Surrounding Area:** The studio will be a great addition to the surrounding area, as the local businesses nearby already include an afterschool program (Gurukul Pleasanton Academy), Music School and Studio (Radayeva Music Studio, Pleasanton Academy of Music), Photography studio (Creative Imaging by Robert Garcia), Jumpy House (Pump It Up Pleasanton), Gymnastic Gym (West Coast Olympics Gymnastics Academy), Martial Arts School (Tri-Valley Judo & Jiu-Jitsu), Chess Club (Kings Land Chess) which all work to foster creativity and education the general public as well as kids. The studio's goal of education and creativity in clay arts fits well with the services offered by these other businesses and will have a positive impact on the neighborhood.
- **Community Benefits:** The goal of the studio is to foster a vibrant and inclusive environment where individuals of all skill levels can develop their skill through classes and explore their creativity through ceramics and further develop their creative expression through ceramics. As such, the goal of the community, the surrounding businesses and the studio are mutually aligned will serve to benefit the community overall.
- **Justification for Conditional Use:** While a ceramic studio may not be a permitted use in the zoning district by right, I believe this use will be suitable with the neighboring uses in the area, which is a mix of commercial, office, and industrial. The neighboring area has sites that are used for church, gymnastics, martial arts, music classes, photography and an addition of the studio will fit well with the other businesses in the area.
- **Public Health, Safety and Welfare:** Ceramic studios can be safely set up in a variety of locations. In the Bay Area, there are a number of commercial ceramic studios in a variety of locations, from retail malls to warehouses. There are many non-commercial studios as well, in places such as schools and community centers. Like most ceramic studios, we will be diligent in implementing standard safety protocols in terms of materials handling, air filtration, ventilation, waste reclamation and recycling. Ceramic studios as outlined above will be safe to operate and maintain and will not be detrimental to the public health, safety, or welfare of the people, or materially injurious to the properties and improvements in the vicinity.
- **Compliance:** Upon review of all the available information, I believe the proposed conditional use complies with all applicable provisions and will revise the proposal based on the planning commission's findings for any additional conditions to reach compliance.

I am available to meet with the Planning Department at your convenience to discuss this application in further detail and answer any questions you may have. Thank you for your consideration.

Sincerely,



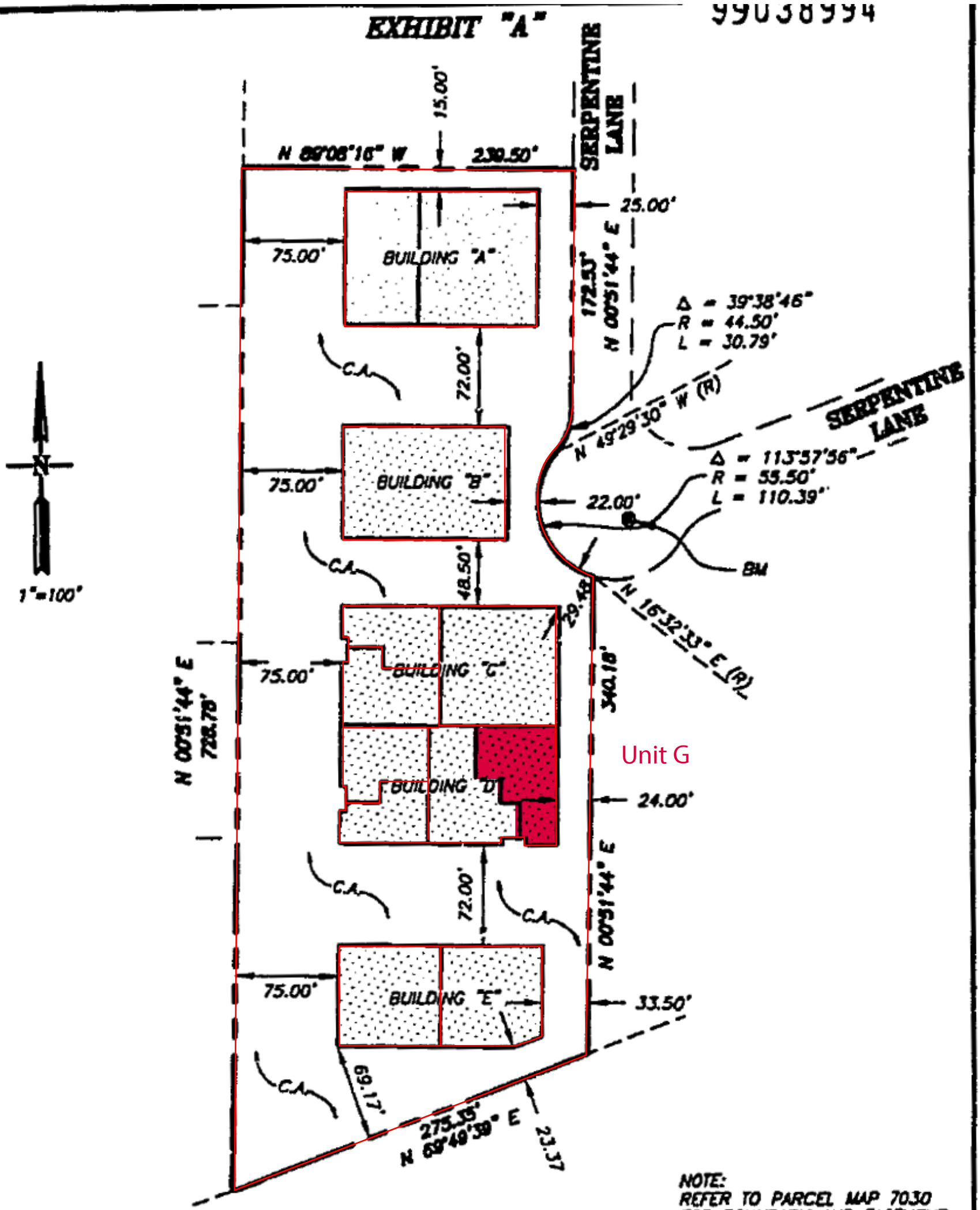
Peter Kuo / June 5, 2025

1061 Serpentine Lane Unit G
Pleasanton CA 94566

Site Plan

99038994

EXHIBIT "A"



NOTE:
REFER TO PARCEL MAP 7030 FOR BOUNDARY AND EASEMENT INFORMATION.

SITE PLAN

ALEXANDER & ASSOCIATES INC.
SURVEYORS – PLANNERS – ENGINEERS
147 OLD BERNAL AVENUE, SUITE 10
PLEASANTON, CALIFORNIA
(510) 462-2255

CONDOMINIUM PLAN
FOR
PARCEL MAP 7030
CITY OF PLEASANTON CALIFORNIA

JOB NO.:	98170
FILE NO.:	CONDO3.DWG
DATE: ⚠	10/26/98
DRAWN BY:	SL
CHECKED BY:	DA
SHEET NUMBER: 3	TOTAL SHEETS: 11

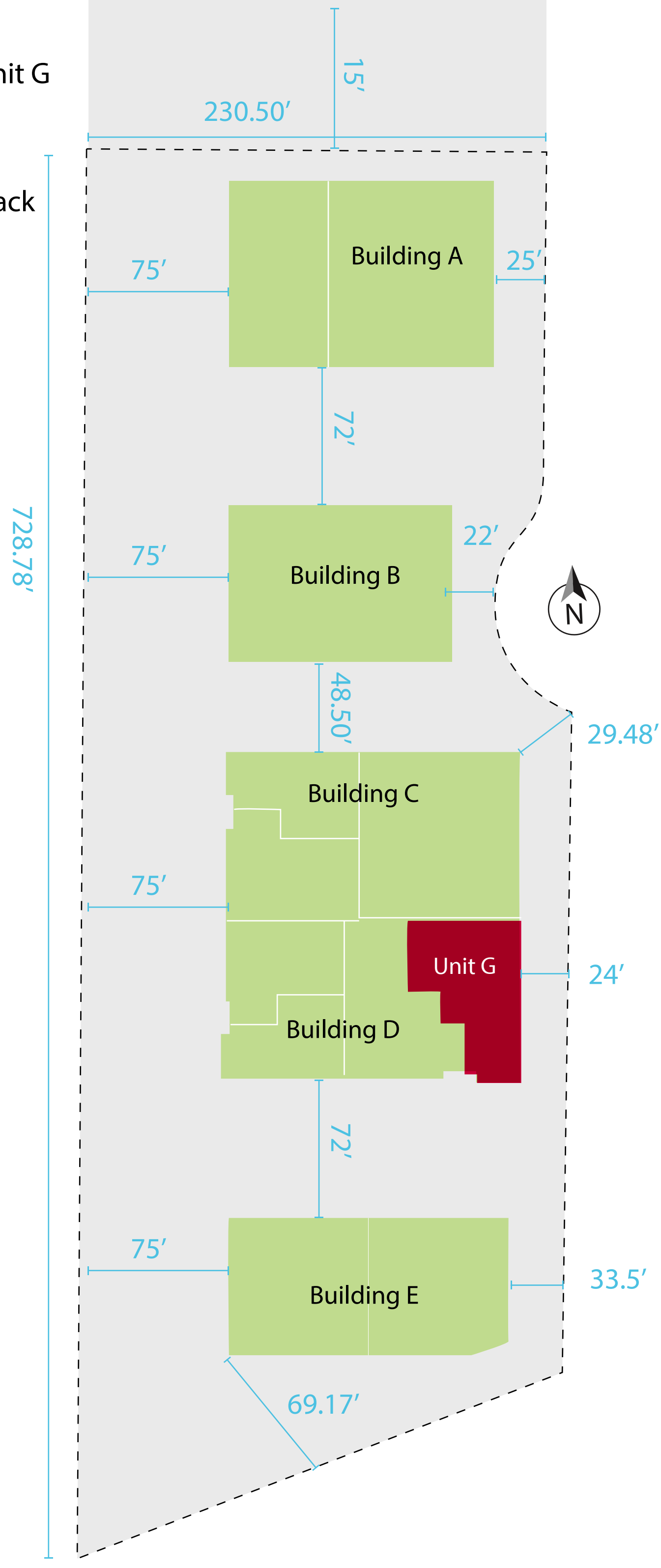
1061 Serpentine Lane Unit G
Pleasanton CA 94566

Site Plan

Parcel Dimensions/Setback
Lot dimensions Approx
728.75′ x 230.50′

Existing structures and proposed location. No new construction proposed.

Based on Alexanders& Associates
Parcel Map 7030



1061 Serpentine Lane Unit G
Pleasanton CA 94566

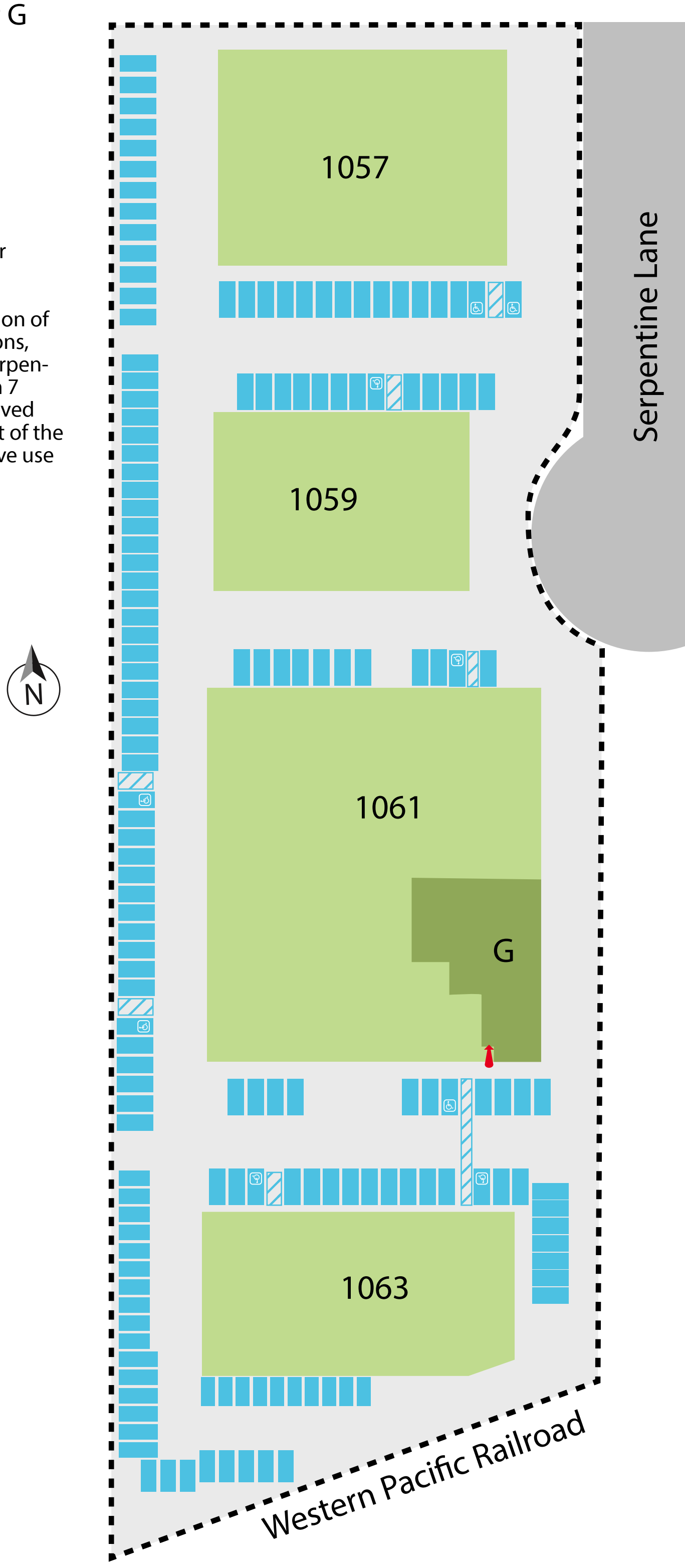
Site Plan

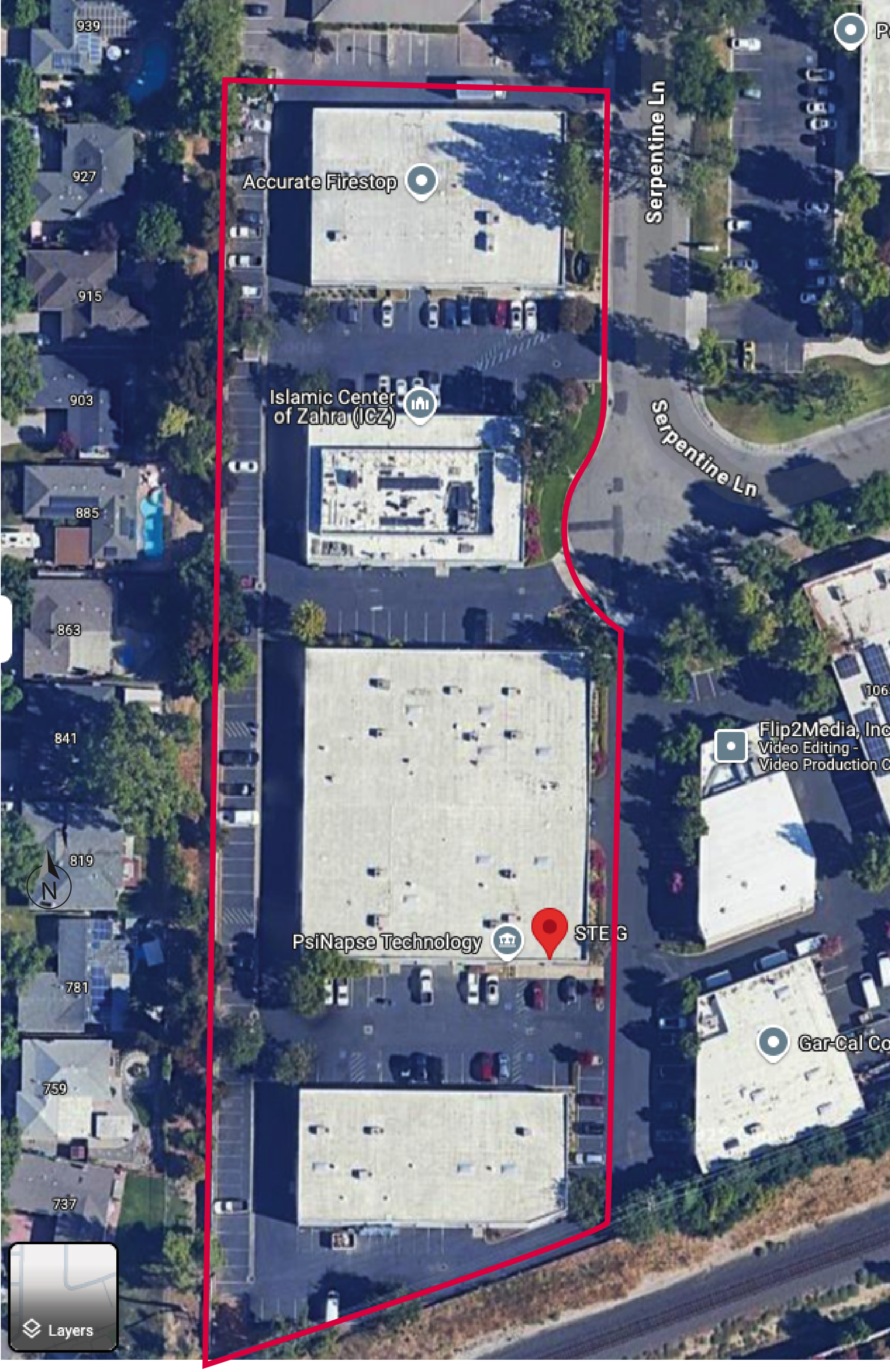
Parking Areas

Parcel has 159 parking spaces,
including 9 disabled parking spaces.

Site is assigned 2.5 spaces/1000 sf for
10 unreserved spaces.

In the First Admentment to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Serpentine Business Park, Articlle IX, section 7 reads “The parking area is all unreserved parking. However, all parking in front of the loading doors shall be for the excusive use of that occupant”

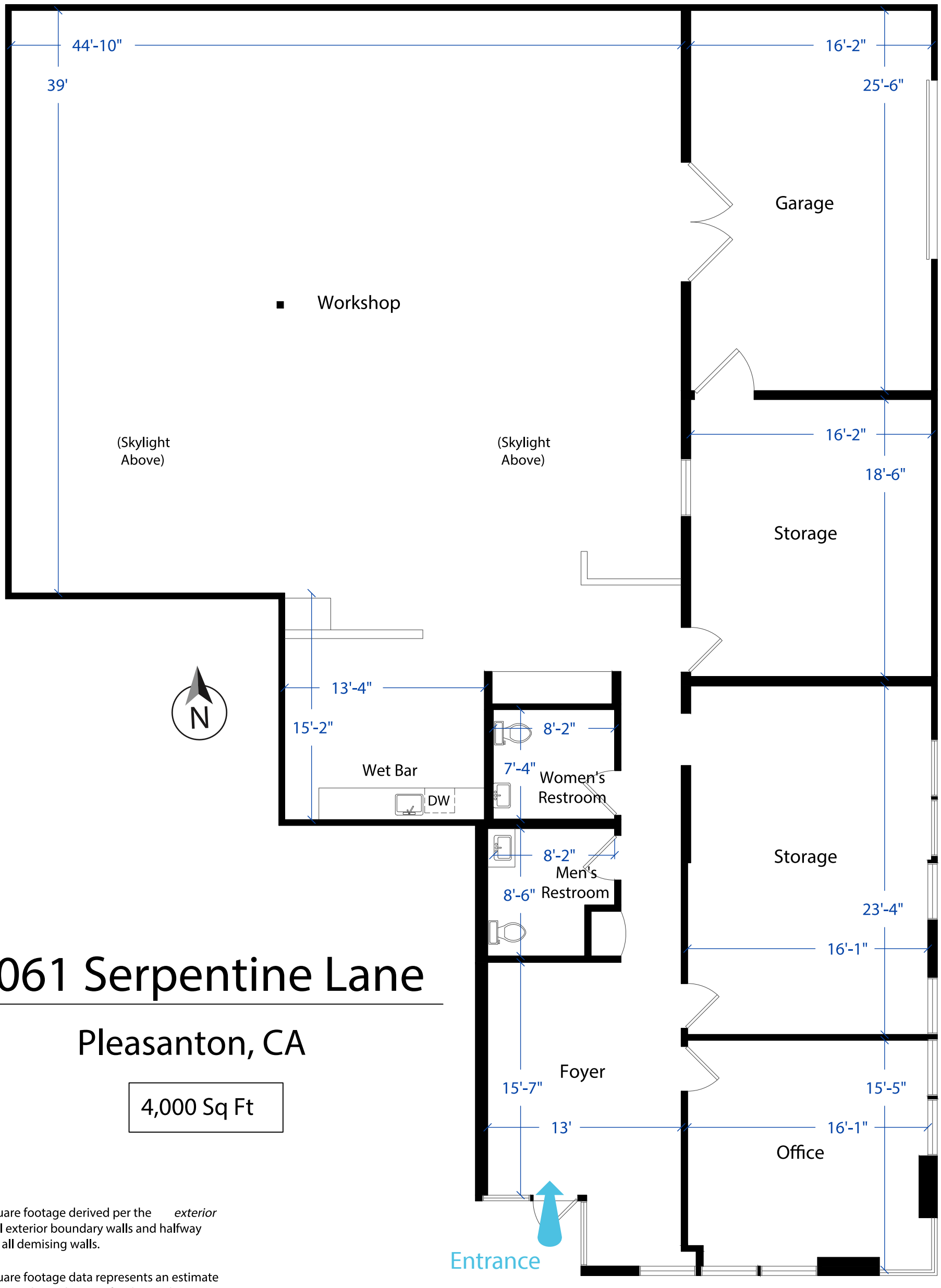



939
927
915
903
885
863
841
819
781
759
737
Accurate Firestop
Islamic Center of Zahra (ICZ)
Serpentine Ln
Serpentine Ln
PsiNapse Technology
Flip2Media, Inc
Video Editing -
Video Production C
Gar-Cal Co
N
Layers

1061 Serpentine Lane Unit G
Pleasanton CA 94566

Existing Floor Plan

Includes exterior



1061 Serpentine Lane

Pleasanton, CA

4,000 Sq Ft

Note: Square footage derived per the *exterior* face of all exterior boundary walls and halfway between all demising walls.

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

1061 Serpentine Lane Unit G
Pleasanton CA 94566

Existing Floor Plan

Interior SF Only



1061 Serpentine Lane

Pleasanton, CA

3,920 Sq Ft

Note: Square footage derived per the *interior* face of all boundary walls.

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

1061 Serpentine Lane Unit G
Pleasanton CA 94566

Proposed Floor Plan
Usage Layout



Shimpo VL Whisper
27.25 x 23

Work Bench on Wheels
60x24

36x18
Reibii - 5 Tier Shelf
36x18 x72

10G Bucket
16x16
48W table

Rolling Wire Shelf
18x48

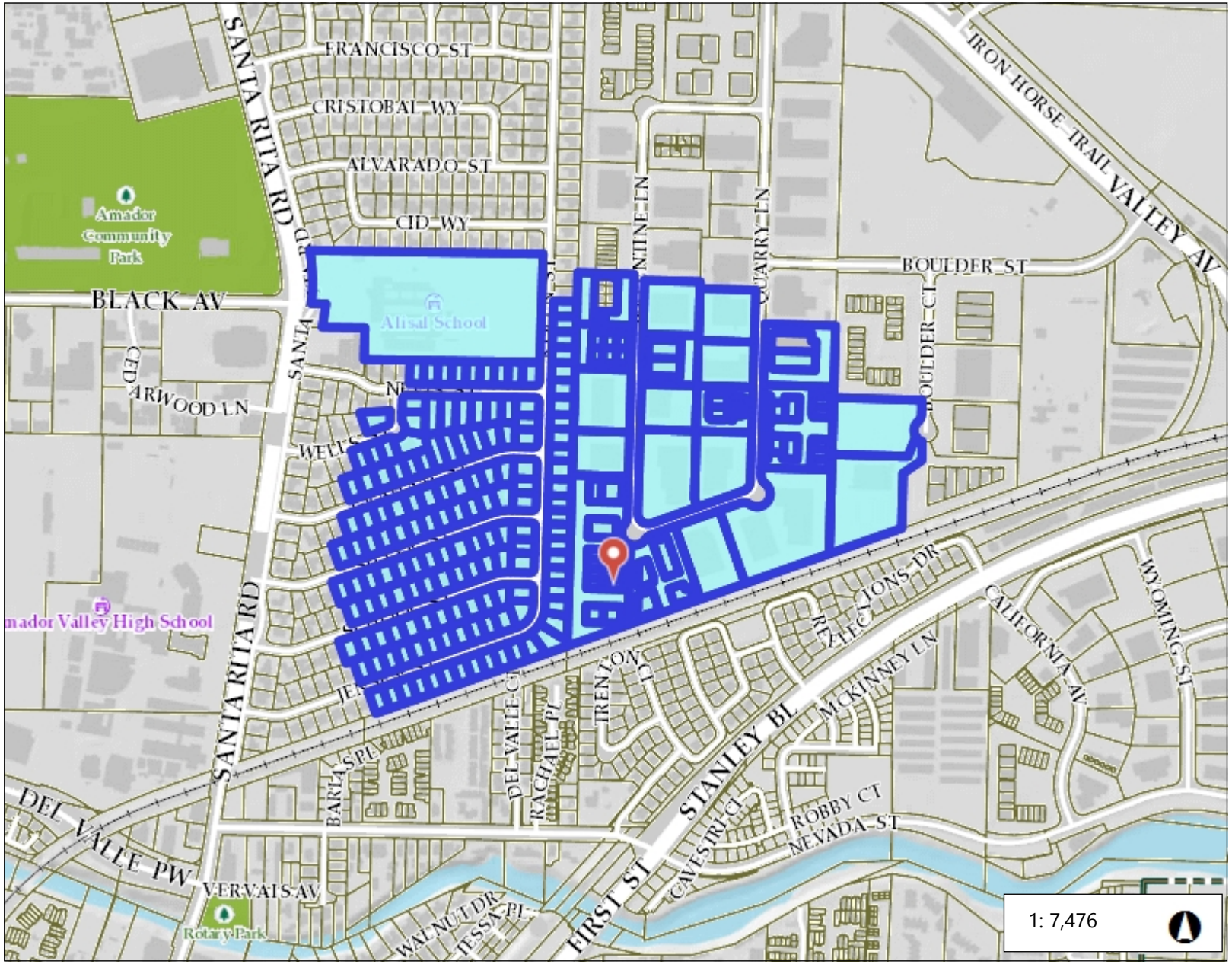
Pug Mill

Shimpo Slab Roller
30x51

Unit	Owner/Tenant	Size	Employees	Use	Hours of Operation
G	Subject Property in escrow	4,091 SF	Vacant	Vacant	
H	Excel Building Service	5,020 SF	8-10	Janitorial Supplies	Mon – Fri 8:00-5:00
A-1	Maxterial, Inc.	2,100 SF	3	Testing lab	Mon – Fri 8:00 – 5:00
B	Wan Ulu	2,857 SF	1-2	Batteries import/export	By Appointment
C E	Apex	3,357 SF	2-3	Custom High Performance Wheels	Mon – Fri 8:00 – 5:00
F	Krazan	3,829 SF	5 Daily 15 Field	Engineering	Mon – Fri 8:00 – 5:00
D	DSP Construction	2,984 SF	3 Daily 10 Field	Construction	Mon – Fri 8:00 – 5:00
Total		26,751 SF			

1061 SERPENTINE LANE, MAP 1 OF 2

EXHIBIT C



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

1,246.0 0 622.98 1,246.0 Feet

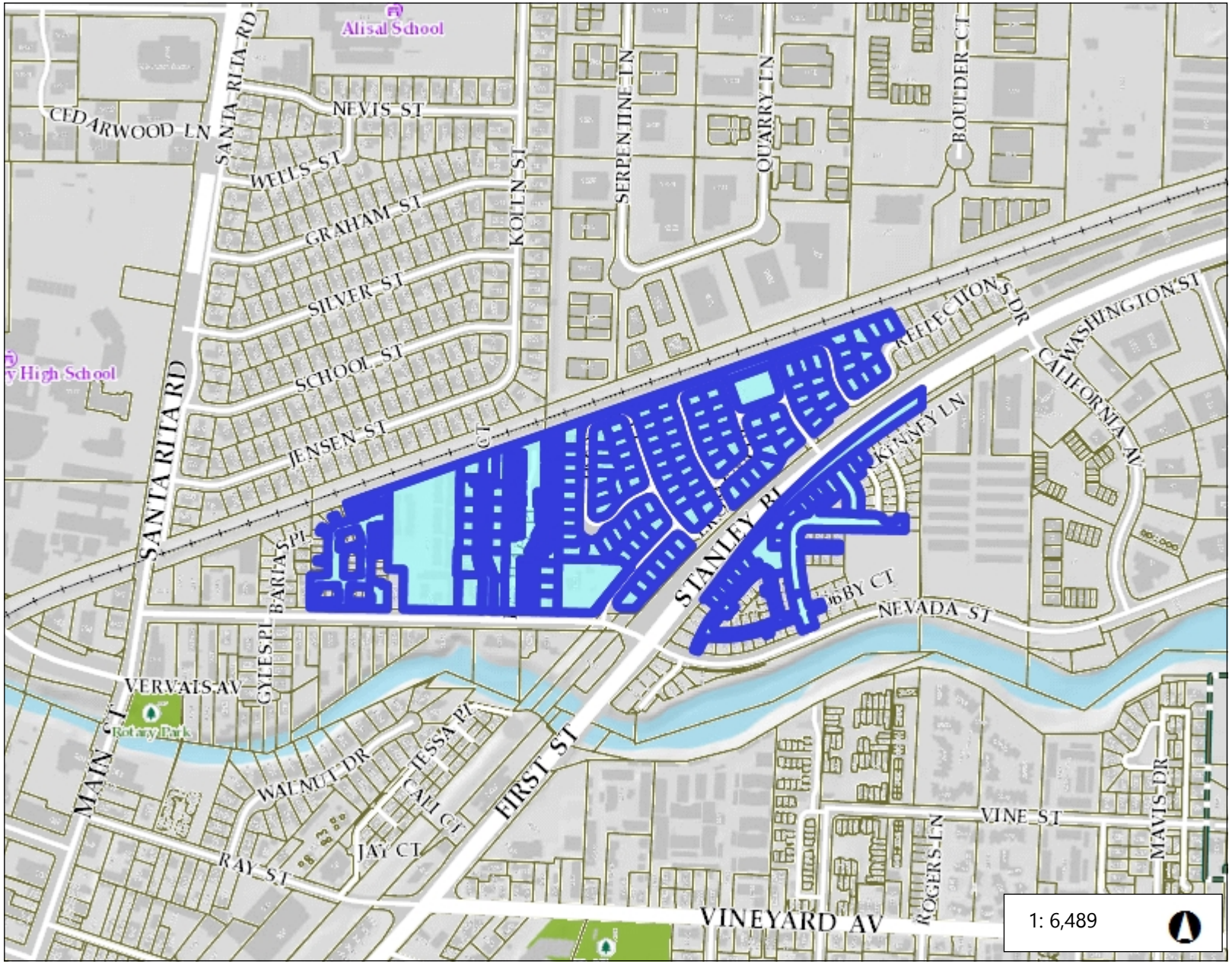
NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1061 SERPENTINE LANE, MAP 2 OF 2



1,081.5 0 540.73 1,081.5 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

Planning Commission Agenda Report

July 9, 2025
Item 6

SUBJECT: **Vesting Tentative Map 8724**

APPLICANT: Trumark Homes

PROPERTY OWNER: Pleasanton Unified School District

PURPOSE: P24-0596: Application to amend Vesting Tentative Map 8724, a 27-lot subdivision, to split the required approximately 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets.

LOCATION: 0 Vineyard Avenue, APN: 946-461-900-1. Site bounded by Vineyard Avenue, Manoir Lane, Thiessen Street, and Old Vineyard Avenue

GENERAL PLAN: School, with a Housing Element Site Overlay (HESO)

ZONING: PUD-Elementary School, with Housing Opportunity Zone overlay

SPECIFIC PLAN: Vineyard Avenue Corridor Specific Plan, Elementary School

EXHIBITS:
A. Draft Resolution Approving Vesting Tentative Map 8724
B. Location and Notification Map
C. Section 15183 Consistency Checklist

BACKGROUND

On March 18, 2025, the Zoning Administrator approved Trumark Homes' application for Housing Site Compliance Review approval pursuant to SB 330 to construct 27 single-family homes and an approximately 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site (P24-0596). The approximately 10.64-acre site is among the sites designated for housing in the 2023-2031 6th Cycle Housing Element. The Housing Site Compliance Review approval was based on findings of consistency with the City's adopted Objective Design Standards for Housing Element Sites and other applicable objective standards set forth by the City. On March 26, 2025, the Planning Commission approved Trumark Homes' application for Vesting Tentative Map 8724, a 27-lot subdivision, an approximately 3-acre park lot with bioretention areas, and a lot for the internal streets.

Based on neighborhood feedback, the applicant pursued a General Plan Amendment to allow for a split-park design. This amendment was reviewed by the Planning Commission on January 22, 2025, and approved by the City Council on February 18, 2025. The amendments included recommended language from the Planning Commission to specify the minimum size of the open space fronting Vineyard Avenue to be approximately 1.8 acres (60% of the required 3-acres). On March 12, 2025, the applicant submitted a minor modification to the Housing Site Compliance Review approval. Per the Objective Design Standards, the Community and Economic Development Director may approve a minor revision or change to Housing Site Compliance Review approval if it is in compliance with applicable objective design standards and related environmental mitigation measures. The Community and Economic Development Director approved the proposed modifications to the Housing Site Compliance Review approval, finding it consistent with the applicable standards, including the amended General Plan policy. Per the PMC, however, the Planning Commission must approve amendments to the approved Vesting Tentative Map.

The applicant is now seeking approval of proposed amendments to the Vesting Tentative Map, which splits the required approximately 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas. The 27 residential lots and internal streets are provided in a similar configuration to the original Vesting Tentative Map, but are shifted to the south of the site.

A Vesting Tentative Map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies, and standards in effect at the time an application for the map is deemed complete. Vesting tentative maps are reviewed in the same manner as regular tentative maps, and the Planning Commission is authorized to approve, conditionally approve, or disapprove vesting tentative maps (unless appealed or taken up for review by the City Council). Staff has found the Vesting Tentative Map for the project application to be complete and is forwarding it to the Planning Commission for its review.

General Plan and Zoning

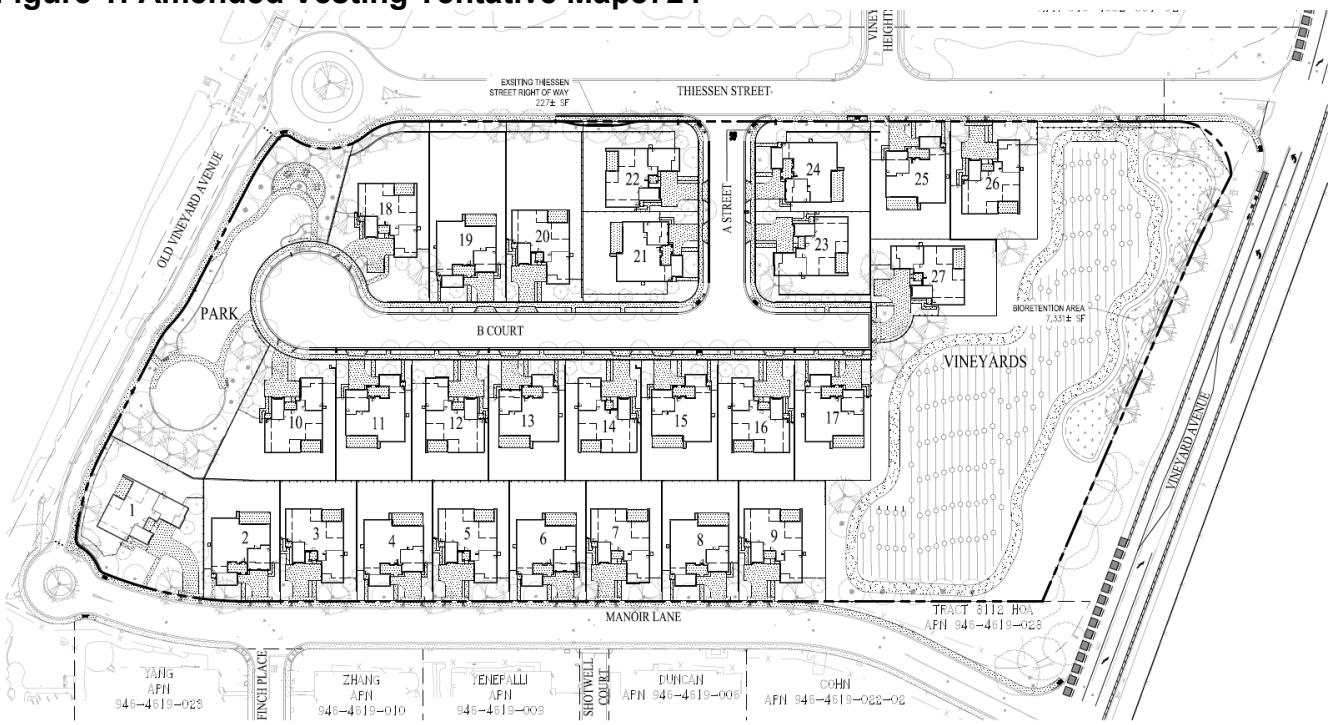
The subject site has a General Plan land use designation of Community Facilities -Elementary School; it was designated with a Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element and is referred to as Area 27 in the Housing Element. The site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay. The site is also within the Vineyard Avenue Corridor Specific Plan Area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan (VACSP), housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards. General Plan Land Use Element Policy 12 includes site-specific guidance for this site, related to provision of a minimum amount of open space.

PROJECT DESCRIPTION

The details of the requested Vesting Tentative Map (Figure 1) are summarized below:

- Create 27 residential lots
- One lot for internal street and road
- Park lot contains a park which will be privately maintained and publicly accessible via a public access easement
- Vineyard open space lot, which contains a bio-retention area
- A Homeowners Association (HOA) would be established and would own and maintain the road, park and Vineyards

Figure 1: Amended Vesting Tentative Map8724



DISCUSSION

Review of a tentative map is limited to reviewing its consistency with the approved Housing Site Compliance Review project and compliance with State-mandated findings. The Vesting Tentative Map is consistent with the Housing Site Compliance Review project approved by the Zoning Administrator, including in the following key aspects:

- The layout of internal streets, project vehicular access points, and lots is consistent with the Housing Site Compliance Review application, and with General Plan Policy 12 as amended.

Construction of the project would require implementation of all Conditions of Approval set forth in the Housing Site Compliance Review approval for the 27-home project. A series of additional conditions are included in Attachment 2 of Exhibit A for the Vesting Tentative Map. Collectively, the project, as conditioned, would allow all the requisite findings for approval of the Vesting Tentative Map to be made.

Neighbor Comments and Issues

Staff acknowledges and notes previous concerns raised by neighbors with respect to issues including traffic volumes and speeds on Vineyard Avenue, and the ability to make safe turns from side streets. Following the March 26th Planning Commission hearing, the applicant has worked with the Traffic Division to modify the turn lane striping on Vineyard Avenue to better facilitate turning onto and out of Thiessen Street and Manoir Lane. As noted in the findings for approval of the Vesting Tentative Map, the subdivision design would not cause public health or safety issues.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit B for reference. The public notice was also published in *The Valley Times*. At the time this report was prepared, no comments were received.

VESTING TENTATIVE MAPFINDINGS

State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the considerations to be addressed in reviewing a Vesting Tentative Map. The Planning Commission must make the following findings that proposed amendments to Vesting Tentative Map 8724 conforms to the purposes of the PMC, before making its action.

1. **The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.**

   The Vesting Tentative Map and improvements conform to the Housing Site Compliance Review development plan (P24-0596) approved by the Zoning Administrator, which in turn was determined to be consistent with the General Plan land use designation for this site, as established in the 2023-2031 6th Cycle Housing Element. The map and improvements thus meet this finding.

2. **The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

   As approved and conditioned in the Housing Site Compliance Review development plan, the homes in the project will comply with the City's residential Green Building Ordinance, Climate Action Plan 2.0 and the State's Title 24 Building Energy Efficiency Standards and would be required to incorporate a series of renewable energy design and energy efficiency features. For this development, the homes will exceed Title 24 state energy conservation requirements and have humidity control systems installed.

3. **The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.**

   P24-0596 was found to be consistent with the Pleasanton General Plan and Vesting Tentative Map8724 was submitted based on the approved development. The proposed subdivision and its improvements are compatible with the applicable objectives, policies, land uses, and programs specified in the General Plan.

4. **The subdivision site is physically suitable for this type and density of development.**

   The property is not in a flood zone or earthquake fault zone and is relatively flat. Project construction would involve minimal site grading and alteration of existing topography. Thus, the project site is physically suitable for the proposed development.

5. **The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.**

   As part of the Housing Site Compliance Review application, the City found no potential for significant environmental effects through the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project. P24-0596 includes conditions that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

6. **The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.**

   The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the Objective Design Standards compliant design and conditions of approval for P24-0596 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

7. **The design of the subdivision or its related improvements will 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 on the project site. This Vesting Tentative Map provides for easements including a public access easement, public service easement, and

emergency access easement. The design of the subdivision and related improvements does not conflict with the proposed easements.

8. **The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.**

   The site is not covered by a land conservation contract, including a Williamson Act contract.

9. **The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).**

   No discharge violation currently exists, and sewer capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage, and all sewage would be discharged into the city's sanitary sewer system for ultimate treatment. Stormwater runoff would be collected and conveyed through bio-retention basins located on the north and west sides of the parcel. Urban stormwater runoff is required to meet the City's RWQCB permit requirements for urban development.

ENVIRONMENTAL ASSESSMENT

Pursuant to California Environmental Quality Act (CEQA) Guidelines, (Public Resources Code [PRC] § 21000, et seq.), an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP), was prepared and certified by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, State Clearinghouse No. 2022040091).

An amended Consistency Checklist, reflecting the split park site plan, was prepared pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether the proposed project requires additional environmental review. The Consistency Checklist is attached to this report as Exhibit C. CEQA Guidelines Section 15183 mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an FEIR was certified (in this case the Housing Element Update FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and 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, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) 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. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to

the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist (Exhibit C), the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR. This determination is based on the following criteria:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Housing Element Update FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Element Update FEIR; and
4. There are no adverse impacts that are more severe than those previously identified in the Element Update FEIR.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Housing Element Update FEIR. Further, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the proposed project would implement these mitigation measures.

CONCLUSION

The proposed subdivision is consistent with the Zoning Administrator-approved Housing Site Compliance Review plan and requirements of the Housing Site Compliance Review approval and would meet all of the findings for approval of a Vesting Tentative Map as described above. Therefore, staff recommends that the amendments to Vesting Tentative Map 8724 be approved by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Vesting Tentative Map 8724 by taking the following actions:

1. Find the Project is exempt from additional environmental review under CEQA Guidelines Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the 2023-2031 (6th Cycle) Housing Element Update Program FEIR. No additional environmental review is required.
2. Make the tentative map findings as stated in this report; and
3. Approve Vesting Tentative Map 8724 subject to the draft conditions of approval stated in Attachment 2 to Exhibit A.

Primary Author:
Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:
Kimberly Cilley, Assistant City Attorney
Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community and Economic Development
Ellen Clark, Director of Community and Economic Development

EXHIBIT A

RESOLUTION NO. PC-2025-14

RESOLUTION OF THE PLANNING COMMISSION APPROVING AMENDMENTS TO VESTING TENTATIVE MAP 8724, THE APPLICATION OF TRUMARK HOMES.

WHEREAS, Trumark Homes has applied for amendments to Vesting Tentative Map 8724 approval to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into a 27-lot subdivision, an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and one lot for internal streets ("the Project"); and

WHEREAS, zoning for the property is zoned PUD-Elementary School (Planned Unit Development -Elementary School), with a Housing Opportunity Zone overlay and the General Plan designation is School, with a Housing Element Site Overlay (HESO); and

WHEREAS, the Vineyard Avenue Corridor Specific Plan designates the project site as Elementary School, with housing permitted pursuant to the 6th Cycle Housing Element; and

WHEREAS, at the March 18, 2025, meeting the Zoning Administrator found the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the Project is adequate to serve as the environmental documentation for this Project and satisfy all the requirements of CEQA; and

WHEREAS, at the March 26, 2025 hearing, the Planning Commission approved Vesting Tentative Map 8724; and

WHEREAS, the proposed Vesting Tentative Map 8724, dividing the park into two, separate parcels, is consistent with the Housing Site Compliance Review application (P24-0596) approved by the Zoning Administrator at the March 18, 2025[KC1] hearing; and

WHEREAS, at its duly noticed public hearing of July 9, 2025, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the Zoning Administrator and City staff concerning this request.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, as follows:

Section 1: California Environmental Quality Act (CEQA) Findings:
With respect to CEQA, the Planning Commission finds it has independently reviewed and analyzed the 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Environmental

DRAFT

Impact Report (SCH# 2022040091) (Housing Element Update Final EIR or FEIR) and has considered the information contained therein, prior to recommending approval of the Project. The Planning Commission further finds the CEQA Guidelines Section 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR) satisfies the requirements of CEQA and represents the independent judgment and analysis of the City of Pleasanton as lead agency for the Project.

Accordingly, the Planning Commission makes the following findings for adoption of the 15183 Consistency Checklist and MMRP prepared for the Project pursuant to the City of Pleasanton Housing Element Update FEIR:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Housing Element Update FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Pleasanton Housing Element Update FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Pleasanton Housing Element Update FEIR.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Pleasanton Housing Element Update FEIR, subject to the mitigation measures included in the Conditions of Approval, shown in Attachment 1, attached hereto and made a part of this case by reference.

Section 2. Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the “Record Evidence”). The Planning Commission’s determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 3: Findings for Vesting Tentative Map Approval
The Planning Commission makes the following findings for Vesting Tentative Map 8724, the application of Trumark Homes to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into a 27-lot subdivision, an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and one lot for internal streets.

1. **The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.**

The amendments to the Vesting Tentative Map and improvements conform to the Housing Site Compliance Review development plan (P24-0596) approved by the Zoning Administrator, which in turn was determined to be consistent with the General Plan land use designation for this site, as established in the 2023-2031 6th Cycle Housing Element. The map and improvements thus meet this finding.

2. **The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

   As approved and conditioned in the Housing Site Compliance Review development plan, the homes in the project will comply with the City's residential Green Building Ordinance, Climate Action Plan 2.0 and the State's Title 24 Building Energy Efficiency Standards and would be required to incorporate a series of renewable energy design and energy efficiency features. For this development, the homes will exceed Title 24 state energy conservation requirements and have humidity control systems installed.

3. **The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.**

   P24-0596 was found to be consistent with the Pleasanton General Plan and amendments to Vesting Tentative Map 8724 was submitted based on the approved development. The proposed subdivision and its improvements are compatible with the applicable objectives, policies, land uses, and programs specified in the General Plan.

4. **The subdivision site is physically suitable for this type and density of development.**

   The property is not in a flood zone or earthquake fault zone and is relatively flat. Project construction would involve minimal site grading and alteration of existing topography. Thus, the project site is physically suitable for the proposed development.

5. **The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.**

   As part of the Housing Site Compliance Review application, the City found no potential for significant environmental effects through the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project. P24-0596 includes conditions that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

6. **The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.**

   The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the Objective Design Standards compliant design and conditions of approval for P24-0596 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

7. **The design of the subdivision or its related improvements will 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 on the project site. This Vesting Tentative Map provides for easements including a public access easement, public service easement and emergency access easement. The design of the subdivision and related improvements does not conflict with the proposed easements.

8. **The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.**

   The site is not covered by a land conservation contract, including a Williamson Act contract.

9. **The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).**

   No discharge violation currently exists and sewer capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage and all sewage would be discharged into the city's sanitary sewer system for ultimate treatment. Stormwater runoff would be collected and conveyed through bio-retention basins located on the north and west sides of the parcel. Urban stormwater runoff is required to meet the City's RWQCB permit requirements for urban development.

Section 4:
The Planning Commission approves amendments to Vesting Tentative Map 8724, the application of Trumark Homes to amend Vesting Tentative Map 8724, to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into

a 27-lot subdivision, to split the required 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets, as set forth in Attachment 1, and subject to the conditions shown in Attachment 2, attached hereto and made part of this case by reference.

Section 5:
The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 6:
This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 9, 2025 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

ATTEST:

_____	_____
Melinda Denis	Ken Morgan
Secretary, Planning Commission	Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

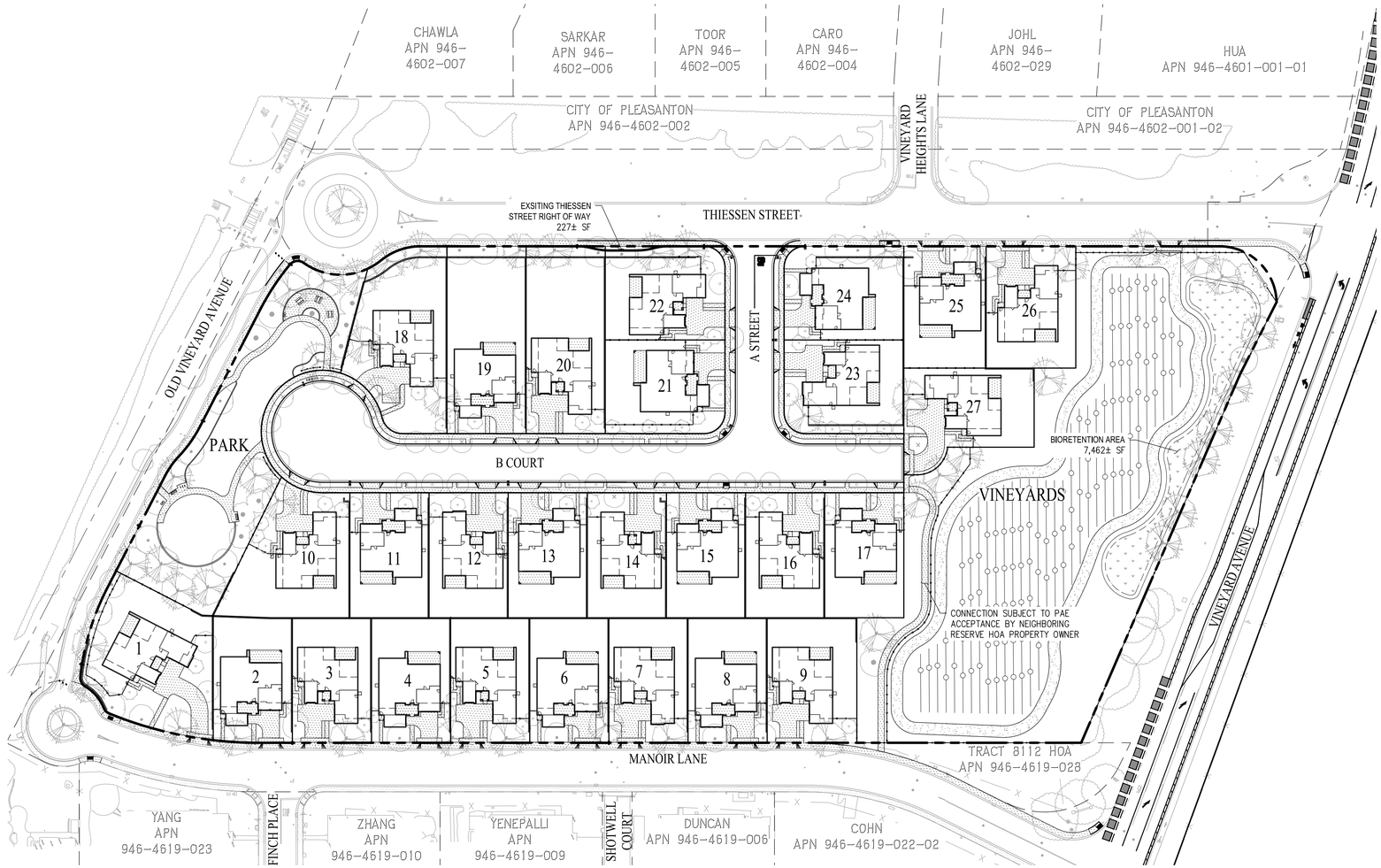
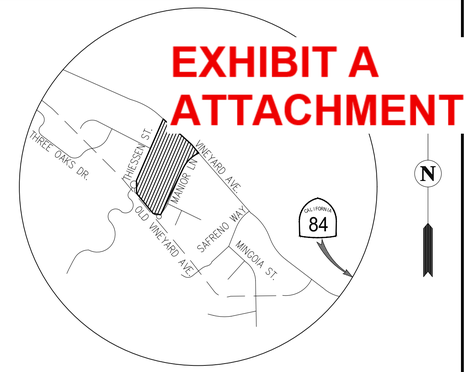


EXHIBIT A ATTACHMENT 1



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. OWNER/DEVELOPER: TRUMARK HOMES, 3001 BISHOP DRIVE, SUITE 100, SAN RAMON, CA 94583, CONTACT: HEIDE ANTONESCU, (925) 999-3967
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, CONTACT: JUSTIN R. DEKNOBLOUGH, P.E., (925) 866-0322
3. ARCHITECT: SDG ARCHITECTURE INC., 3361 WALNUT BLVD. SUITE 130, BRENTWOOD, CA 94513, CONTACT: JEFF POTTS, (925) 634-7000
4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES, 1655 N. MAIN STREET, SUITE 365, WALNUT CREEK, CA 94566, CONTACT: RUSTY CASE, (925) 736-8176
5. CURRENT USE: VACANT
6. PROPOSED USE: RESIDENTIAL
7. EXISTING ZONING: PUD-ELEMENTARY SCHOOL
8. PROPOSED ZONING: R-1-8,500
9. BENCHMARK: ALAMEDA COUNTY BENCHMARK 128. AN OLD STANDARD ALAMEDA COUNTY DISK IN A CONCERETE MONUMENT 1 FOOT NORTH OF THE SOUTH RIGHT OF WAY FENCE OF VINEYARD AVENUE, AT AN ANGLE POINT, 430 FEET EASE OF A CULVERT AT MILE 2.26. ELEVATION 438.102 (NAVD 29)
10. TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN BASED ON AERIAL TOPOGRAPHY SURVEY PREPARED IN SEPTEMBER, 2023. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW. NAVD29 ELEVATION= TENTATIVE MAP ELEVATION – 2.70'
11. UTILITIES:
    - A. WATER: CITY OF PLEASANTON
    - B. SANITARY SEWER: CITY OF PLEASANTON
    - C. STORM DRAIN: CITY OF PLEASANTON
    - D. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
    - E. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    - F. TELEPHONE: AT&T
    - G. CABLE TV: COMCAST
    - H. SOLID WASTE: PLEASANTON GARBAGE SERVICE
12. FLOOD ZONE: LOCATED IN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06001C0337G.
13. FINAL MAP: THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
14. DIMENSIONS: ALL DIMENSIONS, UTILITY INFORMATION & GRADING SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
15. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED BY THE HOA.
16. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
17. SLOPE CLASSIFICATION: THE EXISTING SITE SLOPE IS LESS THAN 10%. THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTER LINE
		LOT LINE
		RIGHT OF WAY
		CURB, GUTTER, AND SIDEWALK
		WHEEL CHAIR RAMP
		DRIVEWAY
EX SD	SD	STORM DRAIN
		STORM DRAIN MANHOLE
		CATCH BASIN
		FIELD INLET
EX SS	SS	SANITARY SEWER
		SANITARY SEWER MANHOLE
EX W	W	WATER LINE
		WATER VALVE
		FIRE HYDRANT
		STREET LIGHT
		STREET SIGN
		RETAINING WALL
		BIORETENTION AREA

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & TOPOGRAPHY
3	VESTING TENTATIVE MAP
4	PRELIMINARY SITE PLAN & PARKING
5	CONCEPTUAL GRADING & DRAINAGE PLAN
6	PRELIMINARY UTILITY PLAN
7	PRELIMINARY STORMWATER TREATMENT PLAN
8	PRELIMINARY STORMWATER TREATMENT DETAILS
9	EMERGENCY VEHICLE ACCESS PLAN
10	PRELIMINARY SIGNING & STRIPING PLAN
11	CONTEXT MAP & SITE PHOTOS
12	CONTEXT MAP & SITE PHOTOS
13	CONTEXT MAP & SITE PHOTOS

PROJECT DATA / DEVELOPMENT STANDARDS

PROJECT INFORMATION				
SITE ADDRESS	1 VINEYARD AVENUE			
ASSESSOR'S PARCEL NUMBER	946-4691-1			
PROPOSED UNITS	27 SFD & 27 ATTACHED ADU & PARCELS A, B, & C (3 TOTAL)			
SITE AREA	10.35±			AC
IMPERVIOUS SURFACE[2]	196,346	SF	43.5	%
ZONING	PUD-ELEMENTARY SCHOOL		R-1-8500	
ZONING STANDARD	REQUIRED (R-1-8500)		PROPOSED	
MIN LOT AREA	8,500	SF	8,513	SF
MIN LOT WIDTH	75	FT	75	FT
MIN LOT WIDTH (CORNER)	80	FT	89	FT
MIN LOT DEPTH	100	FT	113.5	FT
MIN LOT FRONTAGE	35	FT	75	FT
MIN SETBACKS				
FRONT	23	FT	23	FT
FRONT (GARAGE)	15	FT	15	FT
SIDE	5	FT	5	FT
SIDE AGGREGATE	15	FT	17	FT
SIDE STREET	10 MIN.	FT	25.8	FT
REAR	20	FT	21.2	FT
MAX HEIGHT	30	FT	36	FT
MAX DENSITY PER GP (MEDIUM DENSITY)	8	DU/AC	3.6	DU/AC
MAX LOT COVERAGE[1]	40	%	39.8	%
MIN. VEHICLE PARKING[3]	54	SPACES	206	SPACES
MIN. BICYCLE PARKING[3]	6	SPACES	6	SPACES

ABBREVIATIONS

AC	ACRE	MIN	MINIMUM
BB	BOTTOM OF BASIN	PL	PROPERTY LINE
CY	CUBIC YARD	PSE	PUBLIC SERVICE EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PAE	PUBLIC ACCESS EASEMENT
DBH	DIAMETER AT BREAST HEIGHT	PRAE	PRIVATE ACCESS EASEMENT
D/W	DRIVEWAY	R	RADIUS
EG	EXISTING GRADE	RW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EX	EXISTING	SDE	STORM DRAIN EASEMENT
FC	FACE OF CURB	SF	SQUARE FOOT
FG	FINISHED GRADE	SS	SANITARY SEWER
FI	FIELD INLET	STA	SELF TREATING AREA
GB	GRADE BREAK	SW	SIDEWALK
GR	TOP OF GRATE ELEVATION	TB	TOP OF BASIN
HP	HIGH POINT	TC	TOP OF CURB
JT	JOINT TRENCH (BY OTHERS)	TSM	TOP OF SOIL MIX
LL	LOT LINE	TYP	TYPICAL
LP	LOW POINT	W	WATER
LS	LANDSCAPE	WLE	EATER LINE EASEMENT
MAX	MAXIMUM		

ADDITIONAL NOTES:

1. SEE SHEET 3, 4, AND ARCHITECTURAL PLANS FOR SQUARE FOOTAGE BREAKDOWN.
2. SEE SHEET 7 FOR IMPERVIOUS SURFACE BREAKDOWN.
3. SEE SHEET 4 FOR PARKING BREAKDOWN.

TENTATIVE MAP - TRACT 8724

COVER SHEET

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=60' DATE: JUNE 20, 2025

0 60 120 180

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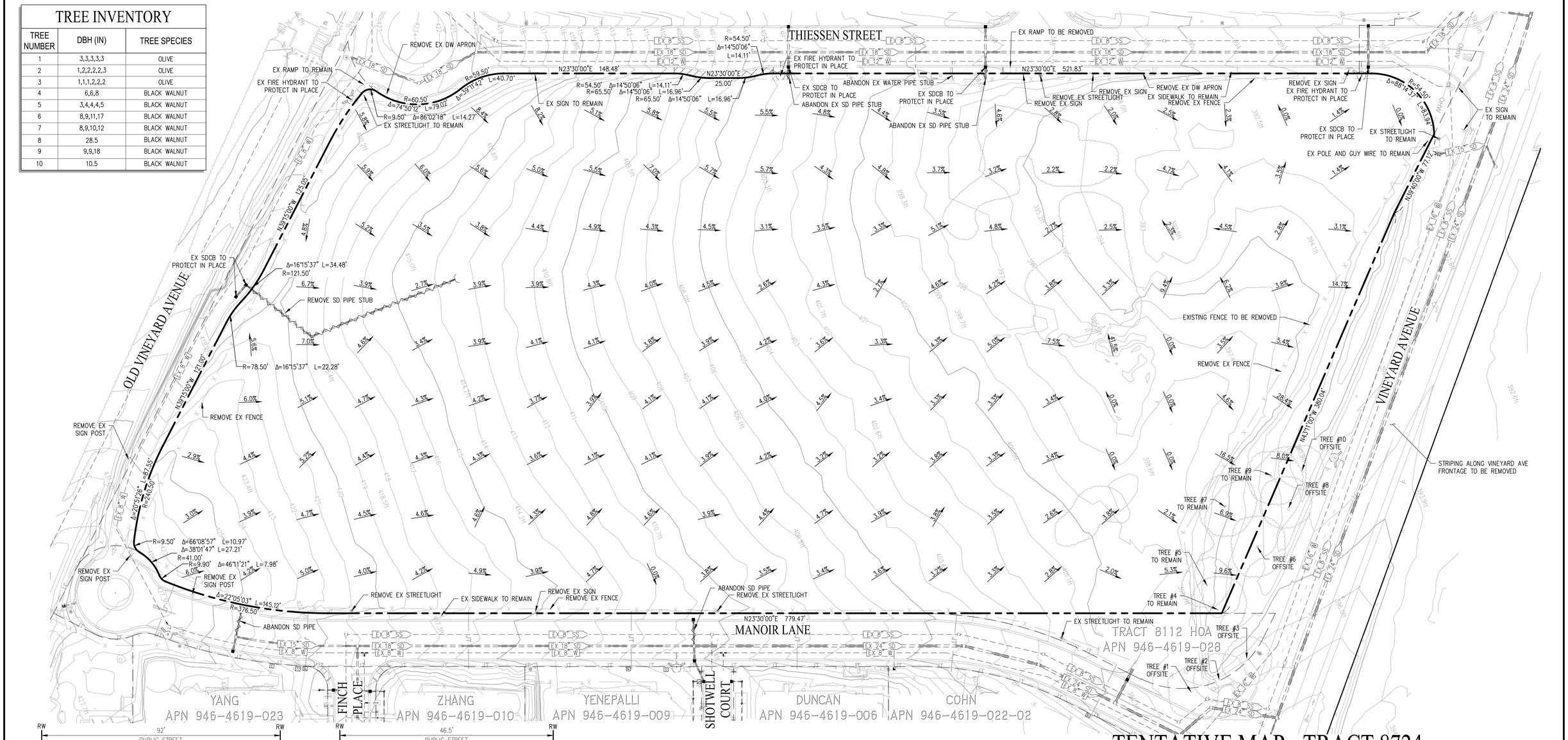
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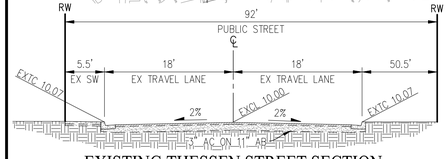
SHEET NO. 1 OF 13 SHEETS

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TREE INVENTORY

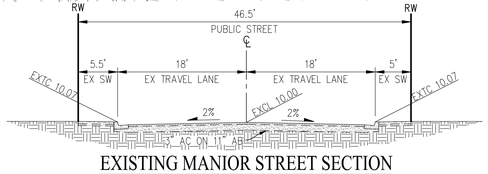
TREE NUMBER	DBH (IN)	TREE SPECIES
1	3,3,3,3,3	OLIVE
2	1,2,2,2,2,3	OLIVE
3	1,1,1,2,2,2	OLIVE
4	6,6,8	BLACK WALNUT
5	3,4,4,4,5	BLACK WALNUT
6	8,9,11,17	BLACK WALNUT
7	8,9,10,12	BLACK WALNUT
8	28.5	BLACK WALNUT
9	9,9,18	BLACK WALNUT
10	10.5	BLACK WALNUT





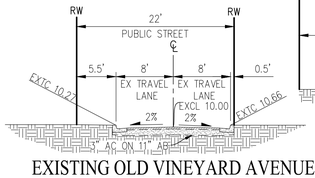
EXISTING THESSEN STREET SECTION

NOT TO SCALE



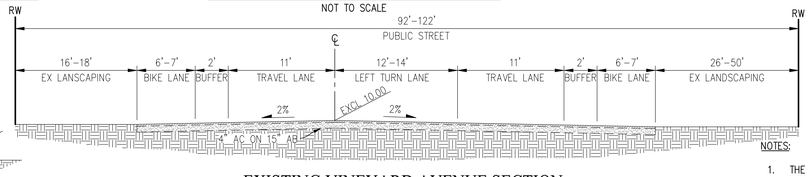
EXISTING MANIOR STREET SECTION

NOT TO SCALE



EXISTING OLD VINEYARD AVENUE ROADWAY SECTION

NOT TO SCALE



EXISTING VINEYARD AVENUE SECTION

NOT TO SCALE

EXISTING CONDITIONS & TOPOGRAPHY

SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING JOINT TRENCH
- EXISTING PIPE TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING STORM DRAIN FIELD INLET
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SIGN

NOTES:

1. THE EXISTING SITE SLOPE IS LESS THAN 10%. THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.
2. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.
   NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION – 2.70'.
3. TREES PER ARBORIST REPORT DATED SEPTEMBER 13, 2024. PREPARED BY JON MESERVE, HORTICULTURAL ASSOCIATES, CERTIFIED ARBORIST WE#0478A.

TENTATIVE MAP - TRACT 8724

EXISTING CONDITIONS & TOPOGRAPHY

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

0 40 80 120

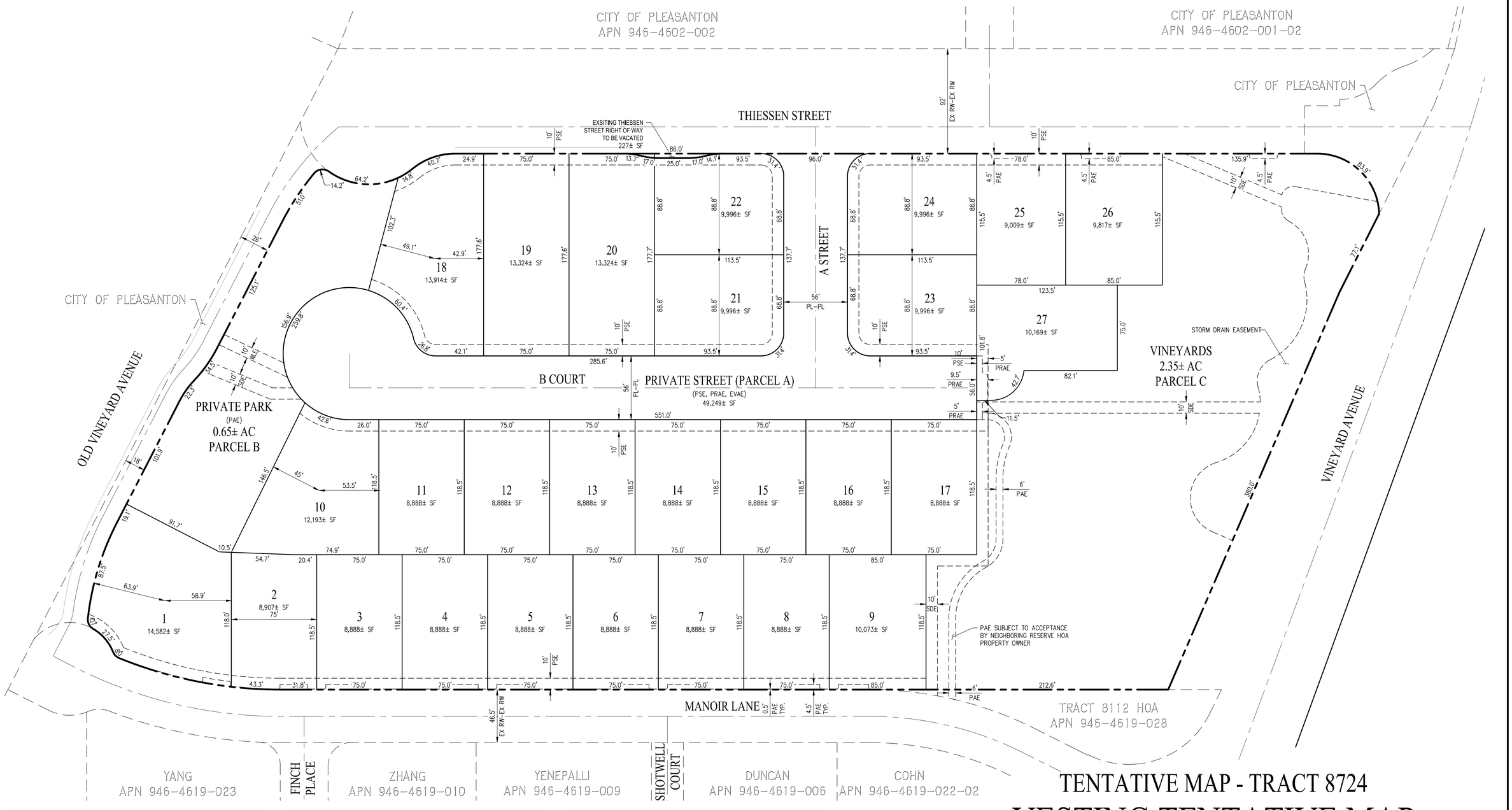
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SHEET NO. 2 OF 13 SHEETS

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LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
1	1B	3,360	14,582	23.0%
2	2A	3,555	8,907	39.9%
3	1C	3,360	8,888	37.8%
4	2B	3,555	8,888	40.0%
5	1C	3,360	8,888	37.8%
6	2A	3,555	8,888	40.0%
7	1B	3,360	8,888	37.8%
8	2C	3,555	8,888	40.0%
9	1A	3,360	10,073	33.4%
10	1A	3,360	12,193	27.6%
11	2C	3,555	8,888	40.0%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
12	1B	3,360	8,888	37.8%
13	2A	3,555	8,888	40.0%
14	1C	3,360	8,888	37.8%
15	2B	3,555	8,888	40.0%
16	1A	3,360	8,888	37.8%
17	2C	3,555	8,888	40.0%
18	1A	3,360	13,914	24.1%
19	2B	3,555	13,324	26.7%
20	1C	3,360	13,324	25.2%
21	2A	3,555	9,996	35.6%
22	1C	3,360	9,996	33.6%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
23	1B	3,360	9,996	33.6%
24	2A	3,555	9,996	35.6%
25	2B	3,555	9,009	39.5%
26	1A	3,360	9,817	34.2%
27	1C	3,360	10,169	33.0%

TENTATIVE MAP - TRACT 8724

VESTING TENTATIVE MAP

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

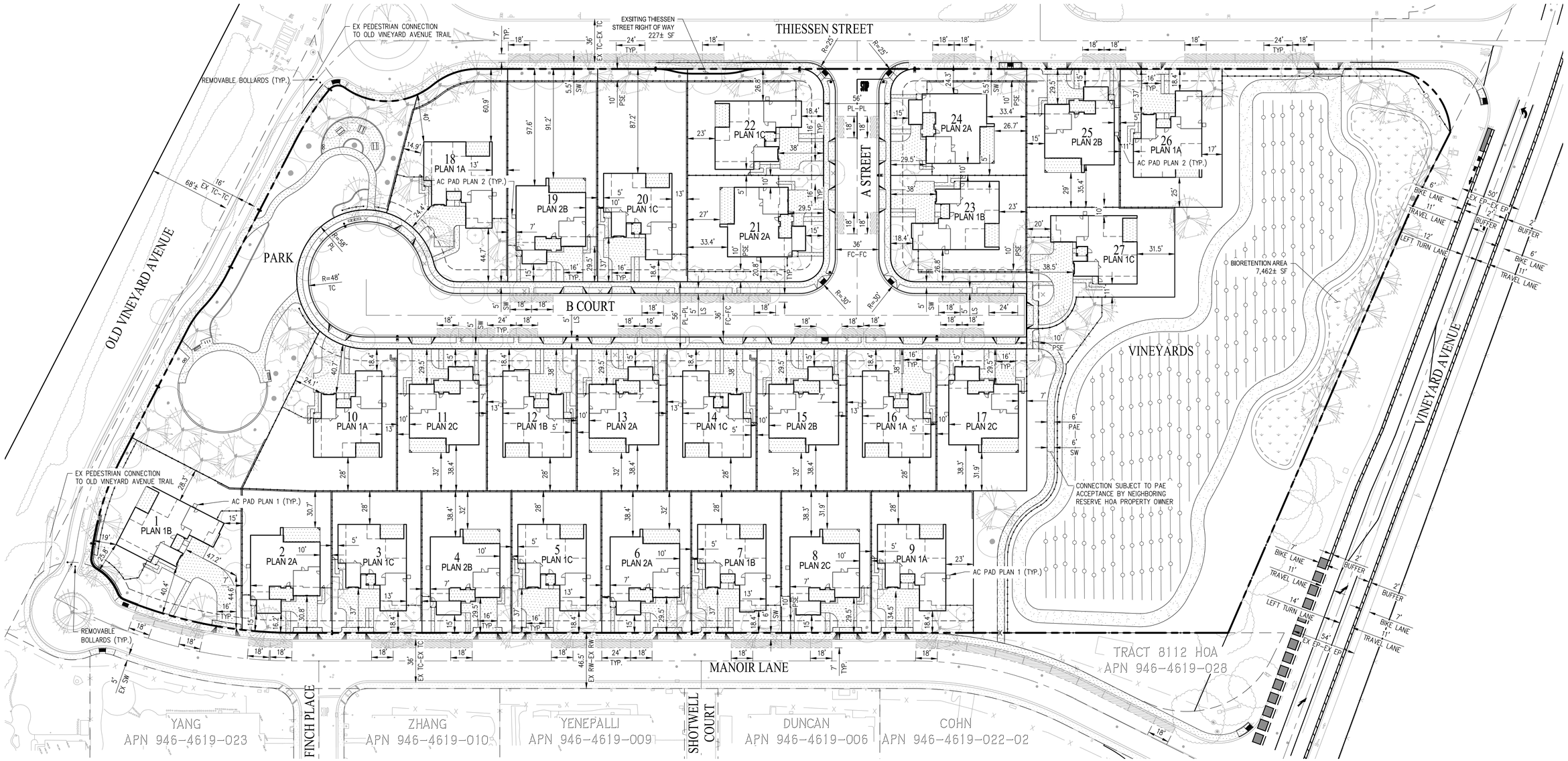
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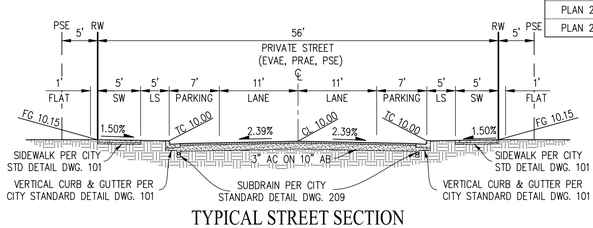
SHEET NO. 3 OF 13 SHEETS

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ARCHITECTURAL PROGRAM

PLAN TYPE	BUILDING FOOTPRINT (SF)	LIVING SPACE (SF)	GARAGE SPACE (SF)	ADU SPACE (SF)	GROSS SPACE (SF)	NUMBER OF PLAN TYPE	2ND FLOOR % OF FOOTPRINT	BEDS	BATHS	GARAGE STALLS	NOTES
PLAN 1A	2,923	3,360	860	611	4,220	5	59%	4	3.5	3	ATTACHED ADU
PLAN 1B	2,923	3,360	860	611	4,220	4	59%	4	3.5	3	ATTACHED ADU
PLAN 1C	2,925	3,360	860	611	4,220	6	59%	4	3.5	3	ATTACHED ADU
PLAN 2A	2,910	3,555	736	594	4,291	5	57%	5	4.5	3	ATTACHED ADU
PLAN 2B	2,899	3,555	721	594	4,276	4	57%	5	4.5	3	ATTACHED ADU
PLAN 2C	2,900	3,555	721	594	4,276	3	57%	5	4.5	3	ATTACHED ADU



TYPICAL STREET SECTION

NOT TO SCALE

PRELIMINARY PARKING SUMMARY

PARKING TYPE	REQUIRED	PROVIDED	TYPICAL DIMENSION
GARAGE	54	81	20' X 20', 14' X 20'
DRIVEWAY	0	54	16' X 30'
IN-TRACT STREET	0	25	7' X 24', 7' X 18'[4]
THIESSEN STREET (FRONTAGE)	0	17	7' X 24', 7' X 18'[4]
MANOIR LANE (FRONTAGE)	0	27	7' X 24', 7' X 18'[4]
TOTAL PARKING STALLS	**54**	**204**	
BIKE PARKING	6	6	

PARKING NOTES:

1. REQUIRED PARKING: PMC 18.88.030, A.1, ONE-FAMILY DWELLING UNITS SHALL HAVE AT LEAST TWO PARKING SPACES PER UNIT. 27 UNITS x 2 PARKING SPACES = 54 PARKING SPACES REQUIRED. PMC 18.88.030 A.4, AT LEAST ONE SPACE PER DWELLING UNIT SHALL BE LOCATED IN A GARAGE OR CARPORT. 27 UNITS x 1 PARKING SPACE = 27 GARAGE PARKING SPACES REQUIRED (SITE PROVIDES 81 GARAGE SPACES).
2. PER PMC 18.88.030 A.1., THERE IS NO REQUIREMENT FOR GUEST PARKING FOR ONE FAMILY DWELLING UNITS.
3. REQUIRED PARKING ADU'S: PMC 18.106.060, 7.C.iii, PARKING FOR AN ADU SHALL NOT BE REQUIRED IF ADU IS LOCATED IN PART OF AN EXISTING PRIMARY RESIDENCE. ALL ADU'S ARE LOCATED WITHIN A PRIMARY RESIDENCE. PARKING REQUIRED = 0.
4. PARKING STALL SIZING BASED ON CITY OF PLEASANTON STANDARD DWG 132.

TENTATIVE MAP - TRACT 8724

PRELIMINARY SITE PLAN & PARKING

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

0 40 80 120

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SHEET NO. 4 OF 13 SHEETS

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NOTE:
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.

   NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION – 2.70'.
4. THE PROJECT SITE HAS AN INCREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS. THE BIO-RETENTION AREA HAS BEEN SIZED TO ACCOMMODATE THE STORM WATER TREATMENT.

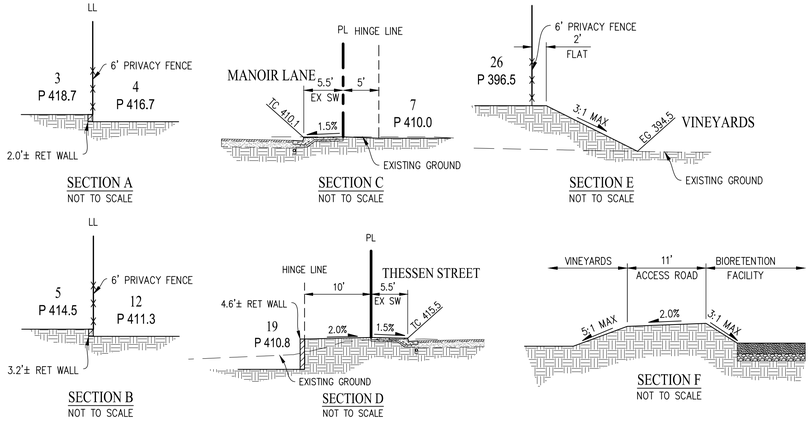
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING*	15,500	18,200	2,700 (FILL)
SHRINKAGE (10% OF CUT)	0	1,600	1,600 (FILL)
UTILITY SPOILS	1,400	0	1,400 (CUT)
BUILDING SPOILS	3,600	0	3,600 (CUT)
TOTAL	20,500	19,800	700 (CUT)

NOTE:
* ROUGH GRADING INCLUDES BIORETENTION AND DETENTION BASIN SPOILS. BUILDING SPOILS ARE ASSUMED AT 150 CY PER LOT.

LEGEND

OVERLAND RELEASE PATH



TENTATIVE MAP - TRACT 8724

CONCEPTUAL GRADING & DRAINAGE PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

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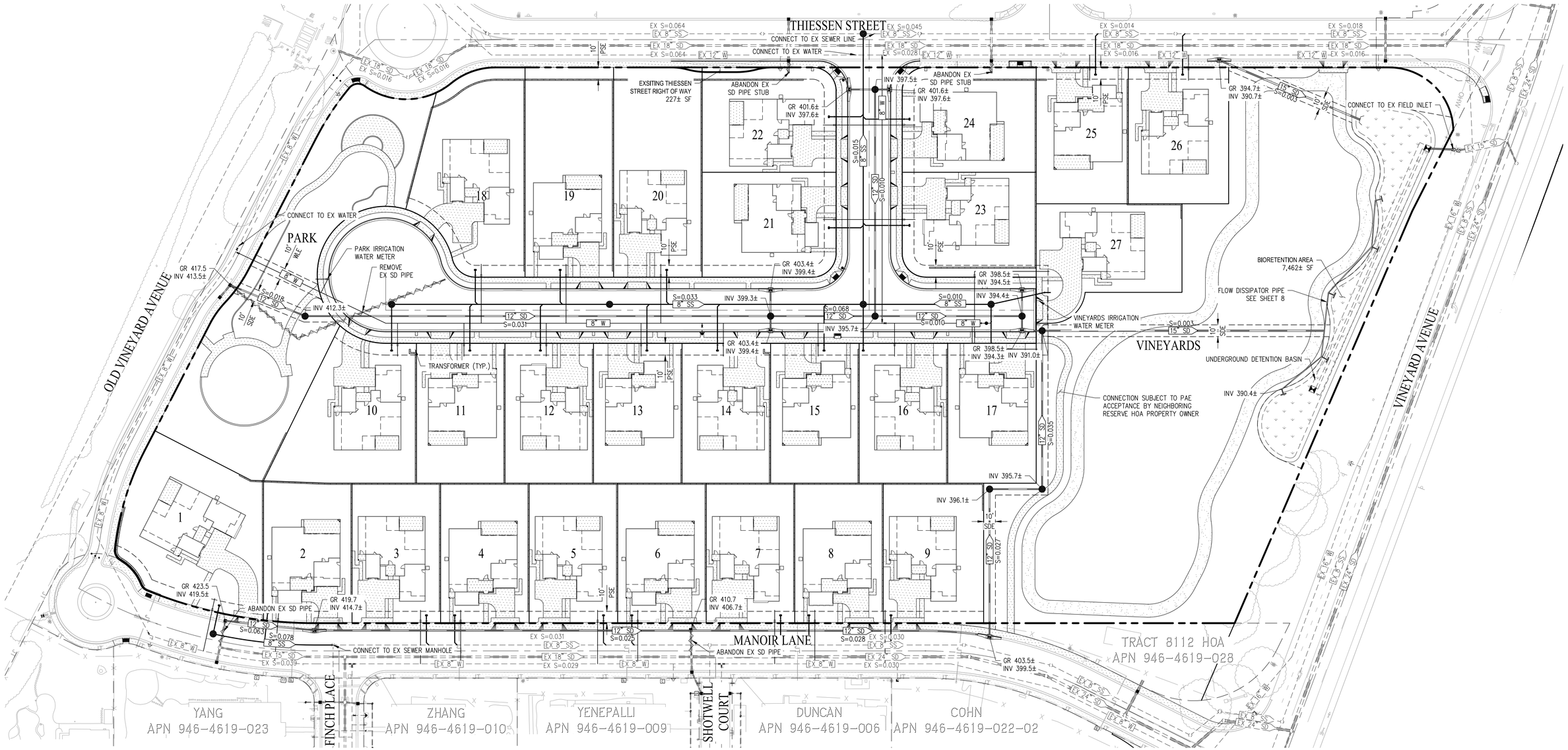
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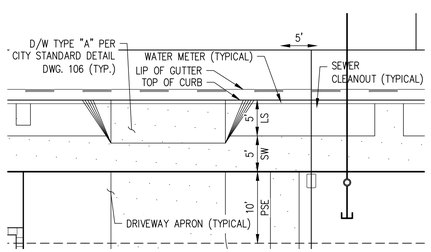
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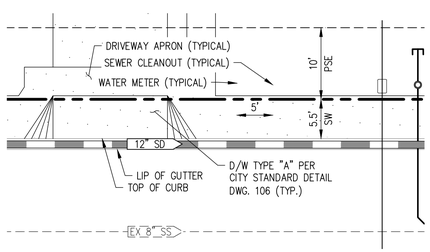
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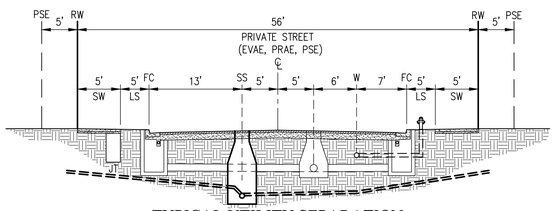




TYPICAL WATER SERVICE DETAIL
SEPARATED SIDEWALK
SCALE: 1" = 10'



TYPICAL WATER SERVICE DETAIL
MONOLITHIC SIDEWALK
SCALE: 1" = 10'



TYPICAL UTILITY SEPARATION
NOT TO SCALE

NOTES:
1. ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
2. ALL PROPOSED UTILITIES ARE PUBLIC.

TENTATIVE MAP - TRACT 8724

PRELIMINARY UTILITY PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

0 40 80 120

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SHEET NO. 6 OF 13 SHEETS

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DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DRAINAGE MGMT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT BASED ON FLOW AND VOLUME (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	398,851	230,753	168,098	247,563	7,140	7,462

SELF RETAINING AREA SUMMARY TABLE

SELF TREATING AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
SRA 1	92,274	1,677	90,597

SITE RUNOFF AREA SUMMARY

	ROADS		ROOF		SIDEWALK		DRIVEWAYS		IMPERVIOUS TOTAL		MAIN SITE LANDSCAPE		VINEYARDS LANDSCAPE		PERVIOUS TOTAL		SITE TOTAL*		IMPERVIOUS (%)	PERVIOUS (%)	TOTAL (%)
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)			
PRE-PROJECT	34,141	0.78	0	0.00	0	0.00	0	0.00	34,141	0.78	458,387	10.52	0	0.00	458,387	10.52	492,528	11.31	6.9	93.1	100.0
POST-PROJECT	63,105	1.45	78,581	1.80	66,255	1.52	25,892	0.59	233,833	5.37	168,098	3.86	90,597	2.08	258,695	5.94	492,528	11.31	47.1	52.9	100.0

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE VERSION 8.2, DATED MAY 19, 2024, AND THE FOLLOWING CRITERIA:

A) THE TREATMENT BASED ON FLOW AND VOLUME IS CALCULATED BASED THE ALAMEDA COUNTY C.3 WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD WITH A 6" PONDING DEPTH.

B) 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA

THE PROPOSED PONDING DEPTH AND FLOW PLATE IS BASED ON HYDRALUIC SIZING REQUIRED TO REDUCE FLOWS BELOW PRE-PROJECT LEVELS, MODELED THROUGH THE BAY AREA HYDRAULIC MODEL (BAHM).
THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

ADDITIONAL NOTES:

1. DRAINAGE AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. MAINTENANCE OF THE BIORETENTION AREA SHALL BE PERFORMED BY THE HOA.
3. IMPERVIOUS AREA SUMMARY CALCULATIONS INCLUDE OFFSITE AREAS TO BE TREATED BY PROJECT FACILITIES.

PRELIMINARY STORMWATER TREATMENT PLAN

SCALE: 1" = 40'

TENTATIVE MAP - TRACT 8724

PRELIMINARY STORMWATER TREATMENT PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

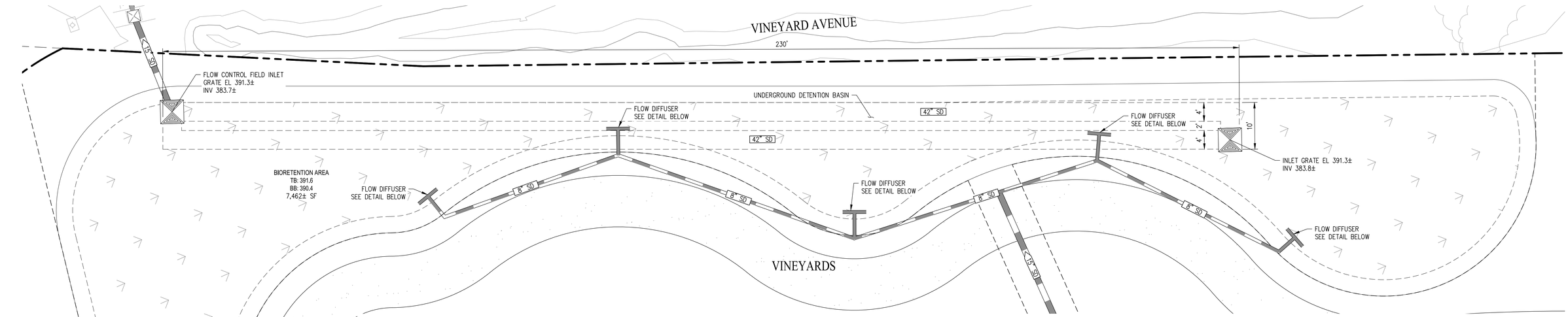
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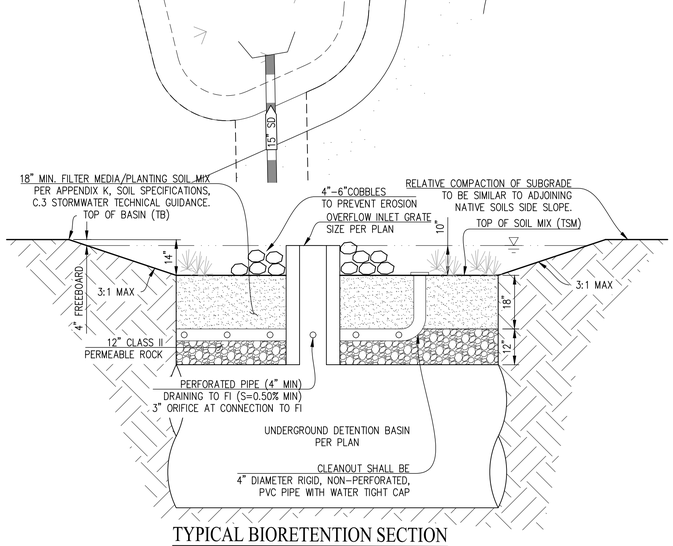
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ROSEVILLE ▪ (916) 788-4456
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JOB NO.: 3876-00

SHEET NO. 7 OF 13 SHEETS

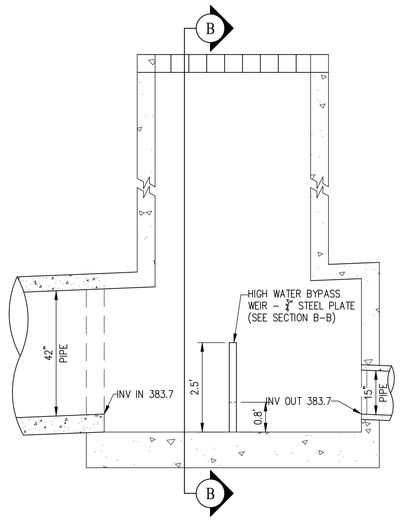
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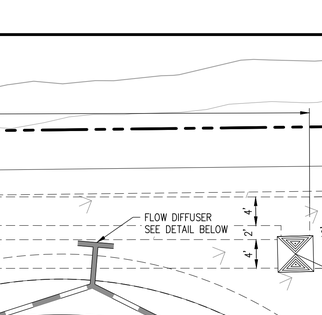
TYPICAL BIORETENTION SECTION

NOT TO SCALE



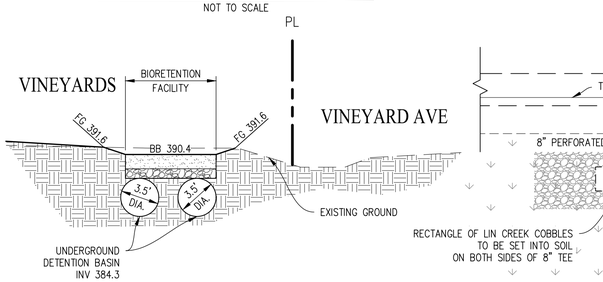
FLOW CONTROL FIELD INLET (FI 02) DETAIL

NOT TO SCALE



SECTION B

NOT TO SCALE



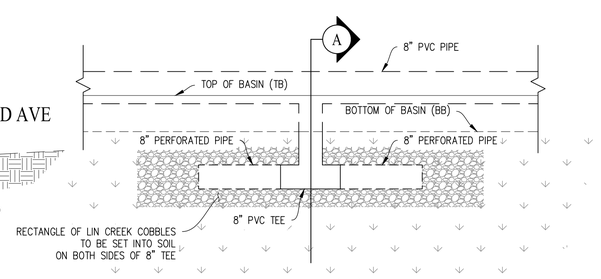
TYPICAL DETENTION BASIN SECTION

NOT TO SCALE

DETENTION BASIN SIZING

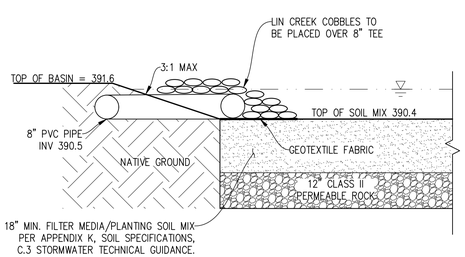
STORAGE REQUIRED: 4,330 CF±
PIPE STORAGE VOLUME: 4,336 CF±

PIPE DIAMETER: 3.5 FT
LINEAR FOOTAGE: 470 LF±
BARREL SPACING: 2 FT



STORM DRAIN DIFFUSER DETAIL

NOT TO SCALE



SECTION A

NOT TO SCALE

TENTATIVE MAP - TRACT 8724

PRELIMINARY STORMWATER TREATMENT DETAILS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=10' DATE: JUNE 20, 2025

0 10 20 30

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SHEET NO. 8 OF 13 SHEETS

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THIESSEN STREET

EX 12" W

A STREET

36'

8" W

B COURT PRIVATE STREET

PARK

R=50'

OLD VINEYARD AVENUE

EX 8" W

VINEYARDS

VINEYARD AVENUE

EX 16" W

MANOIR LANE

EX 8" W

TRACT 8112 HOA
APN 946-4619-028

EX 6" W

YANG
APN 946-4619-023

FINCH PLACE

STOP

ZHANG
APN 946-4619-010

YENEPALLI
APN 946-4619-009

SHOTWELL COURT

DUNCAN
APN 946-4619-006

COHN
APN 946-4619-022-02

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

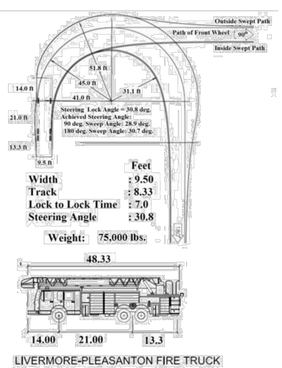


Figure 1

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE ACCESSIBLE ROADWAY

TENTATIVE MAP - TRACT 8724

EMERGENCY VEHICLE ACCESS PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

0 40 80 120

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SHEET NO. 9 OF 13 SHEETS

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THIESSEN STREET

EXSITING THIESSEN STREET RIGHT OF WAY 227± SF

EX PEDESTRIAN CONNECTION TO OLD VINEYARD AVENUE TRAIL

EX SIGN TO REMAIN

"NO OUTLET" SIGN

STOP SIGN & ADDRESS SIGN

REMOVE EX SIGN

REMOVE EX SIGN

REMOVE EX SIGN

OLD VINEYARD AVENUE

PARK

A STREET

B COURT

PRIVATE STREET

ADDRESS SIGN

VINEYARDS

CONNECTION SUBJECT TO PAE ACCEPTANCE BY NEIGHBORING RESERVE HOA PROPERTY OWNER

VINEYARD AVENUE

6' BIKE LANE
11' TRAVEL LANE
2' BUFFER
12' LEFT TURN LANE
2' BUFFER
6' BIKE LANE
11' TRAVEL LANE

7' BIKE LANE
11' TRAVEL LANE
2' BUFFER
14' LEFT TURN LANE
2' BUFFER
7' BIKE LANE
11' TRAVEL LANE

REMOVE EX SIGN POST

REMOVE EX SIGN POST

EX PEDESTRIAN CONNECTION TO OLD VINEYARD AVENUE TRAIL

REMOVE EX SIGN POST

REMOVE EX SIGN

MANOIR LANE

TRACT 8112 HOA
APN 946-4619-028

YANG
APN 946-4619-023

FINCH PLACE

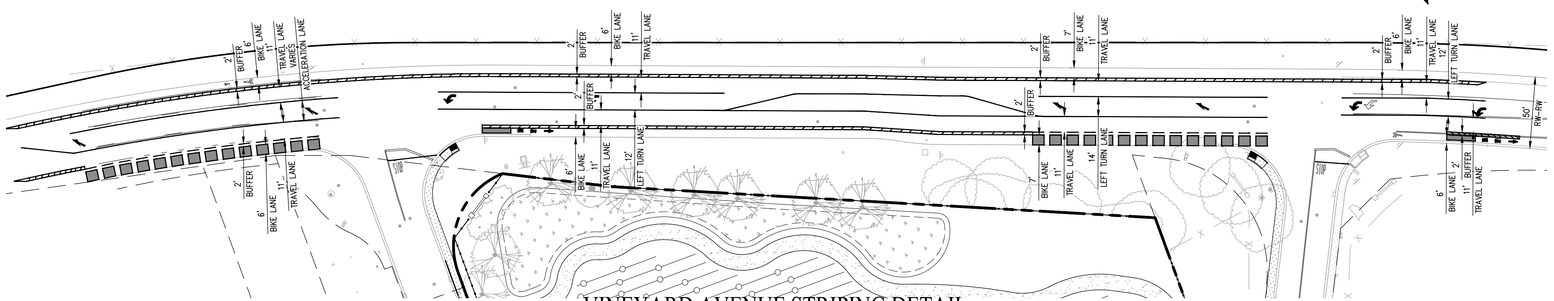
ZHANG
APN 946-4619-010

YENEPALLI
APN 946-4619-009

SHOTWELL COURT

DUNCAN
APN 946-4619-006

COHN
APN 946-4619-022-02



VINEYARD AVENUE STRIPING DETAIL

SCALE: 1" = 50'

ADDITIONAL NOTES:

1. ALL SIGNING AND STRIPING SHALL BE CAT TRACKED AND REVIEWED BY THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION.

TENTATIVE MAP - TRACT 8724

PRELIMINARY SIGNING & STRIPING PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JUNE 20, 2025

0 40 80 120

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SHEET NO. 10 OF 13 SHEETS

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PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

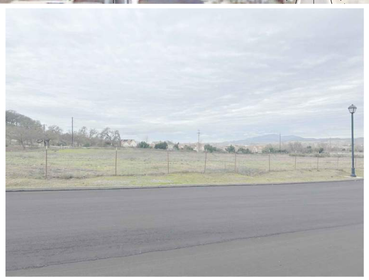


PHOTO 8



PHOTO 9

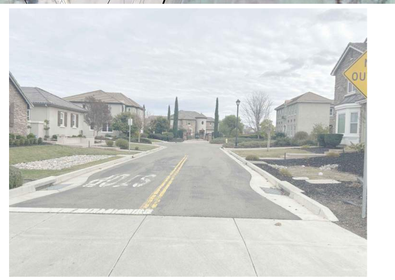


PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

DATE: JUNE 20, 2025

0 60 120 180

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JOB NO.: 3876-00

SHEET NO. 11 OF 13 SHEETS

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PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20

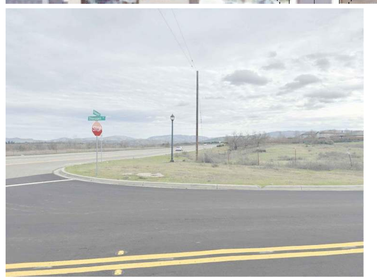


PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 26



PHOTO 27



PHOTO 28

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

DATE: JUNE 20, 2025

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JOB NO.: 3876-00

SHEET NO. 12 OF 13 SHEETS

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PHOTO 7

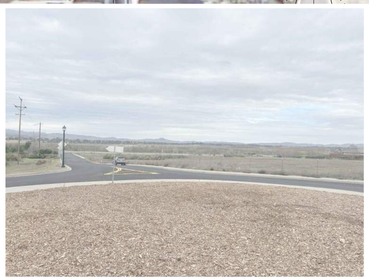


PHOTO 34

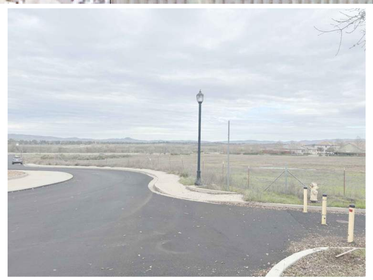


PHOTO 35



PHOTO 36



PHOTO 28



PHOTO 29



PHOTO 30



PHOTO 31



PHOTO 32



PHOTO 33

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

DATE: JUNE 20, 2025

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JOB NO.: 3876-00

SHEET NO. 13 OF 13 SHEETS

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ATTACHMENT 2

CONDITIONS OF APPROVAL
P24-0596, VTM 8724
0 Vineyard Avenue, APN: 946-461-900-1
July 9, 2025

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff are required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for a Housing Site Compliance Review and Vesting Tentative Map 8724 (P24-0596) approval to construct 27 single family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330; located on Assessor Parcel No. 946-461-900-1at 0 Vineyard Avenue. Development shall be substantially as shown on the project materials listed below:

a. Project plans, Attachment 1 to Exhibit A, prepared by SDG Architects, Inc, CBG Civil Engineers and Gates and Assoc for Trumark, dated “Received” on June 20, 2025, and kept on file in the Planning Division of the Community Development Department.

b. Arborist Report prepared by Horticultural Associates for Trumark, dated November 23, 2024, and kept on file in the Planning Division of the Community Development Department.

c. Traffic Impact Analysis prepared by Hexagon Transportation Consultants, Inc. for Trumark, dated November 19, 2024, and kept on file in the Planning Division of the Community Development Department.

d. Geotechnical Engineering Report prepared by Aftershock Geotechnical for Trumark dated April 15, 2024 (Job No. 24.108.100), dated “Received” on October 2, 2024, and kept on file in the Planning Division of the Community Development Department.

e. Phase I Environmental Assessment prepared by ENGEO Inc., for Trumark, dated June 28, 2024 (Project No. 24773.002.001), dated “Received” on October 2, 2024, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

<u>THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:</u>

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site

design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.

2. EXPIRATION – DESIGN REVIEW: This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.

5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

6. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.

7. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review for conformance to the Objective Design Standards.

8. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.

9. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal in conformance with the Approved Plans. Any proposed

modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.

10. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal in conformance with the Approved Plan. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.

11. BUILDING SURVEY: The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct sites, grading, paving, drainage, and utilities.

12. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

13. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown in Exhibit B or as otherwise conditioned.

14. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

15. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.

16. MECHANICAL EQUIPMENT – SCREENING: The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building in conformance with the Approved Plan and Objective Design Standards. Screening details shall be shown on the plans submitted for building permit. All required screening shall be installed prior to final occupancy.

17. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs and Pleasanton Municipal Code Chapter 9.23 Organics Reduction and Recycling.

<u>Green Building and Sustainability Measures</u>

DRAFT

18. ALL-ELECTRIC: This project is to have no new gas infrastructure installed. This shall be reflected in the plans submitted for Building Permits.

Construction Practices and Noticing

19. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

20. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).

21. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

22. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
    a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
    b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
    c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

23. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.

24. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.

25. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.

26. DISTURBANCE COORDINATOR: The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise,

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dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

27. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

<u>Fees</u>

28. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the SB 330 Preliminary application was submitted, September 16, 2024.

29. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

30. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer connection fees prior to building permit issuance.

31. SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION: Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

32. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:

a. Additions and/or modifications to the structures and garages are prohibited.
b. Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.
c. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
d. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.
e. Per the Vineyard Avenue Corridor Specific Plan restrictive covenant and disclosures relating to City Approvals and Nearby Uses, including agriculture, airport, planned development within the Vineyard Corridor Specific Plan, public trail, regional park, City park subdrains and gravel, quarry and asphalt batch plant operations.

33. CONDITIONS OF APPROVAL: The applicant shall provide all initial buyers with copies of the final project conditions of approval.

Environmental

34. Project must comply with the Mitigation Monitoring and Reporting Program including the following mitigations:

- MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

- MM AIR-1b: The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants. For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Indoor Air Quality–In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:
    a. locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);

b. incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
c. install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
d. retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
e. install indoor air quality monitoring in buildings; and
f. applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval. For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

Outdoor Air Quality–Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- MM BIO-1:Prior to the approval of any site-specific entitlement, applicants or sponsors of projects on sites where potential special-status species, migratory birds, or nesting birds are determined to be present by a qualified Biologist, then the applicants or sponsors of projects shall retain a qualified Biologist and/or Wetland Regulatory Specialist to prepare a Biological Resource Assessment (BRA). The BRA shall include a project-specific analysis of potential impacts on all biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities, protected waters and wetlands (analyze project-specific compliance with Clean Water Act [CWA], Porter-Cologne Water Quality Act, and Fish and Game Code, as applicable), wildlife corridors and nursery sites. The BRA shall

develop and define prescriptive and site-specific measures reducing potential impacts to a less than significant level. These measures shall be included as conditions of approval for the project and be incorporated into building and grading permits issued for demolition and construction. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the water feature. The project applicant or sponsor shall ensure that, if development of habitat occupied by special-status species, migratory or nesting birds must occur as determined by a qualified Biologist and/or Wetland Regulatory Specialist, species impacts shall be avoided or minimized, and, if required by a regulatory agency or the CEQA process, loss of wildlife habitat or individual plants shall be fully compensated on a site. If on-site mitigation is not feasible in the City's or regulatory agency's discretion, it shall occur within the City of Pleasanton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and **include** provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitats. Additionally, the proposed project would be required to preserve an equivalent amount of California tiger salamander upland dispersal habitat pursuant to mitigation C-2 of the Vineyard Avenue Corridor Specific Plan.

- **MM GEO-6:** A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.
If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant and significant resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).

- **MM NOI-1:** Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits

noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as "a vertical plane including the property line which determines the property boundaries in space". If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City's Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City's operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.
- The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.

- **MM NOI-2:** Construction Vibration Reduction Plan
  For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.
  For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit

construction-related vibration impacts.

35. Prior to the issuance of a grading or building permit, the project applicant shall submit an air quality construction plan that includes BAAQMD basic Best Management Practices.
    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
    - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
    - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
    - Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
    - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

HOUSING DIVISION – 925-931-5007

36. AFFORDABLE HOUSING AGREEMENT: The applicant shall execute an approved Affordable Housing Agreement which sets forth the methodology for the applicant's compliance with Pleasanton Municipal Code Chapter 17.44 requirements. Staff will draft the Agreement and forward to applicant for review.

BUILDING AND SAFETY DIVISION – 925-931-5300

37. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

38. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

39. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than one month prior to scheduling a final inspection. The updated digital

submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased projects, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the “Digital Plan Submittal Requirements” for necessary data and file formatting requirements.

40. UNIVERSAL DESIGN – 15 OR MORE UNITS: Unless otherwise approved by the Director of Community Development, all units, including those otherwise required to be adaptable, shall provide the following features:
    a. Pre-wire for both audible and visual capability of doorbell within unit.
    b. Balcony/patio floor level not more than one-half inch lower than floor level within the unit at doorway.
    c. Windows considered suitable for viewing shall have an approximately 36-inch maximum sill height above finish floor.
    d. Approximately 44-inch minimum hallway width and approximately 32-inch minimum clear door opening width for all doorways within units (baseboard may encroach into the minimum hallway width).
    e. Lever-type handles on all doors.
    f. An approximately 18-inch minimum clear floor space beside door on pull side at the latch jamb.
    g. All receptacle or other wall outlets, approximately 18-inch minimum height to bottom of outlet box above finish floor.
    h. Rocker type light switches installed approximately 44 to 48 inches to top of outlet box above finish floor, and thermostats approximately 48-inch maximum height to all operating buttons or features.
    i. Variable height (approximately 28 to 42 inches above finish floor) work surfaces such as cutting boards, countertops, sinks, and/or cooktops in kitchens. A minimum of two approximately 15-inch wide cutting boards at variable heights may satisfy this requirement.
    j. Loop handle pulls on drawers and cabinet doors or touch hardware instead of knobs.
    k. Full-extension pull-out drawers, shelves, and racks in base cabinets.
    l. Full height pantry storage, with easy access pull-out and/or adjustable height shelves.
    m. Front-mounted controls on all appliances where practical and whenever requested by residents.
    n. Adjustable height closet rods and shelves, or the installation of backing to provide for future adjustable height rods and shelves as needed by residents.
    o. Single-lever water controls at all plumbing fixtures and faucets.
    p. Hand-held shower head, or combination shower head with hand-held capability.
    q. Blocking in walls around toilet, tub, and shower for future installation and/or relocation of grab bars.

41. UNIVERSAL DESIGN – 15 OR MORE UNITS – ADDITIONAL CRITERIA: Unless otherwise approved by the Director of Community Development, a minimum of one unit for each bedroom type offered (one-bedroom, two-bedroom, etc.) and a minimum of five percent of all units required to be adaptable shall provide the following features:
    a. A roll-in shower.

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b. Variable height (28 to 42 inches above finish floor) permanently fixed work surfaces such as countertops, sinks, and/or cooktops in kitchens with a minimum of one 30-inch wide countertop. Pull-out countertops or cutting boards will not satisfy this requirement.

TRAFFIC DIVISION

42. Prior to approval of the Final Map, the applicant shall provide a 5' pedestrian connection between "B Court" and Manoir Lane by obtaining a public pedestrian easement from the Reserve HOA over lot APN 946-4619 or by reducing the size of lot 9 and providing the path on the subject property. **Project specific condition**

43. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

44. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.

45. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

46. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

47. TRAFFIC IMPACT FEES: The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

48. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The

drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

49. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
    a. Project Information;
    b. Water Efficient Landscape Worksheet;
    c. Soil management report;
    d. Landscape design plan;
    e. Irrigation design plan; and
    f. Grading design plan.

50. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
    a. Project information sheet;
    b. Certificate of installation according to the landscape documentation package;
    c. Irrigation scheduling;
    d. Schedule of irrigation, landscape and irrigation maintenance;
    e. Landscape irrigation audit report; and
    f. Soil management report (if not previously submitted).

51. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

52. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Public Works and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

53. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.

54. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require

approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. Project Specific

55. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

56. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. Project Specific

Trees

57. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by John C. Meserve with Horticultural Associates, dated September 13, 2024, and including the addendum dated November 23, 2024. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed.

58. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:
    a. $250 credit for a 15-gallon size replacement tree;
    b. $500 credit for a 24-inch box size replacement tree; and
    c. $1,000 credit for a 36-inch box size replacement tree.

59. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report. Project Specific

60. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Public Works, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $200,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

61. ROOT CUTTING: The applicant shall comply with the following tree-root cutting requirements:

a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

62. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

63. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

64. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a “stop work order.”

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2) Backflow prevention or connections to the public water mains.

64. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

65. FIRE CODE: All construction shall conform to the requirements of the 2022 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

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66. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

67. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

68. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

69. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

70. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

71. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

72. FIRE LANE MARKING: On-site access ways, turnarounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

    a. The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

73. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access

road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

74. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. The minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

75. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.
    a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
    b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
    c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

76. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

PUBLIC WORKS -ENGINEERING DIVISION

77. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)

78. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)

79. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer from the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specifications and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR]. Adam Nelkie, P.E., City Engineer, [DATE] (Address this condition prior to plan approval)

80. AGRICULTURE MITIGATION FEE: The subject property is identified as Lot 19a in the Vineyard Avenue Corridor Specific Plan adopted on 6-01-1999 (City Council Resolution 99-074). This is one of several lots within the Plan area that is subject to an Agriculture Mitigation

Fee. The fee amount is available in the City's adopted Master Fee Schedule and is payable prior to subdivision map approval. (Address this condition prior to subdivision map approval)

81. All streets, utilities, and facilities within the development including A Street and B Court shall be designated as private and maintained by the HOA. (Address this condition prior to subdivision map approval)

Design

82. ADHERENCE TO CITY STANDARDS: All public improvements shall be designed and constructed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at: https://www.cityofpleasantonca.gov/our-government/public-works/engineering/ (Address this condition during all aspects of design and construction)

83. STREETLIGHTS: Streetlights , to be owned and maintained by the City, shall include a light-emitting diode (LED) lamp and driver compliant with UL 1598. The luminaire must be dark-sky compliant with correlated color temperature (CCT) not greater than 4,000K.

For safety lighting at signalized intersections, electricity for the lights shall come from a dedicated circuit fed from the traffic signal's electrical panel. The circuit shall be controlled by a photocell that energizes the light only during nighttime hours.

For free-standing streetlights on dedicated poles, the electricity shall be fed from an unmetered secondary electrical circuit provided by PG&E. A photocell on each fixture shall control the operation of the lamp. Free-standing fixtures are subject to PG&E's LS2A "Customer-owned Street and Highway Lighting" rate schedule. The applicant shall provide verification of total energy consumption of luminaire to PG&E prior to connection. Billing for LS2A electricity consumption must be transferred to the City upon acceptance of the streetlight installation.

Streetlights must have an electronic type photo control meeting ANSI standard C136.10 with a turn on value of 1.0 foot-candles and a turn off value of 1.5 foot-candles. Electro-mechanical or thermal type photo controls and not allowed.

Streetlights must have badge numbers on each pole. Badge numbers must be affixed to the pole 9 feet from ground level facing the street-side and be legible from the ground.

A streetlight wattage sticker needs to identify the actual total wattage consumed, be visible from the ground, be of a size and type acceptable to PG&E showing total fixture energy use in watts and must be installed on each fixture.

Streetlights connected to existing joint utility poles are generally not allowed unless authorized by the City Engineer.

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All streetlights that serve private roads shall be privately owned and maintained by the HOA with connection to a PG&E electric meter.

Streetlights on Thiessen Street shall follow City Standard Drawing 507 for post-top acorn-style decorative lights, while those located on Manoir Lane shall follow city Standard drawing 508 for lantern-style decorative lights. (Address this condition prior to plan approval)

Clean Water Program

84. OPERATION AND MAINTENANCE AGREEMENT: Regulated projects are subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to project acceptance)

Geotechnical

85. GEOTECHNICAL RECOMMENDATIONS: Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations. (Address this condition prior to plan approval)

Mapping/Surveying

86. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

87. The following statement shall be included on the cover sheet of the map: "I, Adam Nelkie, P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to map approval)

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88. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled ""[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]". (Address this condition prior to map approval)

89. SUBDIVISION IMPROVEMENT AGREEMENT: Subdivision improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval or guaranteed by a Subdivision Agreement. The agreement requires the applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of required subdivision improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council. (Address this condition prior to map approval)

90. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the applicant will be refunded the difference. If the ultimate fee is more than this payment, then the applicant shall submit payment for the difference before the consultant certifies the map.

    The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to map approval)

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91. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

a. For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.

b. Public Service Easements (PSE) shall be granted to the City in accordance with the Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

c. Dedications for public access over sidewalk or driveway areas shall exclude the City's obligation for maintenance pursuant to California Streets and Highways Code §5610.

d. A perpetual non-exclusive easement for emergency vehicle access (EVAE) for emergency service vehicles, public safety personnel, related equipment, and emergency response activities on, over and across.

   Grantor shall be obligated to continuously maintain the EVAE in serviceable condition, provide clear unobstructed access for the full width and horizontal extent, as well as the vertical height and weight needed for the passage and operation of emergency vehicles and equipment as required by the Pleasanton Municipal Code, including the California fire code as adopted by reference.

   (Address this condition prior to recordation of map or separate instrument title documents granting rights to the City)

92. PARK. The park shall be owned, operated, and maintained by the HOA with a Public Access Easement ("PAE") granted to the City across the entirety of the park parcel. The PAE language shall be subject to review and approval by the City Attorney. (Address this condition prior to final map approval)

93. VINEYARD. A deed restriction shall be recorded across the vineyard parcel that prohibits further subdivision and prohibits non-agricultural uses in perpetuity. (Address this condition prior to final map approval)

94. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to plan approval)

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95. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider. (Address this condition prior to acceptance of improvements).

96. THIESSEN STREET RIGHT-OF-WAY: According to the Grant Deed recorded on 4-07-2004 (Series No. 2004146924), the right-of-way line on Thiessen Street at Lot 22 and 24 widens for no current purpose. The applicant shall ask the City to vacate this widened area such that the width of Thiessen Street is consistent from end to end. The procedure prescribed by California Streets and Highways Code §8330 et seq. can be followed since the original purpose for the widened area was never utilized by the public. (Address this condition prior to approval of the subdivision map)

Utilities

97. STORMWATER HYDRAULICS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/

The City is located in Zone 7, and its storm drainpipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to plan approval)

98. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network except under the following conditions:

- If a private on-site treatment system has been authorized by both the City and Alameda County Department of Environmental Health.
- If multiple premises are located on a single parcel or lot which cannot be subdivided and are all under one ownership.

The public sanitary sewer system shall be designed to satisfy the following minimum standards:

a. Minimum Manning Coefficient (n) within the pipe = 0.013
b. Minimum flow velocity = 2 feet per second at least once per day
c. Maximum flow velocity = 10 feet per second
d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions

e. Minimum pipe sizes:
    i. Laterals = 4 inches diameter
    ii. Main = 8 inches diameter
    iii. Force main = 6 inches diameter
f. Minimum slope per table:

Pipe size in diameter	Minimum slope
4 inches	0.02 (lateral)
6 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

g. Maximum manhole spacing = 350 feet
h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer
    iv. Minimum pipe cover = 5 feet
i. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5 "Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.
j. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.
k. Fats, Oils, and Grease (FOG) controls: Discharge of FOG to the City's sanitary sewer system shall conform to Pleasanton Municipal Code Chapter 15.44. In addition to other controls, a sampling manhole must be provided immediately downstream of any grease interceptor in accordance with City Standard Drawing 402.
l. (Address this condition prior to plan approval)

99. SANITARY SEWER NETWORK: Fees are due to both the City of Pleasanton and DSRSD for new connections to the sewer network. Said fee amounts appear in the City's Adopted Master Fee Schedule. (Address this condition prior to plan approval)

100. POTABLE WATER SYSTEM DESIGN STANDARDS: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:
    a. Minimum number of valves:
        i. 3 at cross intersections
        ii. 2 at "T" intersections
        iii. 500 feet maximum spacing
        iv. 1 valve at each fire hydrant lateral
        v. Pressure regulating valve station required between pressure zones

b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
    i. 1 hydrant within 250 feet of any existing or proposed structure
    ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building
c. Minimum pipe size: 8-inch diameter
d. Minimum depth of cover over pipe: 42 inches
e. Blowoff requirements:
    i. At all dead ends whether temporary or permanent
    ii. At all low points in the line
f. Maximum flow velocity: 10 feet per second (fps)
g. Minimum fire flows in gallons per minute (gpm):
    i. 1,500 gpm for 2 hours (rural residential)
    ii. 2,000 to 2,500 gpm for 2 hours (single family residential)
    iii. 2,500 gpm for 2 hours (multi-family residential)
    iv. 2,500 gpm for 2 hours (social/recreation)
h. Minimum pressures:
    i. 40 psi (peak hour demand)
    ii. 20 psi (maximum day demand plus fire flows)
i. Dwelling unit equivalent flows:
    i. 160 gallons per day (single family residential)
    ii. 130 gallons per day (multi-family residential)

(Address this condition prior to plan approval)

101. POTABLE WATER SERVICE: The City purchases water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the pipe network. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14. (Address this condition prior to building permit issuance)

102. IRRIGATION BACKFLOW PREVENTION ASSEMBLY: Irrigation Backflow preventer assembly shall be designed and installed in accordance with current City Standard Drawings 706; State Health and Safety Code (Title 17); and as required by the Public Works Department. Backflow Preventers (BFP) shall be selected from the latest "List of Approved Backflow Prevention Assemblies" available from the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City. Testing will be performed at the time City water is turned on to the site. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller. (Address this condition prior to plan approval)

103. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with

traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)

104. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, streetlights, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed.

Permits

105. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details and shall be performed by properly licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure (typically a Class "A" General Engineering Contractor license or appropriate Class "C" Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

106. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

Construction

107. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".

If Flaggers are utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand evidence of said training before allowing said personnel into the right-of-way.

Prior to working within a traffic signal-controlled intersection, the applicant shall request the City place the signal on all-directions flashing red. Temporary STOP (R1-1) signs shall be placed at each approach leg.

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Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone.
(Address this condition during construction)

108. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

109. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72 hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction)

110. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)

111. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the

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City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed, a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)

112. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping are installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

113. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in the Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails to address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

114. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners, that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

115. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater

restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. (Address this condition during construction)

Post Construction

116. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations have been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

117. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publish digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires an as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:

    https://www.cityofpleasantonca.gov/gov/depts/gis.asp

    (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

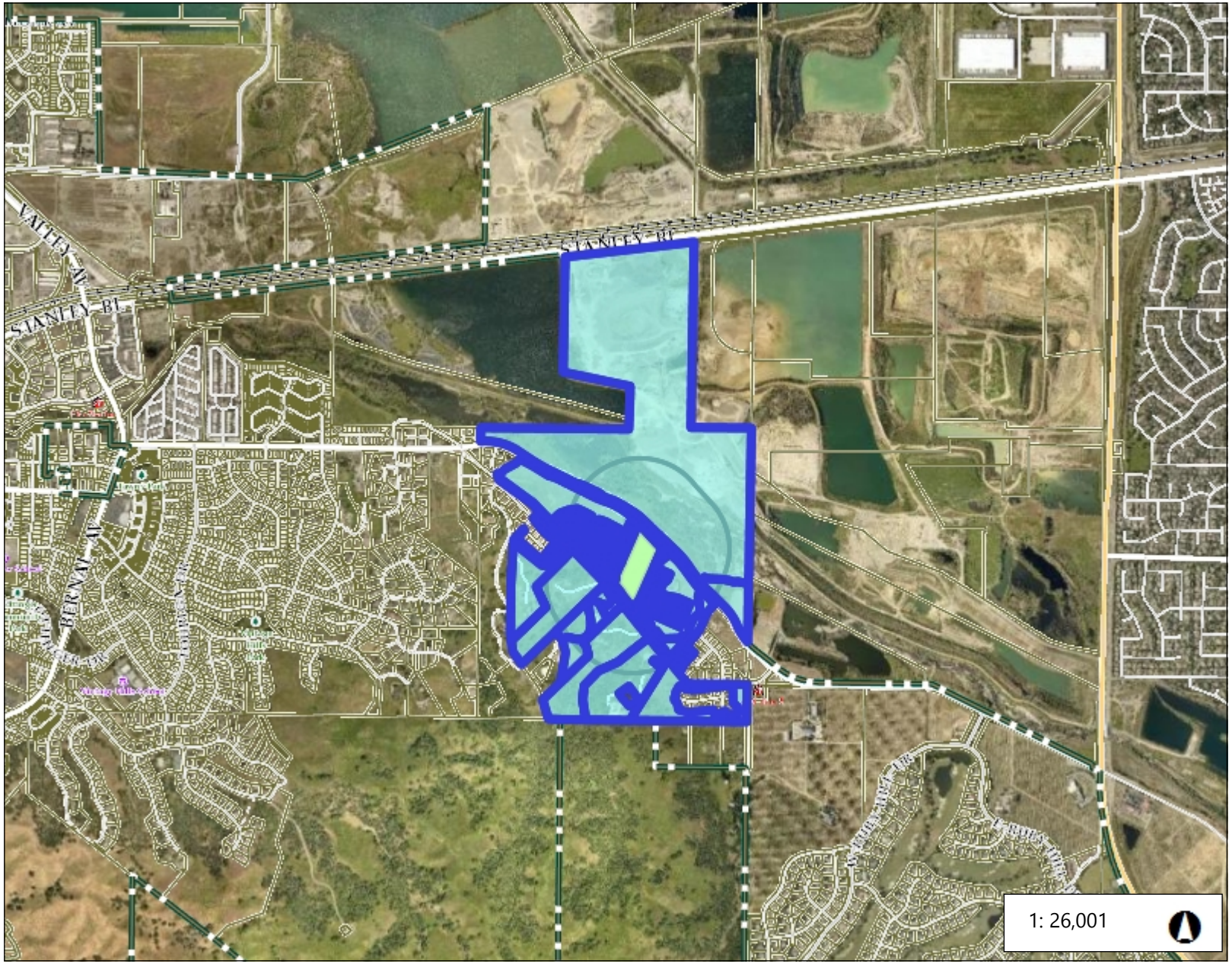
118. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

END

DRAFT

0 VINEYARD AVENUE, APN: 946-461-900-1

EXHIBIT B



Legend

- Fire Station
- School
- Park
- Parcels
- AerialOrtho2017cache

Notes

Notes

4,333.5 0 2,166.77 4,333.5 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT C

2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the Vineyard Avenue Residential Project City of Pleasanton, Alameda County, California

Prepared for:
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566-0802
(925) 931-5608

Contact: Emily Carroll, Associate Planner

Prepared by:
Raney Planning and Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
(916) 372-6100

Contact: Angela DaRosa,
Division Manager/Air Quality Specialist

Date: May 2025

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ACRONYMS AND ABBREVIATIONS

µg/m^3	Micrograms per Cubic Meter
AAQS	Ambient air quality standards
AB	Assembly Bill
ADT	Average Daily Traffic
ADU	Accessory Dwelling Unit
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
ALUPP	Airport Land Use Policy Plan
AMS/EPA	American Meteorological Society/Environmental Protection Agency
APN	Assessor's Parcel Number
AQ/GHG	air quality and greenhouse gas
AQP	Air Quality Plan
ARB	California Air Resources Board
ASTM	American Society for Testing and Materials
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BCMM	Basic Construction Mitigation Measures
bgs	below ground surface
BMP	Best Management Practices
BRA	Biological Resource Assessment
CAAQS	California ambient air quality standards
CalEEMod	California Emissions Estimator Model
CALFIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Division of Occupational Health and Safety
Caltrans	California Department of Transportation
CAO	Cleanup and Abatement Orders
CAP	Climate Action Plan
CBSC	California Building Standards Code
CDFW	California Department of Fish and Wildlife
CDO	Cease and Desist Order
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CHRIS	California Historic Resources Information System
CNDDB	California Natural Diversity Database

CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CRLF	California Red Legged Frog
CRRP	Community Risk Reduction Plan
CTC	California Transportation Commission
CWA	Clean Water Act
dBA	A-weighted decibels
DMA	Drainage Management Area
DOC	Department of Conservation
DPM	Diesel particulate matter
DPS	Distinct Population Segment
DSRSD	Dublin-San Ramon Services District
DTSC	Department of Toxic Substances Control
Du/ac	dwelling units per acre
DVWTP	Del Valle Water Treatment Plant
EACCS	East Alameda County Conservation Strategy
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FAA	Federal Aviation Administration
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FRA	Federal Responsibility Area
FRAP	Fire and Resource Assessment Program
FTA	Federal Transit Administration
GHADs	Geologic Hazard Abatement Districts
GHG	greenhouse gas
HCP	Habitat Community Plan
HDR	High Density Residential
HEO	Housing Elements Sites Overlay
HEPA	high-efficiency particulate air
HERS	Home Energy Rating System
HRA	Health Risk Assessment
HVAC	Heating, ventilation, and air conditioning
I-580	Interstate 580
I-680	Interstate 680
I&R	Illingworth and Rodkin

ITE	Institute of Transportation Engineers
kWh	Kilowatt hours
LAFCo	Local Agency Formation Commission
LAVTA	Livermore Amador Valley Transit Authority
LAVWMA	Livermore-Amador Valley Water Management Agency
L_{dn}	Day/Night Noise Level
LHMP	Local Hazard Mitigation Plan
LOS	Level of Service
LPFD	Livermore Pleasanton Fire Department
LRA	Local Responsibility Area
LWRP	Livermore Water Reclamation Plant
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MEI	Maximally exposed individual
MERV	Minimum efficiency reporting values
mgd	million gallons per day
MM	Mitigation Measure
MMB	Metric Million British Thermal Unit
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
MRZ	Mineral Resource Zone
MT CO2e/yr	metric tons of carbon dioxide equivalent per capita per year
NAAQS	National ambient air quality standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NO_X	nitrous oxides
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
O_3	ozone
OCPs	organochlorine pesticides
ODS	Objective Design Standards
PFAS	polyfluoroalkyl substances
PG&E	Pacific Gas and Electric Company
PI	Plasticity Index
PM	particulate matter
$PM_{2.5}$	particulate matter 2.5 microns in diameter
PPV	peak particle velocity
PPWTP	Patterson Pass Water Treatment Plant

PRC	Public Resources Code
PUD	Planned Unit Development
PUD-HDR	Planned Unit Development: High Density Residential
PUD-MDR	Planned Unit Development: Medium Density Residential
PUSD	Pleasanton Unified School District
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Allocation
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board
RWTF	Regional Wastewater Treatment Facility
SB	Senate Bill
sf	square feet
SFBAAB	San Francisco Bay Air Basin
SFHA	Severe Flood Hazard Area
SLF	Sacred Lands File
SOI	Sphere of Influence
SR	State Route
SRA	State Responsibility Area
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TAZ	Traffic Analysis Zone
TCR	tribal cultural resource
TDM	Transportation Demand Management
UCMP	University of California Museum of Paleontology
UGB	Urban Growth Boundary
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	volatile organic compounds
WDR	Waste Discharge Requirements
WMP	Waste Management Plan
WWTP	Wastewater treatment plant

SECTION 1: INTRODUCTION

This Consistency Checklist and attached supporting documents have been prepared to determine whether and to what extent the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091) addresses the potential impacts of the proposed Vineyard Avenue Residential Project (proposed project), and whether the proposed project qualifies for an exemption from additional environmental review due to its consistency with the development density and land use characteristics established by the City as required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], § 21000, *et seq*.).

The proposed project consists of the subdivision of the approximately 10.64-acre project site, identified by Assessor's Parcel Number (APN) 946-4619-1, into 27 residential lots and two park/open space lots. Each residential lot would be developed with a single-family residence with a two-car garage and a one-car garage each, a porch, and a patio, as well as an accessory dwelling unit (ADU). The proposed project would also include amenities, such as a 3.1 acres of publicly accessible, privately maintained park/open space areas split between 2.4 acres of open space located in the northern portion of the project site and a 0.7-acre park located in the southern portion. The southern park area would include a gathering space, open play turf area, and tot lot. In addition, a bioretention area would be located along the northern site boundary. Primary site access would be provided by a new driveway off Thiessen Street and would connect to an internal roadway system.

1.1 - CEQA Assessment

Pursuant to California Environmental Quality Act (CEQA) Guidelines, (Public Resources Code [PRC] § 21000, *et seq*.), an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP), was prepared and certified by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, State Clearinghouse No. 2022040091). This document will be referred to as the Housing Element Update FEIR throughout this consistency checklist. The Housing Element Update FEIR considered 25 sites for rezoning, and 20 of those sites were included in the Housing Element Update adopted by the City of January 26, 2023. Because the Housing

Element Update FEIR analyzed all 25 sites, some of those sites are referred to in the discussion below even though they are not included in the Housing Element. The proposed project considered herein is located on the site identified as PUSD-Vineyard (Site 27), the southern seven acres of which would be developed with residential uses. The following Consistency Checklist has been prepared pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether the proposed project requires additional environmental review. CEQA Guidelines Section 15183 mandates that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an FEIR was certified (in this case the Housing Element Update FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and 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, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) 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.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

1.2 - Summary of Results

As illustrated by the following Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR. This determination is based on the following criteria:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Housing Element Update FEIR;

3. There are no new significant off-site or cumulative impacts that were not analyzed in the Element Update FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Element Update FEIR.

The following mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project, as described in each environmental topic:

- Mitigation Measure AIR-1a and AIR-1b
- Mitigation Measure GEO-6
- Mitigation Measure NOI-1
- Mitigation Measure NOI-2

This evaluation concludes that the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Housing Element Update FEIR. Further, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the proposed project would implement these mitigation measures.

The Housing Element Update FEIR is available at:

City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566-0802
https://www.cityofpleasantonca.gov/assets/our-government/community-development/lwc-pleasanton-heu-adopted-revised-081723-compiled?_t=1701986563

SECTION 2: PROJECT DESCRIPTION

2.1 - Project Details

1. Project Title and Number

Vineyard Avenue Residential Project (P24-0596)

2. Lead Agency Name and Address

City of Pleasanton
Community Development Department
200 Old Bernal Avenue
Pleasanton, California 94566-0802

3. Contact Person and Phone Number

Emily Carroll, (925) 931-5608

4. Project Location and Assessor's Parcel Number (APN)

1 Vineyard Avenue
Pleasanton, CA 94588
Assessor's Parcel Number (APN) 946-4619-1

5. Project Sponsor's Name and Address

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, California 94583

6. General Plan Designation

Other Public Institutional with a Housing Elements Sites Overlay (HEO)

7. Zoning and Density

Planned Unit Development (PUD) – Elementary School; 3.6 dwelling units per acre (du/acre)

8. Description of Project

The proposed project would include subdividing the southern seven acres of the project site into 27 residential lots ranging in size between 8,513 to 15,591 square feet (sf). Each lot would be developed with a single-family residence, each with one two-car garage, one one-car garage, a porch, and a patio, as well as an ADU. Each single-family residence would range between 3,386 to 3,390 sf and would follow one of two floor plan types, while each ADU would range between 583 and 611 sf in size. The proposed project would also include amenities, such as two park/open space areas located in the

southern and northern portions of the project site, adjacent to Old Vineyard Avenue and Vineyard Avenue, respectively. The northern open space area would include vineyards, while the southern would include a gathering space, open play turf area, and tot lot. The proposed project would also include a bioretention area located along the northern site boundary. Primary site access would be provided by a new driveway off Thiessen Street, which would connect to an internal roadway system.

9. Requested Permits/Approvals

The proposed project would require City approval of a Vesting Tentative Subdivision Map and Design Review.

2.2 - Project Location and Setting

2.2.1 - Location

The approximately 10.64-acre project site, identified by APN 946-4619-1, is located at 1 Vineyard Avenue in the City of Pleasanton, California (see Exhibit 1).

2.2.2 - Existing Environmental Setting

Project Site

The site is currently undeveloped and includes grasses and forbs that are regularly disked, shrubs, and 10 on-site trees. The site is bound by Vineyard Avenue to the north, Manoir Lane to the east, Thiessen Street to the west, and Old Vineyard Avenue to the south.

Surrounding Land Uses

Surrounding existing land uses include open space to the north, across Vineyard Avenue, and the Cemex-Pleasanton Eliot Aggregates Quarry further to the north; a vineyard and single-family residences to the east, across Manoir Lane; single-family residences to the south, across Old Vineyard Avenue; and a vineyard and single-family residences to the west, across Thiessen Street (see Exhibit 2).

2.2.3 - Land Use Designation and Zoning

The City of Pleasanton General Plan designates the project site as Other Public Institutional with an HEO and the site is zoned as PUD – Elementary School. The project site is located within the Vineyard Avenue Corridor Specific Plan area.

2.3 - Project Background and Previous Environmental Review

2.3.1 - General Plan Housing Element

Concurrent with adoption of the Housing Element Update on January 23, 2023, the City Council also adopted the necessary General Plan amendments to allow residential development at the prescribed density on the various potential housing sites. These sites are included as Housing Element Sites Overlay in the General Plan Land Use Map and development on the sites must comply with the site-specific densities set forth in the Housing Element. These sites would be subject to the applicable design standards established by the City with the intent of ensuring well-designed and attractive projects that minimize aesthetics impacts.

The City has adopted Objective Design Standards (ODS) to implement development consistent with the Housing Element, applicable to each of the potential sites for housing which, among other components, include standards that regulate height, setbacks massing, site planning, lighting, landscaping and building design to ensure that projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. Each project would be required to comply with the adopted ODS. The City's Housing Element Update and the associated EIR anticipated the project site to be built out with residential uses under the HEO at a density of three to four du/ac, for a total unit count between 21 and 28 units.

2.3.2 - Housing Element Update Final Environmental Impact Report

The City prepared a Program EIR for the Housing Element and related General Plan amendments and certified the Housing Element Update FEIR on January 26, 2023. The Housing Element Update FEIR identified significant environmental effects that could result from implementation of the Housing Element as well as ways the impacts could be reduced to less than significant through implementation of applicable regulations and mitigation measures. It also identified significant and unavoidable environmental impacts related to vehicle miles traveled (VMT) and water supply and adopted a Statement of Overriding Considerations for each significant and unavoidable impact prior to approving the project. The Housing Element Update FEIR's conclusions are summarized in Section 4 of this document.

2.4 - Project Characteristics

The following provides a description of the proposed project components.

2.4.1 - Development Summary

The proposed project would include subdividing the project site into 27 residential lots and two park lots (see Exhibit 3). Each residential lot would be developed with a single-family residence, each with one two-car garage, one one-car garage, a porch, and a patio, as well as an ADU (see Exhibit 4). Each single-family residence would range between 3,386 to 3,390 sf and ascribe to one of two floor plans, while each ADU would range between 583 and 611 sf in size. Of the 27 proposed single-family residences, 14 would have four bedrooms and 3.5 bathrooms, and 13 would have five bedrooms and 4.5 bathrooms. The proposed project would also include on-site amenities, such as two park/open space areas located in the southern and northern portions of the project site, adjacent to Old Vineyard Avenue and Vineyard Avenue. The 2.4-acre northern open space area would include vineyards, while the 0.7-acre southern would feature a gathering space, open play turf area, and tot lot. The park areas would also include a combination of fruit trees, vineyards, lavender, and landscape planting intertwined with natural walking trails as a buffer between the proposed park areas and the nearby roadways. In addition, the proposed project would include a bioretention area located along the northern site boundary.

2.4.2 - Design and Appearance

The architectural character of the proposed homes would be a contemporary French style intended to compliment and blend with the two existing adjacent residential neighborhoods. Each building would be two-story and range between 29 feet, five inches and 30 feet, nine inches in height. In addition, the proposed project would include fences between each of the proposed residences along the proposed lot subdivision boundaries, including a combination of four-foot wood rail fencing, retaining walls, six-foot neighbor fences, and neighbor fences on retaining walls (see Exhibit 5).

2.4.3 - Landscaping

Landscaping would be provided along the project frontages, as well as along the proposed internal roadway system. On-site landscaping would include various new trees, including blue oaks and valley oaks (see Exhibit 6). In accordance with Section 17.14.006 of the City's Municipal Code, on-site landscaping shall be required to incorporate water efficient landscaping. Decorative buffer landscaping would also be provided between the residential portion of the site and the proposed park/open space areas (see Exhibit 7).

2.4.4 - Access and Circulation

Vehicular Circulation

Project site access would be provided by a new 56-foot-wide driveway from Thiessen Street. From the site entrance, 56-foot-wide public streets, labeled in Exhibit 3 as A Street and B Court, would provide access to the residences not fronting existing streets. Of the proposed lots, nine would front Manoir Lane, one would front Thiessen Street, and the remaining 17 would be served by the two new internal streets.

Alternative Transit

The bus stop nearest the site is located at the intersection of Vineyard Avenue and El Capitan Drive/Montevino Drive, located approximately one mile west of the site.

Pedestrian Access

Pedestrian access would be provided by way of new sidewalks along both sides of the proposed internal streets. The new sidewalks would connect to existing sidewalks where possible, such as along Thiessen Street. In addition, concrete sidewalks would form walking paths throughout the proposed park area in the southern portion of the project site.

2.4.5 - Parking

Each single-family residence would include a two-car garage and a one-car garage, for a total of 81 garage parking spaces. Each home is designed to include two additional off-street parking spaces on private driveways. Therefore, the proposed project would provide 135 total parking spaces associated with the proposed single-family residences. Furthermore, the nearby streets would allow for an additional 79 on-street parking spaces. Finally, the proposed project would include bicycle parking stalls within bike racks at the proposed southern park area.

2.4.6 - Utilities

Water and Wastewater

Water and sewer service would be provided by the City through connections to the existing infrastructure in the project vicinity (see Exhibit 8). Specifically, the proposed project would connect to the existing 12-inch water and eight-inch sewer mains in Thiessen Street, the existing eight-inch sewer mains in Manoir Lane, and the existing eight-inch water line in Old Vineyard Avenue. New eight-inch water and sewer lines would be installed within the new

internal roadways to provide service to each of the proposed residential buildings.

Storm Drainage

As shown in the Preliminary Stormwater Treatment Plan prepared for the proposed project, the project site would be divided into two drainage management areas (DMAs), generally defined as the southern and northern portions of the project site, respectively (see Exhibit 8). Stormwater runoff from the on-site impervious surfaces within the southern DMA (DMA 1) would be directed through a network of 10- to 18-inch storm drain lines to the proposed on-site bioretention basin at the northern site boundary. Stormwater runoff within DMA 2 would flow towards the northern project site boundary and pond three inches before entering a catch basin. The treated on-site stormwater would ultimately be routed to the existing 24-inch storm drain line within Vineyard Avenue.

Natural Gas and Electricity

The proposed project would receive natural gas and electricity services from the Pacific Gas and Electric Company (PG&E). On-site gas and electricity infrastructure would connect to the existing infrastructure in the project vicinity.

Telecommunications

Telephone services would be provided through AT&T and cable television services would be provided by Comcast. Such services would be provided to the project site through connections to existing infrastructure in the project vicinity, such as overhead phone lines.

2.5 - Discretionary Approvals

The City of Pleasanton has discretionary authority over the proposed project and is the CEQA Lead Agency for the preparation of this Section 15183 Checklist. In order to implement the proposed project, the following City approvals would need to be granted:

- Vesting Tentative Subdivision Map.
- Design Review.

Exhibit 1: Regional Vicinity Map

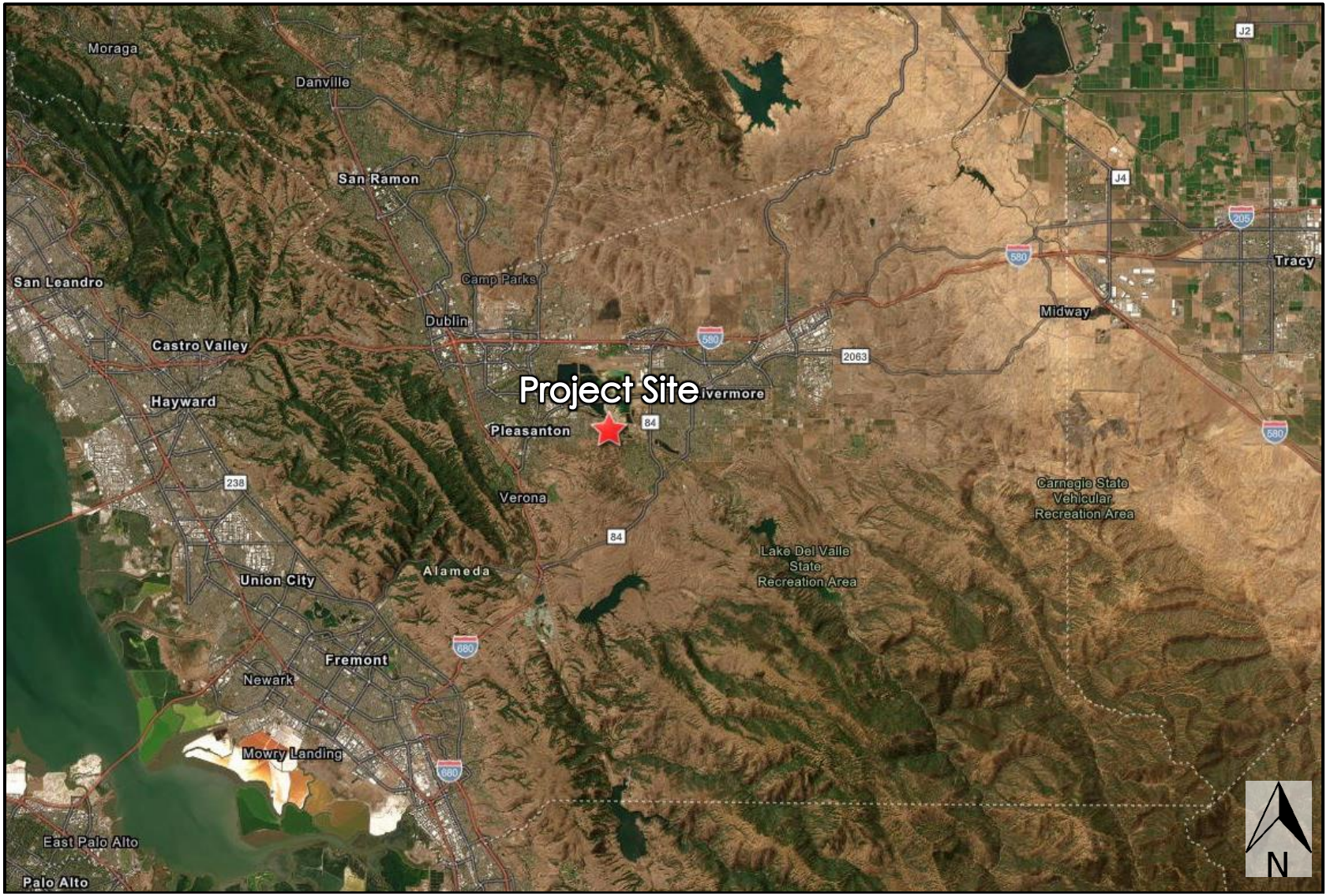
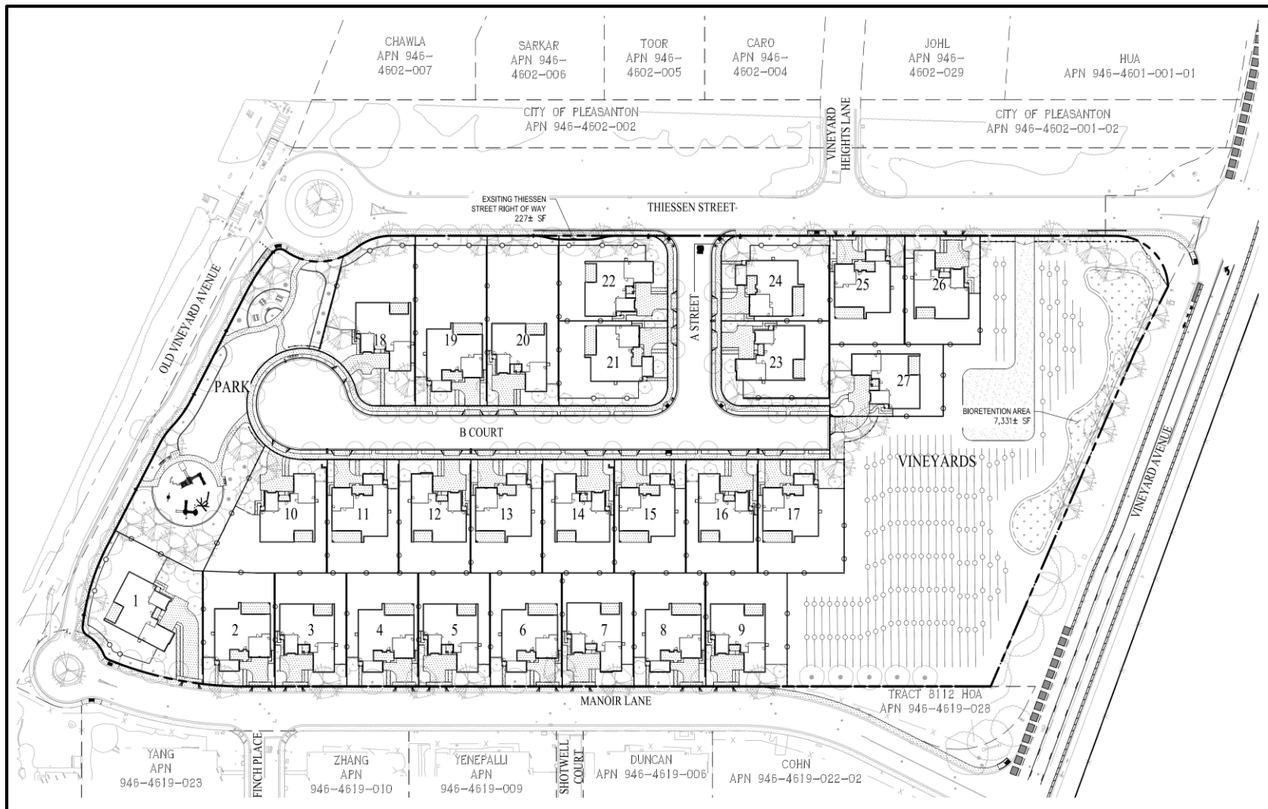


Exhibit 2: Project Site Boundaries



Exhibit 3: Site Plan

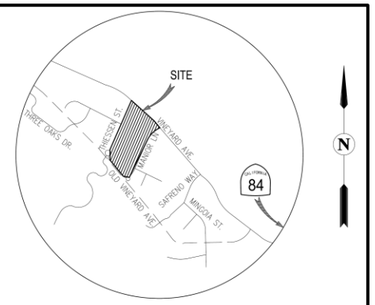


GENERAL NOTES

1. OWNER/DEVELOPER: TRUMARK HOMES, 3001 BISHOP DRIVE, SUITE 100, SAN RAMON, CA 94583, CONTACT: HEIDE ANTONESCO, (925) 999-3967
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, CONTACT: JUSTIN R. DEKNOBLOUGH, P.E., (925) 866-0322
3. ARCHITECT: SDG ARCHITECTURE INC., 3361 WALNUT BLVD. SUITE 130, BRENTWOOD, CA 94513, CONTACT: JEFF POTTS, (925) 634-7000
4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES, 1655 N. MAIN STREET, SUITE 365, WALNUT CREEK, CA 94566, CONTACT: RUSTY CASE, (925) 736-8176
5. CURRENT USE: VACANT
6. PROPOSED USE: RESIDENTIAL
7. EXISTING ZONING: PUD-ELEMENTARY SCHOOL
8. PROPOSED ZONING: R-1-8,500
9. BENCHMARK: ALAMEDA COUNTY BENCHMARK 128. AN OLD STANDARD ALAMEDA COUNTY DISK IN A CONCRETE MONUMENT 1 FOOT NORTH OF THE SOUTH RIGHT OF WAY FENCE OF VINEYARD AVENUE, AT AN ANGLE POINT, 430 FEET EASE OF A CULVERT AT MILE 2.26. ELEVATION 438.102 (NAVD 29)
10. TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN BASED ON AERIAL TOPOGRAPHY SURVEY PREPARED IN SEPTEMBER, 2023. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.

NAVD29 ELEVATION= TENTATIVE MAP ELEVATION – 2.70'

11. UTILITIES:
    - A. WATER: CITY OF PLEASANTON
    - B. SANITARY SEWER: CITY OF PLEASANTON
    - C. STORM DRAIN: CITY OF PLEASANTON
    - D. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
    - E. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    - F. TELEPHONE: AT&T
    - G. CABLE TV: COMCAST
    - H. SOLID WASTE: PLEASANTON GARBAGE SERVICE
15. FLOOD ZONE: LOCATED IN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06001C0337G.
16. FINAL MAP: THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
17. DIMENSIONS: ALL DIMENSIONS, UTILITY INFORMATION & GRADING SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
18. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PUBLICLY OWNED.
19. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
20. SLOPE CLASSIFICATION: THE EXISTING SITE SLOPE IS LESS THAN 10%. THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTER LINE
		LOT LINE
		RIGHT OF WAY
		CURB, GUTTER, AND SIDEWALK
		WHEEL CHAIR RAMP
		DRIVEWAY
EX SD	SD	STORM DRAIN
		STORM DRAIN MANHOLE
		CATCH BASIN
		FIELD INLET
EX SS	SS	SANITARY SEWER
		SANITARY SEWER MANHOLE
EX W	W	WATER LINE
		WATER VALVE
		FIRE HYDRANT
		STREET LIGHT
		STREET SIGN
		RETAINING WALL
		BIORETENTION AREA

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & TOPOGRAPHY
3	VESTING TENTATIVE MAP
4	PRELIMINARY SITE PLAN & PARKING
5	CONCEPTUAL GRADING & DRAINAGE PLAN
6	PRELIMINARY UTILITY PLAN
7	PRELIMINARY STORMWATER TREATMENT PLAN
8	PRELIMINARY STORMWATER TREATMENT DETAILS
9	EMERGENCY VEHICLE ACCESS PLAN
10	PRELIMINARY SIGNING & STRIPING PLAN
11	CONTEXT MAP & SITE PHOTOS
12	CONTEXT MAP & SITE PHOTOS
13	CONTEXT MAP & SITE PHOTOS

PROJECT DATA / DEVELOPMENT STANDARDS

PROJECT INFORMATION				
SITE ADDRESS	1 VINEYARD AVENUE			
ASSESSOR'S PARCEL NUMBER	946-4691-1			
PROPOSED UNITS	27			SF
SITE AREA	10.35±			AC
IMPERVIOUS SURFACE[2]	196,346	SF	43.5	%
ZONING	PUD-ELEMENTARY SCHOOL		R-1-8500	
ZONING STANDARD	REQUIRED (R-1-8500)		PROPOSED	
MIN LOT AREA	8,500	SF	8,513	SF
MIN LOT WIDTH	75	FT	75	FT
MIN LOT WIDTH (CORNER)	80	FT	89	FT
MIN LOT DEPTH	100	FT	113.5	FT
MIN LOT FRONTAGE	35	FT	75	FT
MIN SETBACKS				
FRONT	23	FT	23	FT
FRONT (GARAGE)	15	FT	15	FT
SIDE	5	FT	5	FT
SIDE AGGREGATE	15	FT	17	FT
SIDE STREET	10 MIN.	FT	25.8	FT
REAR	20	FT	21.2	FT
MAX HEIGHT	30	FT	36	FT
MAX DENSITY PER GP (MEDIUM DENSITY)	8	DU/AC	3.6	DU/AC
MAX LOT COVERAGE[1]	40	%	39.8	%
MIN. VEHICLE PARKING[3]	54	SPACES	206	SPACES
MIN. BICYCLE PARKING[3]	6	SPACES	6	SPACES

ABBREVIATIONS

AC	ACRE	LS	LANDSCAPE
CY	CUBIC YARD	MAX	MAXIMUM
DBH	DIAMETER AT BREAST HEIGHT	MIN	MINIMUM
D/W	DRIVEWAY	PL	PROPERTY LINE
EG	EXISTING GRADE	PSE	PUBLIC SERVICE EASEMENT
EP	EDGE OF PAVEMENT	PAE	PUBLIC ACCESS EASEMENT
EX	EXISTING	R	RADIUS
FC	FACE OF CURB	RW	RIGHT-OF-WAY
FG	FINISHED GRADE	SD	STORM DRAIN
FI	FIELD INLET	SF	SQUARE FOOT
GB	GRADE BREAK	SS	SANITARY SEWER
GR	TOP OF GRATE ELEVATION	SW	SIDEWALK
HP	HIGH POINT	TB	TOP OF BASIN
JT	JOINT TRENCH (BY OTHERS)	TC	TOP OF CURB
LL	LOT LINE	TSM	TOP OF SOIL MIX
LP	LOW POINT	TYP	TYPICAL
		W	WATER

ADDITIONAL NOTES:

1. SEE SHEET 3, 4, AND ARCHITECTURAL PLANS FOR SQUARE FOOTAGE BREAKDOWN.
2. SEE SHEET 7 FOR IMPERVIOUS SURFACE BREAKDOWN.
3. SEE SHEET 4 FOR PARKING BREAKDOWN.

TENTATIVE MAP - TRACT 8724

COVER SHEET

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=60' DATE: MARCH 12, 2025

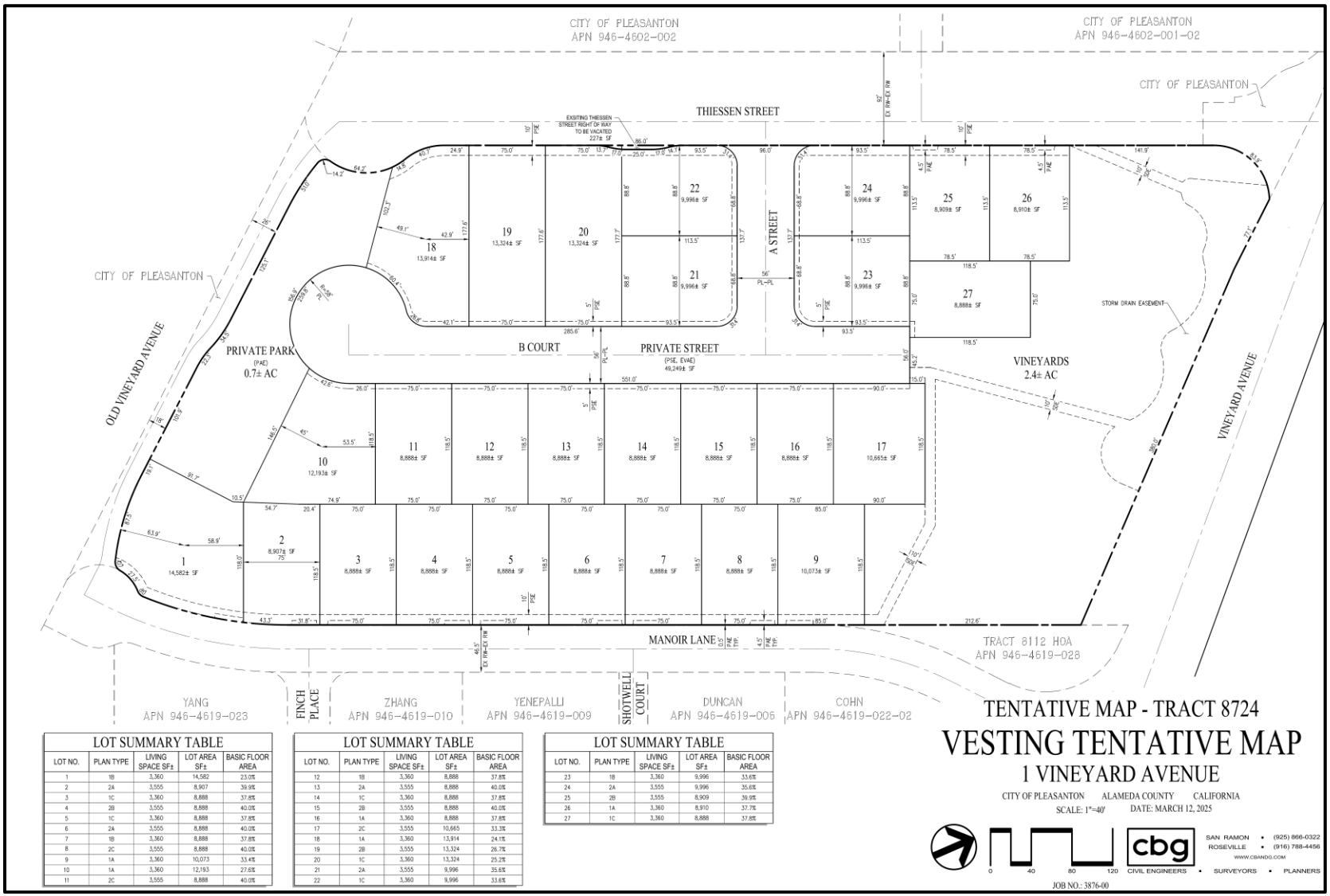
0 60 120 180

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SHEET NO. 1 OF 13 SHEETS

Exhibit 4: Vesting Tentative Subdivision Map



LOT SUMMARY TABLE

LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
1	1B	3,360	14,582	23.0%
2	2A	3,555	8,907	39.9%
3	1C	3,360	8,888	37.8%
4	2B	3,555	8,888	40.0%
5	1C	3,360	8,888	37.8%
6	2A	3,555	8,888	40.0%
7	1B	3,360	8,888	37.8%
8	2C	3,555	8,888	40.0%
9	1A	3,360	10,073	33.4%
10	1A	3,360	12,193	27.6%
11	2C	3,555	8,888	40.0%

LOT SUMMARY TABLE

LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
12	1B	3,360	8,888	37.8%
13	2A	3,555	8,888	40.0%
14	1C	3,360	8,888	37.8%
15	2B	3,555	8,888	40.0%
16	1A	3,360	8,888	37.8%
17	2C	3,555	10,665	33.3%
18	1A	3,360	13,914	24.1%
19	2B	3,555	13,324	26.7%
20	1C	3,360	13,324	25.2%
21	2A	3,555	9,996	35.6%
22	1C	3,360	9,996	33.6%

LOT SUMMARY TABLE

LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
23	1B	3,360	9,996	33.6%
24	2A	3,555	9,996	35.6%
25	2B	3,555	8,909	39.9%
26	1A	3,360	8,910	37.7%
27	1C	3,360	8,888	37.8%

Exhibit 5: Fencing Plan

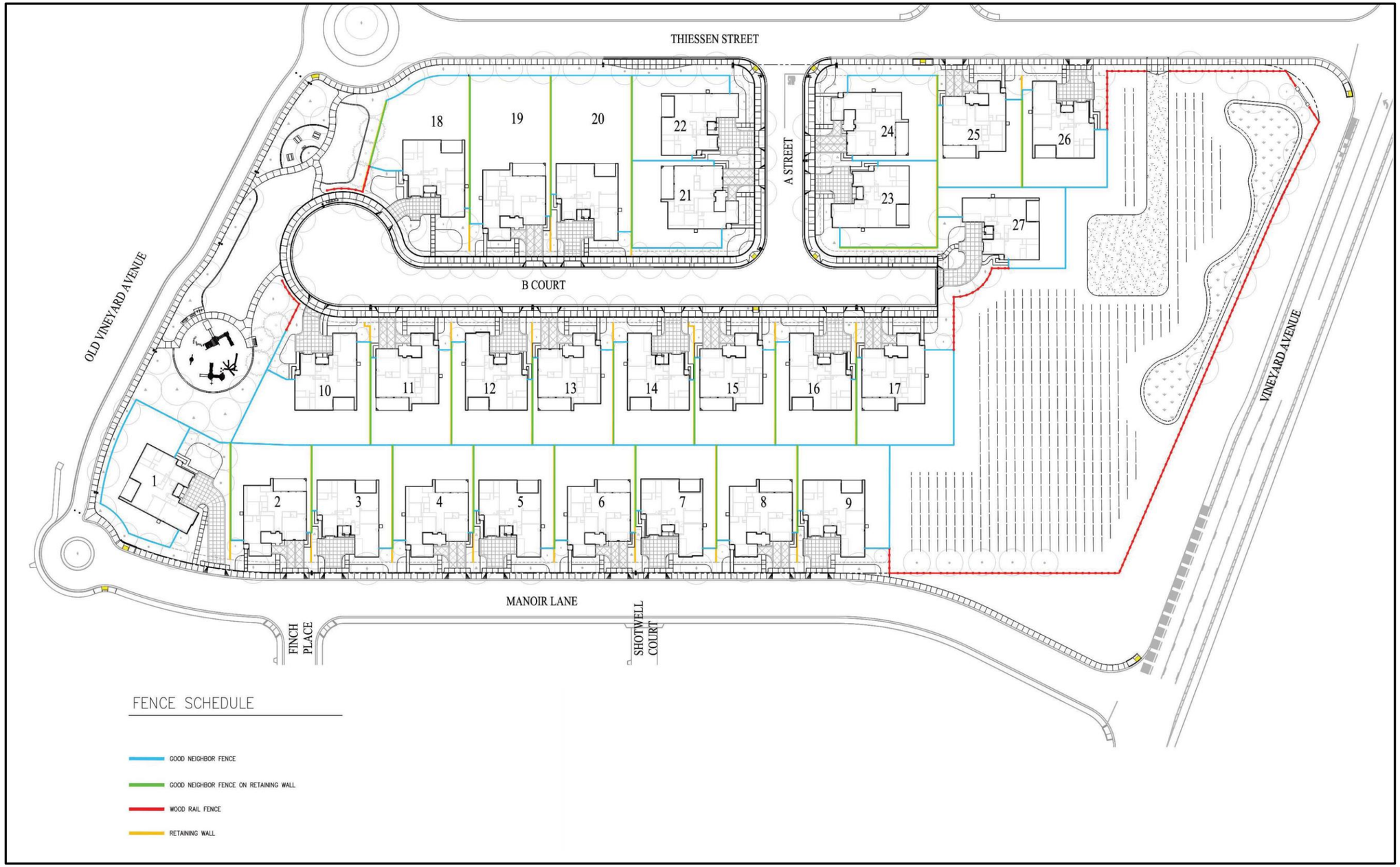


Exhibit 6: Tree Plan



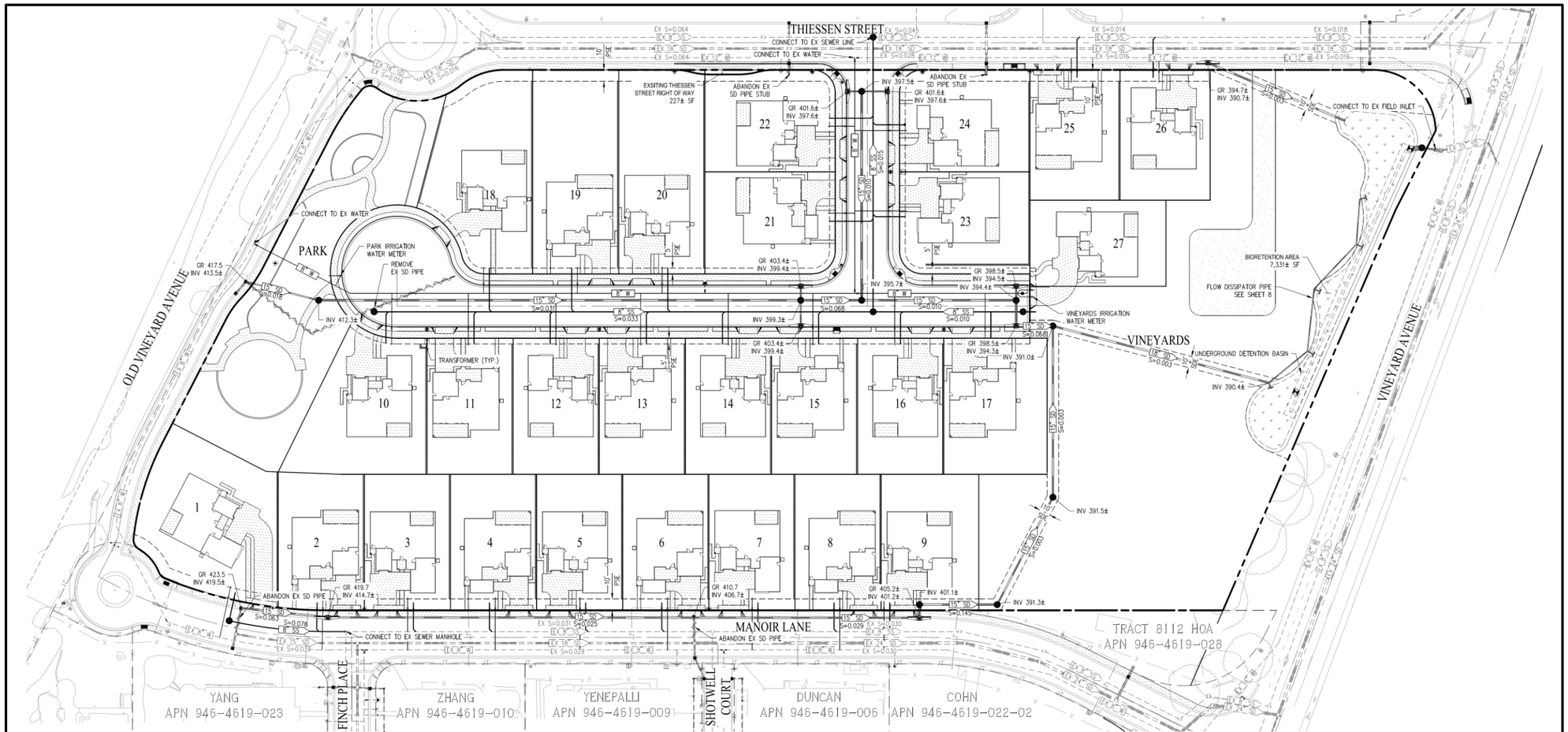
TREE SCHEDULE

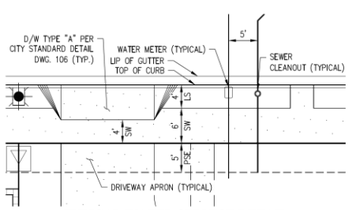
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
	ACE	ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX STD.	M (WUCOLS IV)
	ARB	ARBUTUS UNEDO 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	15 GAL (MULTI-TRUNK)	M (WUCOLS IV)
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL STD.	L (WUCOLS IV)
	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX STD.	M (WUCOLS IV)
	PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX STD.	M (WUCOLS IV)
	PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	M (WUCOLS IV)
	QUE	QUERCUS DOUGLASII	BLUE OAK	24"BOX STD.	L (WUCOLS IV)
	QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX STD.	L (WUCOLS IV)
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	M (WUCOLS IV)

Exhibit 7: Southern Park Plan

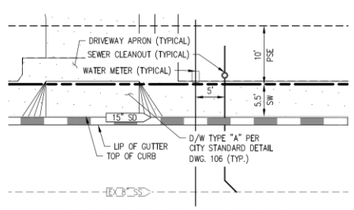


Exhibit 8: Preliminary Utility Plan

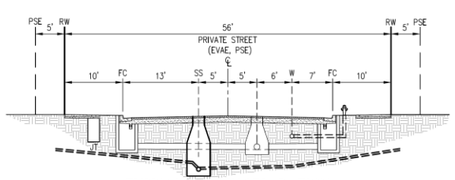




TYPICAL WATER SERVICE DETAIL
SEPARATED SIDEWALK
SCALE: 1" = 10'



TYPICAL WATER SERVICE DETAIL
MONOLITHIC SIDEWALK
SCALE: 1" = 10'



TYPICAL UTILITY SEPARATION
NOT TO SCALE

NOTES:
1. ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
2. ALL PROPOSED UTILITIES ARE PUBLIC.

TENTATIVE MAP - TRACT 8724

PRELIMINARY UTILITY PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: MARCH 12, 2025

0 40 80 120

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SHEET NO. 6 OF 13 SHEETS

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Exhibit 9: Preliminary Stormwater Treatment Plan



DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DRAINAGE MGMT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT BASED ON FLOW AND VOLUME (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	391,613	231,762	159,851	247,747	7,415	7,331

SELF TREATING AREA SUMMARY TABLE

SELF RETAINING AREA	TOTAL AREA (SF)
STA 1	93,237

PRELIMINARY STORMWATER TREATMENT PLAN
SCALE: 1" = 40'

SITE RUNOFF AREA SUMMARY

	ROADS		ROOF		SIDEWALK		DRIVEWAYS		IMPERVIOUS TOTAL		MAIN SITE LANDSCAPE		VINEYARDS LANDSCAPE		PERVIOUS TOTAL		SITE TOTAL*		IMPERVIOUS (%)	PERVIOUS (%)	TOTAL (%)
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)			
PRE-PROJECT	34,007	0.78	0	0.00	0	0.00	0	0.00	34,007	0.78	450,841	10.35	0	0.00	450,841	10.35	484,848	11.13	7.0	93.0	100.0
POST-PROJECT	62,973	1.44	78,751	1.81	65,174	1.50	24,864	0.57	231,762	5.32	159,851	3.67	93,235	2.14	253,086	5.81	484,848	11.13	48.8	51.2	100.0

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE VERSION 8.2, DATED MAY 19, 2024, AND THE FOLLOWING CRITERIA:

A) THE TREATMENT BASED ON FLOW AND VOLUME IS CALCULATED BASED THE ALAMEDA COUNTY C.3 WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD WITH A 6" PONDING DEPTH.

B) 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA

THE PROPOSED PONDING DEPTH AND FLOW PLATE IS BASED ON HYDRAULIC SIZING REQUIRED TO REDUCE FLOWS BELOW PRE-PROJECT LEVELS, MODELED THROUGH THE BAY AREA HYDRAULIC MODEL (BAHM). THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

ADDITIONAL NOTES:
1. DRAINAGE AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. MAINTENANCE OF THE BIORETENTION AREA SHALL BE PERFORMED BY THE HOA.
3. IMPERVIOUS AREA SUMMARY CALCULATIONS INCLUDE OFFSITE AREAS TO BE TREATED BY PROJECT FACILITIES.

TENTATIVE MAP - TRACT 8724

PRELIMINARY STORMWATER TREATMENT PLAN

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 12, 2025

0 40 80 120

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SHEET NO. 7 OF 13 SHEETS

SECTION 3: CEQA GUIDELINES SECTION 15183: PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

CEQA Guidelines Section 15183 establishes that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an FEIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site. Section 15183 streamlines the review process by providing a statutory exemption for consistent projects and reduces the need to prepare repetitive environmental studies.

Proposed Project Qualifies for No Further Environmental Review Under CEQA Guidelines Section 15183

CEQA Section 15183 applies to the proposed project since it is consistent with the General Plan, as amended in conjunction with the 6th Cycle Housing Element Update, for which an EIR has been certified.

The City of Pleasanton adopted the Housing Element Update and certified the Housing Element Update FEIR on January 26, 2023. The southern seven acres of the project site is included in the Housing Element Update FEIR as PUSD-Vineyard (Site 27).

The General Plan designates the project site Other Public Institutional with an HEO, which allows a maximum of three to four du/acre. The project site is approximately 10.64 acres, of which approximately 7.64 acres would be developed with a total of 27 single-family residences. As a result, the proposed project's 3.6 du/acre density is within the allowable use of the Other Public Institutional with an HEO designation. The project site is zoned PUD – Elementary School. While the project site was not rezoned as part of the Housing Element Update, because the proposed residential development would occur within the HEO area, the proposed project would be consistent with the City's anticipated on-site development.

SECTION 4: CONSISTENCY CHECKLIST

CEQA Guidelines Section 15183(b) states that:

> In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located;
>
> (2) Were not analyzed as significant effects in a prior FEIR 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 FEIR 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 FEIR was certified, are determined to have a more severe adverse impact than discussed in the prior FEIR.

The following pages of this document contain a Consistency Checklist that examines the proposed project's potential environmental effects within the parameters outlined in CEQA Guidelines Section 15183(b). The "Prior FEIR" used for comparison is the Housing Element Update FEIR certified by the City of Pleasanton on January 23, 2023, including all impact determinations and significance thresholds utilized therein.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
I. Aesthetics *Except as provided in Public Resources Code Section 21099, would the project:*					
a) Have a substantial adverse effect on a scenic vista?	Less than significant impact	No	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?	Less than significant impact	No	No	No	No
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?	Less than significant impact	No	No	No	No
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact	No	No	No	No

a) Scenic Vista

Would the project: *Have a substantial adverse effect on a scenic vista?*

Summary of Housing Element Update FEIR

The western edge of the City is composed of the Main and Pleasanton Ridges, which provide views of wooded hillsides and ridgelines. Additionally, the Arroyo de Laguna runs along the western edge of Interstate 680 (I-680). The City's arroyos and canals are considered defining features that open up vistas to distant hills and provide open spaces. The southern edge of the City is primarily characterized as rural, and the views of the undeveloped hillsides to the south of the City are considered important visual resources by the General Plan. The eastern edge of the City is considered largely undeveloped with the exception of quarry lands that host sand and gravel operations; however, views of lakes, arroyos, and canals are available to the east of the City, including Arroyo las Positas, Arroyo Mocho, and Arroyo del Valle. Interstate 580 (I-580) creates a distinct northern boundary of the City. Views of scenic resources available to the north of the City include background views of the Blackhawk Hills, part of the Diablo Range, and Mount Diablo.

Views of the scenic resources surrounding the City could be visible from the potential sites for housing,[1] and the Housing Element Update FEIR indicated that development consistent with the Housing Element Update could result in increased intensity, increased height, and greater bulk and mass of buildings, which could partially or fully obscure a presently visible scenic vista, resulting in a potentially significant impact to scenic vistas. Three potential sites for rezoning (Sites 1 [Lester], 22 [Merritt], and 27 [PUSD-Vineyard]), have the greatest potential for visibility from scenic resources, but compliance with Land Use Objectives, Municipal Code requirements, and General Plan and Specific Plan policies would ensure potential impacts are reduced, as discussed below.

The Housing Element Update FEIR concluded that compliance with the applicable goals, policies, and programs included as part of the General Plan, zoning requirements, design guidelines, Objective Design and Development Standards, the design review process, the Vineyard Avenue Corridor Specific Plan, and the Hacienda Design Guidelines, would ensure that the City's scenic resources, including hillsides and ridgelines, would largely be protected from impacts resulting from development facilitated by

[1] Consistent with the approach in the Housing Element Update FEIR, potential sites for housing (as opposed to potential sites for rezoning) includes the Dublin-Pleasanton Bay Area Rapid Transit (BART) station property.

the Housing Element Update and impacts would be less than significant with respect to scenic vistas.

Proposed Project Analysis and Conclusion

The City's General Plan generally recognizes hillsides, ridgelands, ridge views, vast open spaces, valleys, arroyos, canals, and City entryways as scenic resources. The eastern edge of the City, where the project site is located, is considered largely undeveloped with the exception of the quarry lands, which host sand and gravel operations. However, views of lakes, arroyos, and canals are available to the east of the City, including Arroyo las Positas, Arroyo Mocho, and Arroyo del Valle. Furthermore, according to the Housing Element Update FEIR, Vineyard Avenue is in a semi-rural area bordered by hills and open space. The vineyard planting and local wineries, including the Ruby Hills Winery at the intersection of Vineyard Avenue and Isabel Avenue, reinforces the existing "wine country" character of the area.

Given that the proposed project would be consistent with the land use designation of the project site, development of the site with residential uses and associated improvements have already been anticipated by the City and considered as part of the Housing Element Update FEIR analysis. The Vineyard Avenue Corridor Specific Plan also establishes standards to preserve the unique environment. Because the proposed project would be subject to the design standards within the Vineyard Avenue Corridor Specific Plan, including the provision of vines within one of the proposed parks, the project would be consistent with Land Use Objective 8 and would ensure that the development emphasizes the rural character of the area. In addition, the proposed project would include trees, shrubs, and other landscaping elements consistent with the City of Pleasanton standards. Such landscape development would contribute to project consistency with Land Use Objective 9 of the Vineyard Avenue Corridor Specific Plan, which requires the establishment of unified site planning, architectural, and landscape development that draws from the character of the area.

Furthermore, the proposed project would not conflict with any General Plan policies related to the preservation of scenic resources. By including landscaping along the proposed internal streets, the proposed project would comply with Community Character Element Policy 9, which requires projects to enhance landscaping along City streets. The proposed project would be consistent with the surrounding existing residential uses and, thus, would not conflict with Community Character Element Policy 17, related to protecting the quality, character, and distinctiveness of residential neighborhoods. The

proposed project would also include a park in the northern portion of the project site, thereby preserving the on-site area with the most potential for existing scenic views and complying with Open Space and Conservation Element Policy 8. The project site is identified within the Housing Element Update FEIR as a site with high potential for views of scenic resources, most likely to the north of the project site where views of hills, ridges, lakes, arroyos, and canals located east of the City could be available. However, development of the proposed project would include the preservation of open space within the northern portion of the project site, thereby preserving any views of scenic vistas north of the project site that currently exist.

Based on the above, effects on scenic vistas have been adequately addressed in the Housing Element Update FEIR and effects peculiar to the project or project site do not exist. Thus, the criteria for requiring further CEQA review are not met.

b) Scenic Highways

Would the project: *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?*

Summary of Housing Element Update FEIR

The California Department of Transportation (Caltrans) identifies I-680 through the city limits as an officially designated State Scenic Highway. Caltrans identifies I-580 along the northern boundary of the City as eligible for designation as a State Scenic Highway (see Exhibit 3.1-2 in the Housing Element Draft EIR).

The City is surrounded by various scenic resources, including hillsides, ridge views, vast open spaces, valleys, arroyos, and canals. Many of these resources are visible from I-680 and I-580. For instance, views of the Pleasanton Ridgelands are visible to travelers along I-680, as well as westbound passengers along I-580. A significant impact would occur if future development consistent with the Housing Element Update would impact or obstruct views of the City's scenic resources from the eligible or officially designated State Scenic Highways.

The Housing Element Update FEIR indicated that, of the potential sites for housing, Site 22 (Merritt) is located directly adjacent to and west of I-680. There is a 10-foot-tall sound wall on the eastern property line of Site 22 (Merritt) abutting I-680 that would partially obstruct development on Site 22 (Merritt), therefore development would only be partially visible. Sites 1 (Lester)

and 2 (Stoneridge Mall) are located west of I-680 between the highway and the Pleasanton Ridgelands; therefore, development on Sites 1 (Lester) and 2 (Stoneridge Shopping Center, Mall) that is consistent with the Housing Element Update could partially obstruct views of this scenic resource. Additionally, Sites 9 (Metro 580), 11 (Old Santa Rita Area), 12 (Pimlico Area), and 29 (Oracle) and the Dublin-Pleasanton Bay Area Rapid Transit (BART) station property are located adjacent to I-580, and development consistent with the Housing Element Update would be fully visible from the highway, which could damage scenic resources within a State Scenic Highway. All of the sites adjacent to I-580 would be designated as high-density sites, which represents an increase in intensity at each of these sites from existing conditions.

The Housing Element Update FEIR concluded that development applications for subsequent development consistent with the Housing Element Update would be reviewed by the City for compliance with the goals, policies, and programs of the General Plan, applicable specific plans, applicable zoning requirements, design guidelines, and the Scenic Highway Plan, and compliance with these standards would ensure development consistent with the Housing Element Update would not substantially damage scenic resources within view of a State Scenic Highway and impacts would be less than significant.

Proposed Project Analysis and Conclusion

The project site is located approximately 3.35 miles east of I-680, an officially designated State Scenic Highway, and approximately 2.74 miles south of I-580, which is eligible for designation.[2] Urbanized portions of the City intervene between the project site and I-680, preventing views of the designated Scenic Highway. The project site was not identified by the Housing Element Update FEIR as visible from I-680. Therefore, development of the proposed project would not damage any scenic resources such as trees, rock outcroppings, or historic buildings visible from I-680.

c) Consistency with Scenic Quality Regulations and Visual Character

Would the project: *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,*

[2] California Department of Transportation. *California State Scenic Highway System Map.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html. Accessed January 2025.

would the project conflict with applicable zoning and other regulations governing scenic quality?

Summary of Housing Element Update FEIR

Consistency with Scenic Quality Regulations

The potential sites for housing, aside from Site 1 (Lester), are located in urbanized areas. The Housing Element Update FEIR indicated that the potential sites for housing are mostly vacant or underutilized parcels, currently developed with a mix of uses including surface parking lots, restaurants, hotels, office buildings, retail, industrial, and warehouse and distribution. The existing land use designations for these sites include residential, commercial, industrial, office, mixed use, community facilities, agriculture, public health and safety, parks and recreation, and public and institutional. The existing zoning designations include agriculture, residential, commercial, office, mixed use, industrial, and public and institutional.

Several of the sites are within the Planned Unit Development (PUD) district, or not otherwise zoned for residential use. As part of the Housing Element Update, the potential sites for rezoning would be rezoned to allow for residential development. To the extent any projects may be subject to review through the PUD process, the PUD zoning would provide flexibility in residential development standards and housing types, in conjunction with the applicable design standards established by the City with the intent of ensuring well-designed and attractive projects that minimize aesthetics impacts.

The Housing Element Update FEIR concluded that compliance with the applicable goals, policies, and programs included as part of the General Plan, zoning requirements, design guidelines, Objective Design and Development Standards, the design review process, the Vineyard Avenue Corridor Specific Plan, and Measures PP and QQ would ensure that future development projects consistent with the Housing Element Update are cohesive, appropriately designed in terms of potential aesthetic impacts, and reflect the character of the City.

On a programmatic level, development consistent with the Housing Element Update would have a less than significant impact related to scenic quality regulations.

Visual Character

The Housing Element Update FEIR indicated that the majority of the potential sites for rezoning are already developed or are partially developed with urbanized uses, or are relatively small sites completely surrounded by urbanized uses. Development of such sites would not conflict with or diminish the existing scenic quality. However, Sites 1 (Lester), 3 (PUSD-Donlon), 14 (St. Elizabeth Seton), 21a and b (Kiewit), 22 (Merritt), 26 (St. Augustine), 27 (PUSD-Vineyard), 29 (Oracle), and portions of Site 24 (Sonoma Drive) are vacant. Introduction of new residential uses would have the potential to alter the visual character of these potential sites for housing.

The Housing Element Update FEIR concluded that compliance with General Plan policies and programs and adherence to development and design standards in the Municipal Code and Vineyard Avenue Corridor Specific Plan and Hacienda Design Guidelines would ensure that future development projects consistent with the Housing Element Update are cohesive, appropriately designed in terms of potential aesthetic impacts, and reflect the character of the City. At the programmatic level, aesthetic impacts to the quality of public views in non-urbanized areas would be less than significant.

Proposed Project Analysis and Conclusion

As noted above, the project site is currently undeveloped. However, existing single-family residential development is located to the east, west, and south of the site. Therefore, the proposed project would be located in an urbanized portion of the City, and development of single-family residences on-site would be consistent with the visual character of the surrounding area. In addition, the proposed project would be consistent with the City's anticipated on-site development and would comply with all applicable development standards required by the City and the Vineyard Avenue Corridor Specific Plan, including standards related to building height, lot area, setbacks, and building design. Furthermore, as shown in Exhibit 6, the proposed project would incorporate landscaping and new trees throughout the project site, thereby complying with City standards related to such. The proposed project would also be subject to a Design Review by the City, which would allow the review of all proposed development, signs, buildings, structures, and other facilities. Therefore, the proposed project would not result in any new or peculiar impacts related to conflicting with applicable zoning and other regulations governing scenic quality.

Based on the above, impacts related to conflicting with applicable zoning and other regulations governing scenic quality were adequately addressed in the Housing Element Update FEIR, and the project would not result in more severe impacts beyond what was identified therein.

d) Light and Glare

Would the project: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could introduce artificial light from new development and outdoor parking areas, which could result in potentially significant impacts with respect to light and glare.

The Housing Element Update FEIR concluded that all future development would be required to comply with the applicable light and glare standards in the Municipal Code and California Energy Code. Compliance with the applicable lighting and energy requirements elucidated in the Municipal Code and California Energy Code would ensure that light and glare associated with future development would not spillover onto adjacent land uses and impacts would be less than significant.

Proposed Project Analysis and Conclusion

The project site is undeveloped; therefore, development of the proposed project would introduce sources of light and glare to a site where such sources do not currently exist. However, because the proposed residential development would occur within the HEO area, the proposed project would be consistent with the City's anticipated on-site development and, thus, would be consistent with the conclusions of the Housing Element Update FEIR. In addition, the proposed project would be subject to Sections 18.88.040(J) and 18.96.020 of the City's Municipal Code, which would serve to limit glare and spillover light from signs, as well as limit interior and exterior illumination. Compliance with the aforementioned provisions would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding environment. Furthermore, the proposed project would undergo the City's Design Review process, which would ensure that significant impacts related to new sources of light and glare would be avoided.

Based on the above, 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 Housing Element Update FEIR and the proposed project would not result in any peculiar effects. Thus, the criteria for requiring further CEQA review are not met.

Conclusion

With regards to Aesthetics, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures are necessary because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
II. Agricultural and Forest Resources *Would the project:*					
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 nonagricultural use?	Less than significant impact	No	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	Less than significant impact	No	No	No	No
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))?	No impact	No	No	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?	Less than significant impact	No	No	No	No

a, e) Conversion of Important Farmland to Nonagricultural Use and Other Changes to Convert Farmland to Nonagricultural Use or Forest Land to Non-Forest Use

Would the project: *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 nonagricultural use? or*

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that Site 22 (Merritt), which is the only potential site for rezoning with any mapped Important Farmland, is not currently utilized for agriculture nor has it been recently irrigated or used for crops. Furthermore, as indicated by Site 22's residential land use designation, the City has planned the site for low density residential uses since the 1986 General Plan. The Housing Element Update would redesignate the site PUD-LDR, which is consistent with the low density residential designation. Therefore, any potential loss of Unique Farmland would likely occur with or without implementation of the Housing Element Update.

Site 27 (PUSD-Vineyard) is within the Vineyard Avenue Corridor Specific Plan. Therefore, in compliance with Section V(E) of the Specific Plan, at the time of

subdivision map recordation for urban development projects within Site 27 (PUSD-Vineyard), a payment of a one-to-one ratio (agricultural mitigation fee) between the cost per acre for agricultural easements and the net acreage of potentially cultivable soils less than 25 percent in slope lost to development would be paid to the South Livermore Valley Agricultural Land Trust.

The Housing Element FEIR concluded that none of the other potential sites for rezoning are mapped as Important Farmland, which precludes an impact related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses. Therefore, the impacts are less than significant.

In addition, the Housing Element Update FEIR indicated most of the potential sites for rezoning are urban infill sites that are surrounded by development; several of them are currently developed. The land to the east of Sites 1 (Lester) and 22 (Merritt) is urbanized and/or designated for urbanized uses. With respect to Site 1 (Lester), the land designated for agriculture is outside of the Urban Growth Boundary, which would preclude development on that land. With respect to Site 22 (Merritt), the land to the west of that site is designated as rural residential, and the development of housing on Site 22 (Merritt) would not result in conversion of the surrounding land to nonagricultural uses.

There is no forest land within the City's Sphere of Influence (SOI). This condition precludes the possibility of the Housing Element Update converting forest land to non-forest uses.

Therefore, the Housing Element Update FEIR concluded impacts related to the conversion of Farmland to nonagricultural use or forest land to non-forest use would be less than significant.

Proposed Project Analysis and Conclusion

The project site is currently undeveloped and is located within the vicinity of existing development. According to the Department of Conservation's (DOC) California Important Farmland Finder, the project site is currently designated as "Grazing Land."[3] Grazing Land is defined by the DOC as land on which the existing vegetation is suited to the grazing of livestock. The Grazing Land category is used only in the State of California and was developed in cooperation with the California Cattlemen's Association,

[3] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed January 2025.

University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The project site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Nonetheless, as discussed above, because the proposed project is within the Vineyard Avenue Specific Plan, the project may be subject to payment of an agricultural mitigation fee at a one-to-one ratio to the South Livermore Valley Agricultural Land Trust to compensate for the loss of any potentially cultivable soils less than 25 percent in slope located on-site, pursuant to Section V(E) of the Specific Plan. Payment of such fees would contribute to the preservation of agricultural land, thereby ensuring sufficient agricultural land remains in the area.

Based on the above, impacts related to the conversion of important farmland to non-agricultural use or forest land to non-forest use were adequately addressed in the Housing Element Update FEIR and the proposed project would not result in any peculiar effects. Thus, the criteria for requiring further CEQA review are not met.

b) Conflict with Existing Zoning for Agricultural Use or Williamson Act Contracts

Would the project: *Conflict with existing zoning for agricultural use, or a Williamson Act Contract?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that none of the potential sites for rezoning have existing zoning designations that would allow for agricultural uses, aside from Sites 1 (Lester), 14 (St. Elizabeth Seton), and 26 (St. Augustine).

In regard to Site 1 (Lester), its proposed pre-zoning designation is Planned Unit Development: Low Density Residential, Agriculture, Open Space. This pre-zoning designation would allow for agricultural uses on-site, consistent with the existing zoning.

The Housing Element Update would redesignate Site 14 (St. Elizabeth Seton) as High Density Residential (HDR) with a Planned Unit Development: High Density Residential (PUD-HDR) zoning and would redesignate Site 26 (St. Augustine) as Medium Density Residential (MDR) with a Planned Unit Development: Medium Density Residential (PUD-MDR) zoning. These redesignations and rezonings would rectify the current inconsistencies between the General Plan land use designations as Medium Density Residential for Site 14 and Public and Institutional for Site 26 with the zonings

of agricultural uses for both Sites 14 (St. Elizabeth Seton) and 26 (St. Augustine).

The Housing Element Update FEIR concluded that, because none of the other potential sites for rezoning are zoned for agricultural uses, the Housing Element Update would not conflict with existing zoning for agricultural uses on those sites. Therefore, the impacts are less than significant with respect to conflicts with existing zoning for agricultural use.

The Housing Element Update FEIR concluded that none of the potential sites for rezoning are encumbered by a Williamson Act Contract, which precludes an impact related to conflict with an existing Williamson Act Contract. Therefore, there is no impact.

Proposed Project Analysis and Conclusion

The project site is zoned PUD – Elementary School and is consistent with the type of development anticipated for the site by the City under the approved HEO. As the site is zoned for development of an elementary school and is currently anticipated for residential development, the project site is not zoned for or anticipated for agricultural uses. In addition, the project site is not under a Williamson Act Contract.[4] As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

c, d) Conflict with Existing Forest Land Zoning and Conversion of Forest Land to Non-Forest Use

Would the project: *c) Conflict with existing zoning for forest land or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? or*

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Summary of Housing Element Update FEIR

The Housing Element Update EIR indicated that none of the potential sites for rezoning contain any forest land or timberland, as defined by Public Resource Code Section 4526, nor do they contain any timberland zoned Timberland Production, as defined by Government Code Section 51104(g), and concluded that this precludes the possibility of the Housing Element

[4] California Department of Conservation. *California Williamson Act Enrollment Finder*. Available at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed December 2024.

Update to conflict with forest zoning of forest land or timberland. No impact would occur.

The Housing Element Update FEIR further indicated that, aside from Site 1 (Lester), the potential sites for rezoning are adjacent to urbanized land uses and do not contain any forest land. Site 1 (Lester) is surrounded to the northwest, west, and southwest by open space. However, that land is outside of the Urban Growth Boundary, and development would not be allowed in those areas even with the approval of the Housing Element Update. The Housing Element Update FEIR concluded that this condition precludes the possibility of the development consistent with the Housing Element Update converting forest land to non-forest use and concluded no impacts would occur.

Proposed Project Analysis and Conclusion

Woodlands are not located on the project site and the project site is not considered forest land or timberland. The proposed project is zoned PUD – Elementary School and is anticipated for residential development by the City; therefore, the site is not zoned Timberland Production. As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

Conclusion

With regards to Agriculture and Forestry Resources, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
III. Air Quality *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant impact with mitigation incorporated	No	No	No	No
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	Less than significant impact with mitigation incorporated	No	No	No	No
c) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact with mitigation incorporated	No	No	No	No
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than significant impact	No	No	No	No

The project-specific analysis presented herein is based primarily on an Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment) prepared for the proposed project by Illingworth and Rodkin, Inc. (I&R) (see Appendix A).[5]

[5] Illingworth and Rodkin, Inc. *The Vineyards Air Quality and Greenhouse Gas Assessment, Pleasanton, California.* September 25, 2024. Revised November 15, 2024.

a, b) Consistency with Air Quality Management Plan and Cumulative Criteria Pollutant Emissions Impacts

Would the project: *a) Conflict with or obstruct implementation of the applicable air quality plan? or*

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?

Summary of Housing Element Update FEIR

Support Primary Goals of the Air Quality Plan

The Housing Element Update FEIR indicated that the current Air Quality Plan (AQP) applicable to the Housing Element Update is the 2017 Clean Air Plan. According to the Bay Area Air Quality Management District (BAAQMD) guidance, a proposed land use plan is consistent with the AQP if it would (1) support the primary goals of the AQP, (2) include applicable control measures from the AQP, (3) not disrupt or hinder implementation of any AQP control measures, and (4) the plan's projected VMT increase must be less than or equal to its projected population growth.

With regards to the primary goals of the AQP, it was determined that because of the BAAQMD's recommended significance thresholds and that the San Francisco Bay Area Air Basin (SFBAAB) is currently in nonattainment for particulate matter (PM) standards, individual development projects facilitated by the Housing Element Update would be considered to have potentially significant site-specific or project-specific impacts related to the generation of fugitive dust during construction activities if they do not implement Best Management Practice (BMP) targeting dust control and sediment migration. Therefore, Mitigation Measure (MM) AIR-1a, which would require individual development projects to employ dust control measures recommended by the BAAQMD during construction, which would ensure that all future development projects facilitated by the Housing Element Update would not result in potentially significant impacts related to construction fugitive dust and contribute to the region's current nonattainment status for PM. Furthermore, for project sites that would be located within siting distances recommended by the BAAQMD and ARB, currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City as the lead agency, MM AIR-1b would be required. For these project sites, MM AIR-1b requires that a site-specific Health Risk

Assessment (HRA) be conducted and mitigation be developed to reduce any identified significant health risk to sensitive receptors to less than significant levels.

Applicable Control Measures from the AQP

With regards to applicable control measures, it was determined, as outlined in Table 3.2-7 of Page 3.2-41 through 3.2-49 of the Housing Element Update Draft EIR, that the Housing Element Update includes the applicable control measures from the AQP. The General Plan, which the Housing Element Update constitutes an update to, and the Municipal Code include policies and requirements that incorporate and implement the control measures included in the 2017 Clean Air Plan. As such, the Housing Element Update would be consistent with the 2017 Clean Air Plan.

Hinder Implementation of AQP Control Measures

With regards to disruption or hinderance of the implementation of any air quality plan control measures, the Housing Element Update FEIR indicated that the Housing Element Update incorporates policies that are consistent with the control measures included in the 2017 Clean Air Plan. The Housing Element Update does not include any components that would disrupt or hinder implementation of any control measures nor would the Housing Element Update inhibit the General Plan's policies that support the implementation of AQP control measures.

Vehicle Miles Traveled Per Capita

With regards to increase in VMT, it was determined that implementation of the Housing Element Update would result in a population growth which outpaces forecasted VMT growth and the Housing Element Update would not be considered to exceed BAAQMD-approved significance thresholds or conflict with or obstruct implementation of the AQP.

In conclusion, overall development facilitated by the Housing Element Update would be consistent with the 2017 Clean Air Plan with the implementation of MM AIR-1a and -1b, and impacts would be less than significant after mitigation.

Cumulative Criteria Pollutant Emissions Impacts

The Housing Element Update FEIR indicated that future development facilitated by the Housing Element Update would result in short-term construction-related criteria pollutant emissions that have the potential to

have an adverse effect on air quality. As the SFBAAB is currently designated as a nonattainment area for PM, and considering that the BAAQMD's recommended significance threshold for construction fugitive dust is binary—meaning if a project includes dust control BMPs then construction fugitive dust emissions would be less than significant, but if a project does not explicitly include dust control BMPs then construction fugitive dust emissions would be potentially significant—MM AIR-1a would be required to ensure that individual development projects facilitated by the Housing Element Update would result in less than significant construction fugitive dust impacts. As previously discussed in Impact III(a), by complying with the AQP and implementation of MM AIR-1a and -1b, operational related criteria pollutant emissions would not have an adverse effect on air quality.

Therefore, the Housing Element Update FEIR concluded that, with the implementation of MM AIR-1a and 1b, a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard would not occur and impacts would be less than significant.

Proposed Project Analysis and Conclusion

According to the AQ/GHG Assessment, the Bay Area is considered a non-attainment area for ground-level ozone (O_3) and particulate matter 2.5 microns in diameter ($PM_{2.5}$) under both the national ambient air quality standard (NAAQS) and the California ambient air quality standard (CAAQS). The area is also considered non-attainment for PM_{10} under the CAAQS, but not the NAAQS. The area has attained both State and federal ambient air quality standards (AAQS) for carbon monoxide (CO). As part of an effort to attain and maintain AAQS for ozone (O_3), $PM_{2.5}$, and PM_{10}, BAAQMD has established thresholds of significance for these air pollutants and their precursors. The O_3 precursor pollutant thresholds are for reactive organic gases (ROG) and nitrous oxides (NO_X), while PM_{10} and $PM_{2.5}$ have specific thresholds. The thresholds apply to both construction period emissions and operational period emissions.

All development projects within the jurisdiction of the BAAQMD are required to implement BAAQMD's Basic Construction Mitigation Measures (BCMMs). The City's standard procedure is to include compliance with the BAAQMD BCMMs through MM AIR-1a or as Conditions of Approval, including the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a six- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's BCMMs listed above for the project's construction activities would help to minimize construction-related fugitive dust emissions to a less-than-significant level. In addition, the proposed project would be required to comply with the provisions of Chapter 9.21, Construction and Demolition Debris, of the City's Municipal Code, which would be ensured through preparation and approval of a waste management plan (WMP). The WMP would include project information, the hauling and disposal method, and the estimated quantities of materials to be salvaged and/or disposed.

In addition, the AQ/GHG Assessment used the California Emissions Estimator Model (CalEEMod) Version 2022 to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions, as well as operational emissions. The project land use types and size were input to CalEEMod, as well as operational year, traffic information, and other

factors. As shown in Table 3 and Table 4 of the AQ/GHG Assessment, reproduced as Table 1 and Table 2 below, the proposed project would result in maximum unmitigated criteria air pollutant emissions below the applicable thresholds of significance during both construction and operation. As such, the proposed project would not result in a significant air quality impact during construction or operation, and impacts related to such were adequately addressed in the City's Housing Element Update FEIR.

Table 1
Construction Period Emissions

Year	ROG	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Construction Emissions Total (Tons)				
2027	0.13	1.18	0.05	0.04
2028	0.95	0.31	0.01	0.01
Average Daily Construction Emissions (pounds/day)				
2027 (191 construction workdays)	1.41	12.32	0.48	0.44
2028 (67 construction workdays)	28.25	9.33	0.31	0.28
BAAQMD Thresholds (pounds/day)	54	54	82	54
Exceeds threshold?	**No**	**No**	**No**	**No**
Source: I&R, November 15, 2024.				

Table 2
Operational Period Emissions

Scenario	ROG	NO_X	PM_{10}	$PM_{2.5}$
2029 Project Operational Emissions (tons/year)	0.74	0.12	0.29	0.08
BAAQMD Thresholds (tons/year)	10	10	15	10
Exceeds threshold?	**No**	**No**	**No**	**No**
2029 Project Operational Emissions (lbs/day)	4.04	0.66	1.61	0.42
BAAQMD Thresholds (lbs/day)	54	54	82	54
Exceeds threshold?	**No**	**No**	**No**	**No**
Source: I&R, November 15, 2024.				

Based on the above, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project construction or operation, and impacts related to such were adequately addressed in the City's Housing Element Update FEIR.

c) Sensitive Receptors Exposure to Toxic Air Contaminant Concentrations

Would the project: *Expose sensitive receptors to substantial pollutant concentrations?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could expose sensitive receptors to substantial pollutant concentrations.

Within the SFBAAB, localized risks are primarily associated with exposure to toxic air contaminants (TACs) and $PM_{2.5}$ emissions. Although it is not anticipated that development consistent with the Housing Element Update would include any new, large stationary sources of emissions, it would result in new sensitive receptors (primarily residential receptors) near existing sources of emissions. The BAAQMD Guidelines recommend a Community Risk Reduction Plan (CRRP) that would bring TAC and $PM_{2.5}$ concentrations in the SFBAAB down to acceptable levels as identified by the local jurisdiction and approved by BAAQMD.

Plan Land Use Diagram Special Overlay Zones

The Housing Element Update FEIR concluded that, consistent with BAAQMD's CEQA Air Quality Guidelines, the Housing Element Update would not result in a significant community risk and hazard impact if the land use diagram identifies special overlay zones around existing and planned sources of TACs and $PM_{2.5}$, including special overlay zones of at least 500 feet on each side of all freeways and high-volume roadways, and the plan identifies goals, policies, and objectives to minimize potentially adverse impacts. Compliance with goals, policies, and programs included as part of the General Plan would ensure these zones and overlays are implemented. For potential sites for rezoning that would be located within siting distances recommended by the BAAQMD and ARB, currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City as the lead agency, MM AIR-1b is required, which would require the preparation a site-specific HRA and to mitigate potential risk to potential new sensitive receptors to less than significant levels. Furthermore, future development projects consistent with the Housing Element Update would need to demonstrate compliance with the strategies included in the CAP 2.0, including measures that have air quality benefits, such as sustainable design, energy conservation, and strategies to reduce VMT.

Goals, Policies, and Objectives for Reducing Impacts

A proposed plan must identify goals, policies, and objectives to minimize potential impacts and create overlay zones around sources of TACs, $PM_{2.5}$, and hazards to be considered to result in less than significant impacts related to exposing sensitive receptors to substantial pollutant concentrations. The General Plan (which would include the Housing Element Update, once adopted) contains several policies and programs that aim to reduce the potential growth of vehicle use through encouraging the use of alternative

modes of transportation, monitoring and improving existing sources of TACs throughout the City and reducing overall health impacts related to air quality in general.

Furthermore, for project sites that would be located within siting distances recommended by the BAAQMD and ARB, currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City of Pleasanton as the lead agency, MM AIR-1b requires the preparation of a site-specific HRA and to mitigate potential risk to potential new sensitive receptors to less than significant levels. Adherence to the policies and programs of the General Plan would ensure compliance with existing BAAQMD policies to ensure the reduction of sensitive receptors exposure to toxic air contaminant. The Housing Element Update FEIR concluded that with the implementation of MM AIR-1b, sensitive receptors would not be exposed to substantial pollutant concentrations, and impacts would be less than significant.

Proposed Project Analysis and Conclusion

According to the AQ/GHG Assessment, the primary health risk impact issues associated with construction projects are cancer risks associated with diesel particulate matter (DPM), which is a known TAC, and exposure to high ambient concentrations of dust (i.e., $PM_{2.5}$). Major sources of TACs include, but are not limited to, freeways, high traffic roads, distribution centers, and rail yards. Because DPM is identified as a TAC, 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 project does not include any operations that would be considered a substantial source of TACs, such as the aforementioned distribution centers or facilities attracting heavy and constant diesel vehicle traffic. Accordingly, operations of the proposed project would not expose the nearby sensitive receptors to excess concentrations of TACs. However, short-term, construction-related activities could result in the generation of TACs from on-road haul trucks and off-road equipment exhaust emissions. Although DPM emissions from on-road haul trucks would be widely dispersed throughout the project site and surrounding vicinity as haul trucks move goods and material to and from the site, exhaust from off-road equipment would primarily occur within the project site.

Nonetheless, due to the proximity of the proposed construction area to the nearest sensitive receptors to the east, the AQ/GHG Assessment included a HRA evaluating the potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$. The HRA included dispersion modeling to predict the off-site concentrations resulting from project construction and estimated lifetime cancer risks and non-cancer health effects. The dispersion modeling was conducted with the American Meteorological Society/Environmental Protection Agency (AMS/EPA) Regulatory Model (AERMOD), the BAAQMD-recommended model for use in health risk assessment modeling.

According to BAAQMD, an impact associated with TACs would occur if the aggregate total of all past, present, and foreseeable future sources within a 1,000-foot radius from the fence line of a source, or from the location of a receptor, plus the contribution from the project, would exceed the following:

- An increase in cancer risk levels (from all local sources) of more than 100 persons in one million;
- An annual average $PM_{2.5}$ concentration (from all local sources) of 0.3 micrograms per cubic meter ($\mu g/m^3$) or greater.
- An increase in non-cancer hazard index threshold of 1.0.

According to the AQ/GHG Assessment and as shown in Table 6 therein (recreated as Table 3 below), project-generated DPM emissions would result in an increased cancer risk of 8.07 chances in one million at the maximally exposed individual (MEI), increased annual $PM_{2.5}$ generation of 0.09 $\mu g/m^3$ for $PM_{2.5}$, and a non-cancer chronic risk hazard index of 0.01. All three of the foregoing results are below the applicable thresholds of significance. Similarly, the cumulative cancer risk, PM concentration, and hazard index would not exceed BAAQMD project-level thresholds of significance. Therefore, development of the proposed project would not result in the exposure of nearby sensitive receptors to TAC-related health risks.

Based on the above, the proposed project would not result in any peculiar effects, and further CEQA review would not be required.

Table 3
Construction Risk Impacts at the Off-Site MEI

Scenario	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts			
Project Construction	8.07 (infant)	0.09	0.01
BAAQMD Single-Source Threshold	10	0.3	1.0
Exceeds threshold?	**No**	**No**	**No**
Cumulative Impacts			
Cumulative Roadways	2.12	0.13	0.01
Cumulative Total	10.19	0.22	0.02
BAAQMD Cumulative Source Threshold	100	0.8	10
Exceeds threshold?	**No**	**No**	**No**
Source: I&R, November 15, 2024.			

d) Objectionable Odors Exposure

Would the project: *Result in other emissions (such as those leading to odors or) adversely affecting a substantial number of people?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicted that the Housing Element Update would facilitate future development of sensitive receptors within the identified screening distances of existing odor sources such as the Dublin-San Ramon Wastewater Treatment Plan, the Pleasanton Garbage Service Transfer Station, various coffee roasters, and Vulcan Materials. Vulcan Materials is located approximately 1.5 miles east of Site 21a and b (Kiewit) and 20 (Boulder Court) and 1 mile north of Site 27 (PUSD-Vineyard).

The Housing Element Update FEIR concluded compliance with applicable regulations in the General Plan and applicable BAAQMD rules and regulations would minimize odor emissions from adversely affecting a substantial number of people within the City and impacts would be less than significant.

Proposed Project Analysis and Conclusion

Emissions, such as those leading to odors, have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emissions of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Pursuant to the BAAQMD CEQA Guidelines, 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, quantification of significant odor impacts is relatively difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants (WWTPs), landfills, and composting facilities. The proposed project would not introduce any such land uses.

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes. Such odors could be found to be objectionable. However, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people.

In addition, the BAAQMD rules and regulations would act to reduce construction-related dust, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, the project site would not include any exposed topsoil. Thus, project operations would not include any substantial sources of dust.

As discussed in the AQ/GHG Assessment, the existing quarry is located opposite Vineyard Avenue and extends well to the north. The quarry contains multiple stationary sources of dust and particulate matter, such as the CEMEX Pleasanton Concrete Plant and Granite Construction. However, the project site is located at least 1,000 feet from the edge of the quarry. According to the AQ/GHG Assessment, the major sources of emissions (such as crushing, pulverizing, and transporting equipment) are located at even further distances in the northern portions of the quarry, thereby increasing the distance between the source of emissions and the proposed sensitive

receptors. Finally, according to the AQ/GHG Assessment, the wind through the area predominantly towards the east-southeast, away from the site and sensitive receptors. As a result, the quarry operations are not anticipated to result in any substantial odors or dust emissions at the project site.

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. Furthermore, given that the proposed project is consistent with the type of residential development anticipated for the site, emissions associated with construction and operation of the proposed project have been anticipated and analyzed in the Housing Element Update FEIR. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

Conclusion

With regards to Air Quality, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. MM AIR-1a and MM AIR-1b from the Housing Element Update FEIR would be required and would reduce potential impacts to below a level of significance consistent with the analysis is the Housing Element Update FEIR.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

MM AIR-1a Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of

Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant documented pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

MM AIR-1b The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to toxic air contaminants (TACs). For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day

Indoor Air Quality: In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:

(a) locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);
(b) incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;

(c) install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of minimum efficiency reporting values (MERV) 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either high-efficiency particulate air [HEPA] filters or ASHRAE 85 percent supply filters);
(d) retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
(e) install indoor air quality monitoring in buildings; and
(f) applicants shall maintain ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners' with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval.

For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as

Conditions of Approval prior to issuance of grading permit or building permit, whichever is sooner.

Outdoor Air Quality: Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

Mitigation Measures for the Proposed Project

Implement MM AIR-1a and MM AIR-1b. As discussed above, an HRA, as required by MM AIR-1b, has already been prepared for the proposed project.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
IV. Biological Resources *Would the project:*					
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 United States Fish and Wildlife Service?	Less than significant impact with mitigation incorporated	No	No	No	No
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 United States Fish and Wildlife Service?	Less than significant impact with mitigation incorporated	No	No	No	No
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	Less than significant with mitigation incorporated	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
interruption, or other means?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	Less than significant impact with mitigation incorporated	No	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact	No	No	No	No
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?	No impact	No	No	No	No

The project site is undeveloped and includes grasses and forbs that are regularly disked, shrubs, and 10 on-site trees. The following project-specific discussions are based primarily on a Biological Resources Analysis (BRA) prepared for the proposed project by Integral Consulting, Inc., consistent with MM BIO-1 (see Appendix B),[6] as well as a Tree Inventory Report prepared for the proposed project by Horticultural Associates (see Appendix C).[7]

[6] Integral Consulting, Inc. *Vineyard Site Biological Resource Analysis.* August 2024.
[7] Horticultural Associates. *Tree Inventory Report, Vineyard Avenue, Pleasanton, CA.* September 13, 2024.

The BRA included a review of the following sources:

- California Natural Diversity Database (CNDDB) RareFind 5;
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (CNPS Inventory);
- iNaturalist;
- Bumble Bee Watch; and
- Other existing literature.

The CNDDB query was intended to establish the potential for all special-status species with known occurrences within three miles of the project site. A query of the CNPS Inventory was conducted for special-status species known to occur the U.S. Geological Survey (USGS) 7.5-minute quadrangle that includes the project site to determine additional special-status plant species with the potential to occur on-site. The BRA also included on-site surveys to determine the location and extent of potential waters of the U.S., as well as to conduct site observations related to potential wildlife habitat and sensitive natural communities. The project site was initially surveyed on December 15 and 19, 2023. Additional surveys were conducted as part of the BRA on April 4, July 10, and December 5, 2024.

a) Special-status Species

Would the project: *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 United States Fish and Wildlife Service?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated the likelihood of encountering special-status species on the potential sites for rezoning is low given the built out nature of the majority of the sites, significant impacts on special-status plant species associated with individual subsequent projects consistent with the Housing Element Update could include the direct loss of individual plants and of habitat areas associated with these special-status plant species. However, several of the sites, including Sites 1 (Lester), 3 (PUSD-Donlon), 14 (St. Elizabeth Seton), 21a and b (Kiewit), 22 (Merritt), 26 (St. Augustine), 27 (PUSD-Vineyard), 29 (Oracle) and portions of Site 24 (Sonoma Drive), are not built out.

Indirect impacts to special-status plant species could include habitat degradation because of impacts to water quantity and quality. Subsequent development consistent with the Housing Element Update could result in

indirect/indirect loss or indirect disturbance of special-status plant or animal species or their habitats.

The General Plan includes policies and programs specifically designed to address potential impacts on special-status species. Because Site 27 (PUSD-Vineyard) is within the Vineyard Avenue Corridor Specific Plan, it would be required to comply with applicable policies and programs, including those related to California tiger salamander. Additionally, special-status species receive protection from various federal and State laws and regulations, including the Endangered Species Act and California Endangered Species Act (CESA).

The United States Fish and Wildlife Service (USFWS) generally requires a permit under Section 10 of the Endangered Species Act for incidental take of federally listed species from development activities. The California Department of Fish and Wildlife (CDFW) generally requires a CESA Section 2081(b) permit for incidental take of State-listed species from development activities. Compliance with the federal and State endangered species acts, as well as implementation of the General Plan and specific plan goals, policies, and programs discussed previously would reduce potential direct and indirect impacts on special-status species within the potential sites for rezoning. Nonetheless, the potential for impacts to special-status species, migratory birds, or nesting birds remains potentially significant, requiring implementation of MM BIO-1, which requires a qualified Biologist to prepare a project-specific Biological Resources Analysis prior to the issuance of grading permits.

The Housing Element Update FEIR concluded that, with regulatory compliance and implementation of MM BIO-1, development consistent with the Housing Element Update would not result in significant adverse effects to special-status species and impacts would be less than significant.

Proposed Project Analysis and Conclusion

According to the BRA, a total of 13 special-status plant species are known to occur in the vicinity of the Project site. Such species include the lesser saltscale, alkali milk-vetch, crownscale, brittlescale, Congdon's tarplant, palmate-bracted bird's beak, San Joaquin spearscale, Ferris' goldfields, prostrate vernal pool navarretia, hairless popcornflower, long-styled sand-spurrey, saline clover, and caper-fruited tropidocarpum. All 13 of the foregoing special-status plant species require specialized habitats, including, but not limited to, vernal pools, wetlands, alkaline and/or clay soils, coastal scrub, marshes, and swamps. Such habitats do not occur within the project

site's grassland vegetation communities. Therefore, special-status plant species are not anticipated to occur on-site, and development of the proposed project would result in a less-than-significant impact related to special-status plant species.

According to the BRA, a total of nine special-status wildlife species are known to occur in the vicinity of the project site, including tricolored blackbird, California tiger salamander (central California Distinct Population Segment [DPS]), pallid bat, burrowing owl, Crotch's bumble bee, western bumble bee, Townsend's big-eared bat, American peregrine falcon, and California red-legged frog. Six of the nine foregoing species require specialized habitats that do not occur on-site, including cliffs and large trees, marshes and wetlands, caves or hollow trees, and open grasslands with nectar sources. With respect to the California red-legged frog (*Rana draytonii*) (CRLF), the closest CNDDB and iNaturalist records occur 2.3 miles from the project site. According to the BRA, the generally accepted dispersal range for CRLF is approximately two miles, which places the project site outside of the dispersal range for the locally extant CRLF population. While technically potentially suitable CRLF upland dispersal habitat occurs on-site, the species is not expected to occur due to excessive distance. Therefore, the BRA concluded that the only special-status wildlife species with the potential to occur on-site include burrowing owl and California tiger salamander.

According to the BRA, active ground squirrel colonies occur throughout the project site. The open grassland and on-site ground squirrel burrows could provide the necessary nesting habitat for the species, which is known to occur in the vicinity of the site. Therefore, the BRA concluded that the project site could support breeding burrowing owls. Development of the proposed project could therefore have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl, and a significant impact could occur.

With respect to California tiger salamander, the BRA establishes that the project site provides suitable upland dispersal habitat for any individuals of the species within dispersal proximity of suitable breeding habitat. According to the CNDDB query conducted for the site, a suitable breeding pond was reported in 1992 within the Shadow Cliffs Regional Recreation Area (CNDDB Occurrence No. 530). However, the exact location of the pond was not recorded and the record is considered potentially extirpated. Furthermore, according to the BRA, California tiger salamander breeding records do not occur within the generally accepted dispersal range for the species (1.3

miles). A freshwater pond that could provide suitable breeding habitat is documented within 1.3 miles of the project site, and several CNDDB records for juvenile and adult members of the species dispersing also occur within that range. The closest record for dispersing adult California tiger salamanders occurs approximately 0.5-mile from the project site on Vineyard Avenue (CNDDB Occurrence No. 169). As such, the project site provides potentially suitable upland dispersal habitat for California tiger salamander. Development of the proposed project could, therefore, have a substantial adverse effect, either directly or through habitat modifications, on California tiger salamander, and a significant impact could occur.

The BRA also notes that the project site could provide suitable nesting habitat for a variety of nesting birds and raptors, which are protected by the Migratory Bird Treaty Act (MBTA). Nests were not observed on-site during the surveys conducted as part of the BRA; however, the potential for protected bird species to nest within the project site during future nesting seasons cannot be completely eliminated. Therefore, development of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on protected bird species, and a significant impact could occur.

MM BIO-1, as presented in the Housing Element Update FEIR, requires that development projects prepare a BRA that includes site-specific measures to reduce potential impacts to a less-than-significant level. Consistent with MM BIO-1, the BRA prepared for the proposed project includes site-specific measures to address burrowing owl, California tiger salamander, and nesting birds and raptors. The City of Pleasanton would require the proposed project to comply with the site-specific measures within the BRA as a Condition of Approval. Additionally, the proposed project would be required as a Condition of Approval to preserve an equivalent amount of California tiger salamander upland dispersal habitat by mitigation C-2 of the Vineyard Avenue Corridor Specific Plan.

Based on the above, potential impacts to special-status species associated with the proposed project were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review.

b, c) Sensitive Natural Communities or Riparian Habitat and State or Federally Protected Waters and Wetlands

Would the project: *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 United States Fish and Wildlife Service? or*

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?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated the Planning Area is likely to contain sensitive communities (e.g., oak woodlands and riparian habitat). Based on the generalized habitats presented in Exhibit 3.3-1 of the Housing Element Update Draft EIR, Site 1 (Lester) may contain undisturbed oak woodland habitat, which has the potential to provide habitat for many special-status species. Therefore, development consistent with the Housing Element Update could result in direct or indirect effects on riparian habitat and other sensitive communities because of project construction.

The Housing Element Update FEIR concluded future development consistent with the Housing Element Update would be required to comply with adopted State, federal, and local regulations for the protection of riparian habitat and other sensitive natural communities. These include the Clean Water Act's regulations of some sensitive natural communities and aquatic habitats qualifying as protected wetlands or jurisdictional waters, CDFW's "Streambed Alteration Agreement," and the General Plan's goals, policies, and programs protecting riparian habitat and other sensitive natural communities. Nonetheless, the potential for impacts to sensitive natural communities or riparian habitat remains potentially significant, requiring implementation of MM BIO-1, which requires a qualified Biologist prepare a project-specific Biological Resources Analysis prior to the issuance of grading permits.

Implementation of these goals, policies, programs, requirements, and MM BIO-1 would reduce potential impacts to less than significant. Therefore, the Housing Element Update FEIR concluded future development consistent with the Housing Element Update would not result in significant adverse effects to riparian habitat or other sensitive natural communities, and impacts would be less than significant.

The Housing Element Update FEIR indicated that wetlands are found throughout the Planning Area and could be within the potential sites for rezoning. Therefore, individual development projects consistent with the Housing Element Update could result in impacts to State and federally protected waters and wetlands.

Although subsequent projects may impact protected wetlands, the regulatory process that is established through Section 404 of the Clean Water Act (CWA) would ensure that there is "no net loss" of protected wetlands. Section 401 of the CWA (33 USC § 1341) requires an applicant who is seeking a 404 permit to also obtain a water quality certification from the Regional Water Quality Control Board (RWQCB), which must indicate that the proposed fill is consistent with the standards set forth by the State and confirm that any discharge into regulated wetlands comply with applicable water quality standards. In addition to the regulations discussed above, because Site 27 (PUSD-Vineyard) is within the Vineyard Avenue Corridor Specific Plan Area, development of this site would also be required to adhere to the requirements in the Vineyard Avenue Corridor Specific Plan.

Compliance with these goals, policies, programs, and State and federal requirements would reduce impacts; however, the potential for impacts to State or federally protected waters and wetlands remains potentially significant. Accordingly, prior to the issuance of grading permits, a qualified Biologist/wetland regulatory specialist would conduct a site investigation and assessment for projects on sites where potentially jurisdictional wetlands or waterways are present. MM BIO-1 further requires that if a feature is found to be jurisdictional or potentially jurisdictional that the applicant would be required, prior to disturbance of the feature, to comply with the appropriate permitting process of each agency claiming jurisdiction.

The Housing Element Update FEIR concluded that with mandatory regulatory compliance and implementation of MM BIO-1, future development projects consistent with the Housing Element Update would have less than significant adverse effects related to federally protected wetlands, waters of the United States, or waters of the State.

Proposed Project Analysis and Conclusion

As discussed in Section 3.3 of the BRA prepared for the proposed project, the project site does not contain any wetlands or aquatic features. Therefore, the proposed project would not result in adverse impacts upon sensitive natural communities, and impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected

wetlands were adequately addressed in the Housing Element Update FEIR. The proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.

d) Fish and Wildlife Movement Corridors

Would the project: *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated some of the potential sites for rezoning may contain wildlife movement corridors. Therefore, future development consistent with the Housing Element Update could result in impacts to wildlife movement corridors or nursery sites and also has the potential to interfere with the movement of native resident migratory fish or wildlife species.

Future development consistent with the Housing Element Update would be required to comply with adopted State, federal, and local regulations for the protection of fish and wildlife movement corridors in addition to the goals, policies, and programs related to fish and wildlife movement corridors in the General Plan. Compliance with these goals, policies, programs, and State and federal requirements would reduce impacts; however, the potential for impacts to fish and wildlife movement corridors remains potentially significant, and would require the implementation of MM BIO-1, which requires that focused surveys be conducted to determine whether special-status species, nesting birds, or migratory birds occur on a given project site, and that potential impacts to special-status species be avoided and minimized. MM BIO-1 also requires that a site investigation and assessment be conducted for projects on sites where potentially jurisdictional wetlands or waterways are present, and compliance with the appropriate permitting process of each agency claiming jurisdiction prior to disturbance of the feature would also protect wildlife movement corridors.

Therefore, the Housing Element Update FEIR concluded that with mandatory regulatory compliance and implementation of MM BIO-1, future development consistent with the Housing Element Update would not result in significant adverse effects to wildlife corridors or native wildlife nursery sites, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, eliminate a plant or

animal community, or substantially reduce the number or restrict the range of a species and impacts would be less than significant.

Proposed Project Analysis and Conclusion

A wildlife corridor is a portion of land that adjoins two or more larger areas of similar natural environment, often connecting wildlife populations separated by natural or created activities, disturbances, or structures. Wildlife corridors are used for the dispersal and migration of wildlife, allowing for genetic exchange, population growth, access to suitable habitat, and the reduction of habitat fragmentation. A nursery site is an area where juvenile wildlife species occur at higher densities, avoid predation more successfully, and/or grow faster than in a different habitat.

While the on-site trees provide marginal resting and roosting habitat for bird species, the site is regularly disturbed, surrounded on three sides by existing development, and does not offer the necessary protection or resources required to be considered a wildlife corridor or nursery site. As previously discussed, the project site does not include aquatic resources that could be used as movement corridors by aquatic species.

Based on the above, 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 Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

e) Local Biological Resources Policies/Ordinances Consistency

Would the project: *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that Heritage Trees are located throughout the Planning Area and could be within the potential sites for rezoning. Therefore, development within the potential sites for rezoning could impact Heritage Trees, resulting in conflicts with local policies or ordinances protecting biological resources.

Future development consistent with the Housing Element Update would be subject to all applicable local policies and regulations related to the protection of biological resources, including the City's Tree Preservation Ordinance (Chapter 17.16 of the Municipal Code), which would protect

Heritage Trees by requiring a tree survey plan or tree report be prepared by a certified arborist at the discretion of the City's Community Development Director. The Housing Element Update FEIR concluded that compliance with applicable goals, policies, programs, and State and federal requirements would reduce impacts to less than significant.

Proposed Project Analysis and Conclusion

Section 17.16.010 (Permit–Required) of the City's Municipal Code requires the approval of a tree removal permit prior to the removal of any heritage trees, defined in part as any single-trunked tree with a trunk circumference of 55 inches or more measures at 4.5 feet above ground level; any multi-trunked tree of which the two large trunks have a circumference of 55 inches or more measures at 4.5 feet above ground level; or any tree 35 feet or more in height.

A Tree Inventory Report was prepared for the proposed project by Horticultural Associates (see Appendix C),[8] as well as an additional Addendum to the original Tree Inventory Report (see Appendix D).[9] The Tree Inventory Report evaluated all 10 on-site trees, which are comprised of three olive trees (*Olea europaea*) and seven black walnut trees (*Juglans nigra*). The olive trees are part of entry landscaping, while the black walnuts are remnants of past agricultural activities in the surrounding area. According to the Tree Inventory Report Addendum, four of the existing trees are considered heritage trees and are protected under the City's Municipal Code. However, as discussed in the Tree Inventory Report Addendum, all on-site trees can be preserved.

Pursuant 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. […]" In the case of the proposed project, if on-site trees required removal, the proposed project would be required to comply with Chapter 17.16 of the Municipal Code. Compliance with the City's tree ordinance would substantially mitigate effects related to the removal of on-

[8] Horticultural Associates. *Tree Inventory Report, Vineyard Avenue, Pleasanton, CA.* September 13, 2024.

[9] Horticultural Associates. *Addendum to Tree Inventory Report.* November 23, 2024.

site trees by requiring the approval of a tree removal permit if any trees require removal, and the preservation and protection of trees whenever feasible.

Based on the above, impacts related to conflicting with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

f) Habitat/Natural Community Conservation Plan Consistency

Would the project: *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated none of the potential sites for rezoning are within any Habitat Community Plan (HCP), natural community conservation plan, or other approved HCP.

All of the potential sites for rezoning are within the boundaries of the East Alameda County Conservation Strategy (EACCS); however, the EACCS is not considered an HCP. The EACCS is intended to provide guidance during the project planning and permitting process to ensure that impacts are offset in a biologically effective manner. Individual development projects would be required to comply with the EACCS, which would be confirmed during each project's approval process. As such, there would be no conflicts with any HCP or natural community conservation plan and the Housing Element Update FEIR concluded there would be no impact.

Proposed Project Analysis and Conclusion

The City of Pleasanton is not subject to any currently adopted HCP or Natural Community Conservation Plan (NCCP). Therefore, impacts related to conflicting with an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Biological Resources, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. MM BIO-1 from the Housing Element Update FEIR, would be required and would reduce potential impacts to below a level of significance consistent with the analysis is the Housing Element Update FEIR.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

MM BIO-1 Biological Resource Assessment

Prior to the approval of any site-specific entitlement, applicants or sponsors of projects on sites where potential special-status species, migratory birds, or nesting birds are determined to be present by a qualified Biologist, then the applicants or sponsors of projects shall retain a qualified Biologist and/or Wetland Regulatory Specialist to prepare a Biological Resource Assessment (BRA).

The BRA shall include a project-specific analysis of potential impacts on all biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities, protected waters and wetlands (analyze project-specific compliance with Clean Water Act [CWA], Porter-Cologne Water Quality Act, and Fish and Game Code, as applicable), wildlife corridors and nursery sites. The BRA shall develop and define prescriptive and site-specific measures reducing potential impacts to a less than significant level. These measures shall be included as conditions of approval for the project and be incorporated into building and grading permits issued for demolition and construction. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the water feature.

The project applicant or sponsor shall ensure that, if development of habitat occupied by special-status species, migratory or nesting birds must occur as determined by a qualified Biologist and/or Wetland Regulatory Specialist, species impacts shall be avoided or minimized, and, if required by a regulatory agency or the CEQA process, loss of wildlife habitat or individual plants shall be fully compensated on a site. If on-site mitigation is not feasible in the City's or regulatory agency's discretion, it shall occur within the City of Pleasanton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitat.

Mitigation Measures for the Proposed Project

Implement MM BIO-1. It should be noted that a BRA has been prepared for the proposed project consistent with MM BIO-1. The proposed project would be required by the City to comply with all recommendations set forth therein.

Additionally, the proposed project would be required to preserve an equivalent amount of California tiger salamander upland dispersal habitat pursuant to mitigation C-2 of the Vineyard Avenue Corridor Specific Plan.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
V. Cultural and Tribal Cultural Resources *Would the project:*					
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?	Less than significant impact	No	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact	No	No	No	No
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact	No	No	No	No
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:					
d) 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), or	Less than significant impact	No	No	No	No
e) A resource determined by the lead agency, in its discretion and supported by substantial	Less than significant impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.					

a-c) Historical Resources, Archaeological Resources, and Burial Sites

Would the project: *a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?*

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? or

c) Disturb any human remains, including those interred outside of formal cemeteries?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update would result in additional development throughout the City. Many of the potential sites for rezoning contain existing commercial or residential buildings, which could potentially be historic resources. Therefore, subsequent development consistent with the Housing Element Update could affect known historic resources or previously unidentified or undesignated resources.

As the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the policies and programs of the General Plan and Municipal Code related to the protection of historical resources.

With respect to Site 27 (PUSD-Vineyard), the Vineyard Avenue Corridor Specific Plan includes policies related to conservation and protection of historical resources. The Housing Element Update FEIR notes that Site 25 (PUSD-District) is located just south of a historic neighborhood, and compliance with applicable current federal, State, and local laws as well as

the goals, policies, and programs included in the General Plan would reduce any potential impacts to the resources surrounding Site 25. Lastly, individual development projects that propose to alter a building or structure greater than 45 years of age at the time an application is deemed complete would be required to undergo project-specific environmental review in compliance with CEQA Guidelines Section 15064.5 to determine whether the building or structure may be a historic resource, and take appropriate action such as requiring additional site-specific or project-specific measures to reduce any potential impacts.

Therefore, the Housing Element Update FEIR concluded that compliance with applicable federal, State, and local laws would ensure that future development consistent with the Housing Element Update would not have the potential to eliminate important examples of major periods of California history or prehistory or cause a substantial adverse change in the significance of a designated historical resource or otherwise result in significant adverse effects to historical resources and impacts would be less than significant.

As described in the General Plan, Conservation and Open Space Element, areas of Pleasanton have been surveyed for archaeological resources, and several known archaeological resource sites are located within the City. According to a review of available records by the Northwest Information Center (NWIC), there are several recorded and reported prehistoric and historic archaeological sites in the City, and undiscovered archaeological sites could also exist within the potential sites for rezoning. The Housing Element Update FEIR indicated that development consistent with the Housing Element Update would result in additional development throughout the City and could therefore affect known archaeological resources or previously unidentified or undesignated archaeological resources.

Based on previous cultural resources surveys, it is anticipated that the valley portions of the City have a low sensitivity for prehistoric sites, except along drainages. However, the hills to the west and south, especially around springs and creeks, are anticipated to have a relatively high sensitivity for the presence of prehistoric sites.[10] Most of the potential sites for rezoning are in the valley area, on parcels that have been previously disturbed with development. However, Sites 1 (Lester), 22 (Merritt), and 27 (PUSD-Vineyard)

[10] City of Pleasanton. 2011. *City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings Draft Supplemental Environmental Impact Report*. September.

may have only been minimally disturbed in the past and are located outside of the valley area.

The Housing Element Update FEIR further concluded that compliance with applicable current federal, State, and local laws as well as goals, policies, and programs in the General Plan and Vineyard Avenue Corridor Specific Plan, along with the applicable regulations of the Municipal Code would ensure that future development projects are appropriately reviewed and designed in terms of potential impacts to archaeological resources. Consistent with the General Plan policies and programs, individual development projects would be required to undergo project-specific environmental review, which may require additional site-specific or project-specific measures to reduce any potential impacts and ensure that impacts remain less than significant.

The Housing Element Update FEIR indicated that excavation and construction activities consistent with the Housing Element Update may uncover human remains that may not be marked in formal burial locations. Therefore, new development could result in a potentially significant impact on human remains, including those outside of formal cemeteries.

The Housing Element Update FEIR concluded that compliance with applicable goals, policies, and programs in the General Plan and the Vineyard Avenue Corridor Specific Plan, as well as compliance with applicable current State, federal and local regulations, including Public Resources Code 5097 and CEQA Guidelines Section 15064.5(d)—Effects on Human Remains, Health and Safety Code Section 7050.5, would ensure that future development consistent with the Housing Element Update would not result in significant adverse effects to human remains. Therefore, the Housing Element Update FEIR concluded the impacts would be less than significant.

Proposed Project Analysis and Conclusion

Historical resources are features that are associated with the lives of historically important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. Historical properties within the Downtown area of the City of Pleasanton are summarized in Table 3.12-1 of

the General Plan EIR. The General Plan EIR does not identify any known historical resources on or adjacent to the project site.

A Cultural Resource Inventory was prepared for the proposed project by Archaeological Resource Service.[11] As part of the Cultural Resource Inventory, a literature search was conducted using information on file at the NWIC of the California Historic Resources Information System (CHRIS). Based on the results of the project-specific CHRIS search, at least 20 cultural resource studies have been previously conducted within a 0.5-mile of the project site. One study from 1998 studied the 380-acre Vineyard Avenue Corridor Specific Plan project area, which includes the project site. According to the Cultural Resource Inventory, neither prehistoric nor historic-era materials and/or sites were identified. Three historic ancillary buildings occur within a 0.5-mile of the project site; however, as discussed throughout this Consistency Checklist, the project site is undeveloped and does not contain historic buildings. As the three historic ancillary buildings are located off-site, the buildings would not be affected by development of the proposed project. Based on the results of the records search of the CHRIS, known historic or archaeological resources have not been identified on or adjacent to the project site. According to the Cultural Resource Inventory prepared for the proposed project, although the age and structure of on-site soil deposits would suggest a reasonable likelihood of buried archaeological resources, the project site has been subject to disturbance over several decades. As such, if subsurface cultural resources were present within the site, the Cultural Resource Inventory concluded that they would exist in a disturbed state. Therefore, development of the proposed project is not anticipated to impact unrecorded cultural resources.

As previously discussed, pursuant 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. […]" Compliance with applicable State and local regulations, including requirements related to stopping work upon discovery of cultural resources as established by the Vineyard Avenue Corridor Specific Plan, would ensure

[11] Archaeological Resource Service. *Cultural Resource Inventory.* April 15, 2024.

that any previously unknown archeological and historic resources discovered on-site, including human remains, would not be adversely impacted.

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 Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d, e) Listed or Eligible Tribal Cultural Resources and Lead Agency Determined Tribal Cultural Resources

Would the project:

d) 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 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)? or

e) 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 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?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could affect known or previously unidentified Tribal Cultural Resources (TCRs). Therefore, potential unidentified eligible TCRs could be adversely affected by development consistent with the Housing Element Update, resulting in a potentially significant impact.

However, the Housing Element Update FEIR concluded that the implementation of policies and programs in the General Plan, Municipal Code, Vineyard Avenue Corridor Specific Plan, as well as compliance with

applicable current State, federal and local regulations, including, but not limited to Senate Bill (SB) 18 and Assembly Bill (AB) 52, would reduce potential impacts to existing or undiscovered eligible TCRs within the potential sites for housing to less than significant.

The Housing Element Update FEIR further indicated that the City, in its capacity as lead agency, has not identified TCRs on the potential sites for housing pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 that would be adversely impacted by development consistent with the Housing Element Update. The City notified the Amah Mutsun Tribal Band, the Coastanoan Rumsen Carmel Tribe, the Indian Canyon Mutsun Band, the Muwekma Ohlone Indian Tribe of San Francisco Bay, the North Valley Yokuts Tribe, the Ohlone Indian Tribe, and Wilton Rancheria of the Housing Element Update and invited the tribes to participate in consultation. As of the date of certification of the EIR, no responses were received. Nonetheless, as described under impact V(d), future development consistent with the Housing Element Update could affect previously unidentified TCRs.

As discussed under impacts V(a) through V(d), the Housing Element Update FEIR concluded that the General Plan includes policies and programs to conserve and reduce impacts to TCRs. Additionally, the Vineyard Avenue Corridor Specific Plan includes policies that would minimize impacts to TCRs. Therefore, the Housing Element Update FEIR concluded that implementation of applicable goals, policies, and actions in the General Plan; the Vineyard Avenue Corridor Specific Plan; and applicable current State, federal and local regulations, including, but not limited to, SB 18 and AB 52 would ensure that potential impacts to existing or undiscovered eligible TCRs within the potential sites for housing would be less than significant.

Proposed Project Analysis and Conclusion

According to the Cultural Resource Inventory, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was conducted for the project site on March 21, 2024. A response was returned on March 27, 2024, which yielded a negative result to indicate a lack of known tribal resources within the project site and/or the general vicinity. The NAHC response also included a list of tribes affiliated with the project area; however, AB 52 (PRC Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

Given that the proposed project would be consistent with the type of development anticipated for the site by the City, buildout of the project site and potential disturbance of buried prehistoric, historical, or archaeological resources, which could include TCRs, has been anticipated by the City and analyzed in the Housing Element Update FEIR. In addition, as previously discussed, pursuant 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. […]" In the case of the proposed project, compliance with General Plan policies, such as Policy 5 of the Conservation and Open Space Element related to preserving cultural and historic resources significant to the City because of their age, appearance, or history, would help avoid impacts to TCRs. In addition, the City requires a standard Condition of Approval for projects requiring Planning Department approval that would require all construction activities to stop in the event that TCRs were uncovered during excavation; the Condition of Approval further specifies that procedures should be followed pursuant to CEQA requirements. Furthermore, pursuant to the CHRIS and NAHC SLF searches, known TCRs do not occur on-site or in the site vicinity.

Based on the above, the proposed project is not expected to adversely impact TCRs. Therefore, impacts related to resulting in a substantial adverse change in the significance of a TCR were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Cultural and Tribal Cultural Resources, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
VI. Energy *Would the project:*					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant impact	No	No	No	No
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Less than significant impact	No	No	No	No

a, b) Energy Use, Energy Efficiency, and Renewable Energy Standards Consistency

Would the project: *a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? or*

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Summary of Housing Element Update FEIR

Construction Energy Usage

The Housing Element Update FEIR indicated the implementation of the Housing Element Update could result in an increase in new residential land uses and construction which could potentially result in a wasteful, inefficient, or unnecessary consumption of energy resources during construction.

The Housing Element Update does not expressly authorize construction of any development. Construction activities associated with individual development projects consistent with the Housing Element Update would consume energy in the form of petroleum fuel for heavy equipment, as well as from worker

trips and material delivery trips to construction sites. Temporary electrical grid power may also be provided to construction sites. Development consistent with the Housing Element Update would be required to comply with standards for new construction established by the State and Bay Area Air Quality Management District (BAAQMD) and development standards in the California Energy Code, CALGreen, the Municipal Code and other applicable federal, State, and local laws. The Housing Element Update EIR concluded with adherence to applicable regulations, development consistent with the Housing Element Update would not result in wasteful, inefficient, or unnecessary consumption of energy during construction.

Operational Energy Usage

The Housing Element Update would be considered to result in a potentially significant impact if it would result in wasteful, inefficient, or unnecessary consumption of energy resources defined as conflicting with three energy conservation goals. These are (1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas, or oil, and (3) increasing reliance on renewable energy sources.

Development consistent with the Housing Element Update is considered consistent with the decreasing overall per capita energy consumption criterion for the following reasons. Energy consumption related to per capita transportation would decrease from that experienced by the region's current per capita transportation energy consumption patterns. Development consistent with the Housing Element Update could result in a maximum of 18,029 residents, and the per capita energy consumption is estimated at 1,946 kilowatt hours (kWh) per year and 5.28 Metric Million British Thermal Unit (MMBtu) per year, both of which would be below the County's average electricity and natural gas consumption rates.

Development consistent with the Housing Element Update is considered consistent with the decreasing reliance on fossil fuels criterion for the following reasons. Implementation of the Housing Element Update would result in population growth which outpaces the forecasted VMT growth, which would result in a relative decrease from the County per capita consumption rates for natural gas and electricity. Because of the incremental increase of renewable and carbon-free generation sources for in-state electricity sales through 2045 as required under SB 100—a decrease in per capita natural gas and transportation fuels translate directly to a decrease in reliance on fossil fuel energy resources. Various strategies contained in the

CAP 2.0 would further reduce energy consumption and reliance on fossil fuel energy resources.

Development consistent with the Housing Element Update is consistent with the increasing reliance on renewable energy sources criterion for the following reasons. New construction would be designed and constructed consistent with the State's Title 24 Building Energy Efficiency Standards and would be required to incorporate a series of renewable energy design and energy efficiency features. Additionally, the CAP 2.0 contains several measures which would further increase reliance on renewable energy resources.

For these reasons, the Housing Element Update FEIR concluded energy consumption associated with development consistent with the Housing Element Update would not be wasteful, inefficient, or unnecessary, consistent with the energy considerations contained in State CEQA Guidelines Appendix F, and this impact would be less than significant.

The Housing Element Update FEIR also indicated development envisioned by the Housing Element Update could result in an increase in new residential land uses which could potentially obstruct a State or local plan for renewable energy or energy efficiency. However, it should be noted that the Housing Element Update does not expressly authorize construction of any development.

New residential development facilitated by the Housing Element Update would be required to comply with the General Plan policies and programs and adherence to the development standards within Title 9 and Title 20 in the Municipal Code as well as other applicable State and local regulations. In addition, development consistent with the Housing Element Update would have to comply with applicable State or regional plans for renewable energy or energy efficiency that include Plan Bay Area 2050; BAAQMD 2017 Clean Air Plan; 2007 State Alternative Fuels Plan; Executive Order N-79-20, requiring, 100 percent of new passenger vehicles sold in California to be zero-emissions by 2035; 2008 Energy Action Plan Update; 2011 Energy Efficiency Strategic Plan; and SB 100, requiring 100 percent of retail sales of electricity to be generated from zero-carbon emission sources by the end of 2045. Moreover, development consistent with the Housing Element Update would support the CAP 2.0 strategies for renewable energy and energy efficiency by implementing various General Plan policies that would apply to future development facilitated by the Housing Element Update.

Therefore, the Housing Element Update FEIR concluded compliance with the policies stated above would ensure that development consistent with the Housing Element Update would not conflict with or obstruct State or local plans for renewable energy or energy efficiency, and this impact would be less than significant.

Proposed Project Analysis and Conclusion

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 through a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

Even during the most intense period of construction, due to the different types of construction activities (e.g., demolition, site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated pursuant to the ARB In-Use Off-Road Diesel Vehicle Regulation, which 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 ARB, 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. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The proposed project would also be required to comply with the provisions of Chapter 9.21, Construction and Demolition Debris, of the City's Municipal Code, through preparation and approval of a WMP. The WMP would include project information, the hauling and disposal method, the estimated quantities of materials to be salvaged and/or disposed, and the facility or facilities to which materials would be transported.

Based on the above, the temporary increase in energy use 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. 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.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, operation of stoves, kitchen and cleaning appliances, 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 residents.

The proposed project would be subject to all relevant provisions of the CALGreen Code and the Building Energy Efficiency Standards, which would ensure that the proposed structures consume energy efficiently through the incorporation of such features as efficient water heating systems, high-performance attics and walls, and high-efficacy lighting. The CALGreen Code requires that new residential buildings use a combination of energy efficiency and distributed renewable energy generation to meet all annual energy needs. Required compliance with the standards and regulations noted above would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

In regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, the project site is located within close proximity to existing residential neighborhoods, transit infrastructure, and bicycle infrastructure; the proposed project would also incorporate bicycle parking spaces within bike racks at the proposed southern park area. The availability of such transit, bicycle, and pedestrian infrastructure in the project vicinity would help to reduce VMT associated with the project and reduce fuel consumption.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that the proposed project would implement all necessary energy efficiency regulations, and compliance with local regulations, which prohibit the use of natural gas, would contribute to the efficient use of energy resources. Additionally, the inclusion of sustainable

features by the proposed project would further reduce any impacts associated with energy consumption.

Conclusion

With regards to Energy, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
VII. Geology, Seismicity, and Soils *Would the project:*					
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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than significant impact	No	No	No	No
ii) Strong seismic ground shaking?	Less than significant impact	No	No	No	No
iii) Seismic-related ground failure, including liquefaction?	Less than significant impact	No	No	No	No
iv) Landslides?	Less than significant impact	No	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a	Less than significant impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant impact	No	No	No	No
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?	Less than significant impact	No	No	No	No
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact with mitigation incorporated	No	No	No	No

A Geotechnical Investigation Report was prepared for the proposed project by Aftershock Geotechnical (Aftershock) (see Appendix E).[12] As part of the Geotechnical Investigation Report, Aftershock conducted 10 exploratory

[12] Cornerstone Earth Group. *Geotechnical Investigation: Hopyard Road Residential Development.* August 30, 2023.

borings up to a depth of eight feet below ground surface (bgs). According to the Geotechnical Investigation Report, materials encountered in the borings were predominantly dark brown, moist, stiff sandy clay with trace subangular gravel to an approximate depth of four to five feet. Below four to five feet bgs, the material generally remained sandy clay but the material became very stiff and dark to medium brown in color. In addition, the project site is relatively flat with a gradual slope. The peak elevation of 428 feet occurs near the intersection of Manoir Lane and Old Vineyard Avenue. The low point occurs near the intersection of Thiessen Street and Vineyard Avenue with an elevation of 392 feet. Grades from the east and west fall towards the center of the site creating a valley. Finally, the Geotechnical Investigation Report notes the presence of some undocumented fill along the northern project site boundary, likely the result of grading activities along Vineyard Avenue. Groundwater was not encountered in any of the exploratory borings and is estimated at depths of 25 to 30 feet bgs. The Geotechnical Investigation Report did not note the presence of either septic tanks or paleontological resources on-site.

a) Earthquakes

Would the project: *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 or based on other substantial evidence of a known fault; (ii) Strong Seismic Ground Shaking; (iii) Seismic-related ground failure, including liquefaction; or (iv) Landslides.*

i and ii) Surface Fault Rupture and Strong Seismic Ground Shaking

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that the Calaveras Fault and its associated Alquist-Priolo Earthquake Fault Zone intersects the city limits along its western boundary. Because portions of Site 22 (Merritt) are underlain by this Alquist-Priolo Earthquake Fault Zone and Site 2 (Stoneridge Shopping Center, Mall) is just to the east of the fault zone, there is a risk of ground rupture at these sites. Various other sites are within 1 mile of the Pleasanton and Verona Faults and their respective Alquist-Priolo Earthquake Zones. Refer to Draft EIR Exhibit 3.6-2.

The Housing Element Update FEIR concluded that compliance with California Building Standards Code (CBSC), applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan,

and the Vineyard Avenue Corridor Specific Plan (as applicable) would minimize structural damage and minimize the exposure of people to risk of injury or death from structural failure in the event of surface rupture during an earthquake and ensure that impacts would be less than significant.

The Housing Element Update FEIR further indicated that the Calaveras, Hayward, and San Andreas Faults are most likely to produce the greatest level of ground shaking at the potential sites for rezoning. "Violent" or "severe to violent" ground shaking is expected to occur throughout the City including at several of the potential sites for rezoning. Refer to Draft EIR Exhibit 3.6-3.

The Housing Element Update FEIR concluded that compliance with CBSC, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would ensure that future development projects are appropriately investigated in terms of potential seismic hazards and that any new buildings and structures are constructed to withstand strong seismic ground shaking and, therefore, impacts would be less than significant.

Proposed Project Analysis and Conclusion

According to the Geotechnical Investigation Report, the project site is located in the seismically active San Francisco Bay Area. The seismicity of the area is dominated by the San Andreas, Hayward and Calaveras faults; thus, strong ground shaking during a major earthquake on a nearby fault is likely to be felt at this site. The proposed residences would be constructed in accordance with the requirements of the CBSC, which provides minimum standards to ensure that proposed structures would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. 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 non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that structures would be survivable, allowing occupants to safely evacuate in the event of a major earthquake. As previously discussed, compliance with applicable General Plan policies and the CBSC would ensure impacts related to fault rupture hazards and seismic ground shaking

would be less than significant. Furthermore, according to the Geotechnical Investigation Report, the site is not located in an earthquake fault zone as designated by the State of California.

Based on the above, impacts related to seismic rupture of a known earthquake fault or strong seismic ground shaking were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

iii) Seismic-related Ground Failure, Including Liquefaction

Summary of Housing Element Update FEIR

As indicated in the Housing Element Update FEIR, several sites are within areas susceptible to very low and moderate liquefaction during an earthquake (refer to Draft EIR Exhibit 3.6-5). The Housing Element Update FEIR also indicated that liquefaction-induced lateral spreading could occur in low lying areas within the City. As such, development consistent with the Housing Element Update could potentially be exposed to the effects of landslides, slope instability, liquefaction, subsidence, and lateral spreading from local and regional earthquakes.

The Housing Element Update FEIR concluded that compliance with California Building Standards Code, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would protect residents, structures, and infrastructure from the effects of surface fault rupture and strong seismic ground shaking, including the secondary effects of earthquake shaking such as, but not limited to, liquefaction. Therefore, it was concluded that impacts related to seismic-related ground failure, such as liquefaction, ground settlement, lurching, lateral spreading, and ground cracking would be less than significant at the programmatic level.

Proposed Project Analysis and Conclusion

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Increased pore-water pressure is induced by the tendency of granular materials to densify when subjected to cyclic shear stresses associated with earthquakes. According to the Geotechnical Investigation Report prepared for the proposed project, Lots 25 through 27 are located within a Liquefaction Zone of Required Investigation. Therefore, the Geotechnical Investigation Report concluded

that the potential for liquefaction and soil settlement is likely low, but recommended that a confirmation boring be performed as part of the design-level Geotechnical Investigation conducted as required by General Plan policies, including Policies 2 and 5 within the Public Safety Element.

In addition, the CBSC, as adopted by the City in Section 20.08.010 of the Pleasanton Municipal Code, provides standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements, which would further reduce the potential for seismic-related ground failure, including liquefaction. Compliance with the aforementioned uniformly applicable development regulations would ensure that the potential for risks related to liquefaction would be less than significant and the proposed project would not result in any effects that would require further CEQA review for this topic.

iv) Seismic-related Ground Failure, Including Landslides

Summary of Housing Element Update FEIR

As indicated in the Housing Element Update FEIR, aside from Sites 1 (Lester), 22 (Merritt), 23 (Sunol Boulevard), 24 (Sonoma Drive Area), and 26 (St. Augustine), none of the potential sites for rezoning are located within a rainfall-induced landslide hazard zone (Refer to Draft EIR Exhibit 3.6-5).

The Housing Element Update FEIR concluded that compliance with California Building Standards Code, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would protect residents, structures, and infrastructure from potential substantial adverse effects, including the risk of loss, injury or death involving landslides. Therefore, it was concluded that impacts related to landslides at the programmatic level would be less than significant.

Proposed Project Analysis and Conclusion

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 Geotechnical Investigation Report, strong ground shaking during a major earthquake on a nearby fault is likely to be felt at this site, but the site is not mapped in a Zone of Earthquake Induced Landsliding by the State. Based on the relatively flat nature of the site and not being mapped in a Zone of Earthquake Induced Landsliding, the potential for earthquake induced landsliding is low. Therefore, the findings of the Geotechnical

Investigation Report confirm the Housing Element Update FEIR's conclusion for the site. In addition, compliance with CBSC standards would reduce impacts related to landslides to a less-than-significant level. Overall, impacts related to landslides would be less than significant and the proposed project would not result in any effects that would require further CEQA review for this topic.

b) Soil Erosion or Topsoil Loss

Would the project: *Result in substantial soil erosion or the loss of topsoil?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities that could result in soil erosion or the loss of topsoil. Soil erosion is dependent on individual site locations and conditions on-site during construction.

The Housing Element Update FEIR concluded that, for construction activities that disturb one or more acre of land surface, compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) would require development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would result in erosion and sediment controls, runoff water quality monitoring, proper waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, and identification of maintenance responsibilities, as well as non-stormwater management controls. In addition, compliance with California Building Standards Code, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would reduce potential soil erosion and loss of topsoil from construction-related soil disturbance. As such, potential impacts related to soil erosion and loss of topsoil would be reduced to less than significant levels.

Proposed Project Analysis and Conclusion

Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this Consistency Checklist. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil.

c) Unstable Geologic Location

Would the project: *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 landsliding, lateral spreading, subsidence, liquefaction, or collapse?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that unstable geologic units or soils, including geologic hazards, such as subsidence or collapse, are present. As such, development consistent with the Housing Element Update could occur within areas containing unstable geologic units or be located on soils that are unstable or could become unstable from such development.

The Housing Element Update FEIR concluded that compliance with California Building Standards Code, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would ensure that potential impacts associated with development on unstable geologic units or unstable soils would be less than significant.

Proposed Project Analysis and Conclusion

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. As previously discussed, the project site contains undocumented fill at the northern project site boundary, likely originating from the grading of Vineyard Avenue. The Geotechnical Investigation Report determined the undocumented fill would not significantly impact the proposed project.

In addition, the CBSC provides standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, and other building elements. Compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving subsidence or settlement. Furthermore, final building design and construction at the project site would be completed in conformance with the recommendations of a design-level Geotechnical Investigation. The City of Pleasanton Building and Safety Division and Public Works would review all improvement plans to ensure that all recommendations from the Geotechnical Investigation Report are incorporated. The proposed project would be required to comply with all

applicable policies, regulations, and standards set forth by the State and the City of Pleasanton. Therefore, impacts related to subsidence/settlement would be less than significant and the proposed project would not result in any effects that would require further CEQA review for this topic.

d) Expansive Soils

Would the project: *Be located on expansive soil, creating substantial direct or indirect risks to life or property?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated new development constructed on expansive soils could be subject to damage or become unstable when underlying soil shrinks or swells. The actual presence and extent of expansive soils can only be determined as part of site-specific soils and geologic reports.

The Housing Element Update FEIR concluded that compliance with California Building Standards Code, applicable Municipal Code requirements, as well as goals, policies, and programs included as part of the General Plan, and the Vineyard Avenue Corridor Specific Plan (as applicable) would ensure that potential impacts associated with expansive soils would be less than significant.

Proposed Project Analysis and Conclusion

Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations.

As part of the Geotechnical Investigation Report, Aftershock performed three Plasticity Index (PI) tests on representative samples of on-site soils. The results of the PI tests indicated PIs ranging between three and six, indicating low expansion potential. In addition, compliance with all applicable CBSC standards would ensure the structural integrity of the proposed structures. Furthermore, final building design and on-site construction would be completed in conformance with the recommendations of the design-level Geotechnical Investigation required by General Plan policies. The City of Pleasanton Building and Safety Division would review all improvement plans to ensure that all recommendations from the design-level Geotechnical Investigation are incorporated.

Based on the above, impacts related to substantial direct or indirect risks to life or property related to being 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 were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

e) Wastewater Disposal Systems

Would the project: *Have soils incapable of supporting the use of septic tanks or other alternative wastewater disposal systems where sewers are not available?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated most of the potential sites for rezoning are infill sites; thus, new development consistent with the Housing Element Update would primarily occur on parcels that already contain existing homes or businesses. As such, development consistent with the Housing Element Update would be served by the existing sewer system, and most new development would connect to existing sewer lines. However, should any new development require the installation of septic tanks or alternative wastewater disposal systems, the General Plan includes policies and programs to ensure that any new development can be feasibly constructed according to soil conditions.

The Housing Element Update Draft EIR concluded implementation of policies and programs in the General Plan, as well as applicable Municipal Code requirements, would ensure that new septic tanks or alternative wastewater disposal systems are constructed on soils that can support such systems. Therefore, the impacts would be less than significant.

Proposed Project Analysis and Conclusion

The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic.

f) Destruction of Paleontological Resource or Unique Geologic Feature

Would the project: *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that the City is directly underlain by Quaternary Alluvium, which is unlikely to contain vertebrate fossils.

However, it is possible that parts of the City are also underlain by older Quaternary deposits that are known to contain vertebrate fossils. Therefore, the City has moderate paleontological sensitivity.

While shallow excavation or grading is unlikely to uncover paleontological resources, deeper excavation into older sediments may uncover significant fossils. Therefore, any project involving earthmoving activity could potentially result in inadvertent discovery and disturbance of paleontological resources during grading and excavation work. As such, construction-related and earth-disturbing actions from development consistent with the Housing Element Update on sites underlain by older Quaternary deposits have the potential to damage or destroy fossils resulting in significant impacts on paleontological resources.

The Housing Element Update FEIR concluded that compliance with federal and State laws that protect paleontological resources, including Section 5097 of the Public Resources Code, as well as implementation of MM GEO-6, which requires a site-specific paleontological resources survey to determine potential paleontological impacts, would reduce potential impacts to paleontological resources to less than significant. Should a site-specific paleontological resources survey determine that a site is underlain by older Quaternary deposits or any other soil with the potential to contain vertebrate fossils, MM GEO-6 requires paleontological monitoring of all proposed excavations. As such, impacts related to destruction of a paleontological resource or unique geologic feature would be less than significant.

Proposed Project Analysis and Conclusion

Paleontological resources or fossils are the remains of prehistoric plant and animal life. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City.

Based on the above, the project site does not contain any peculiar conditions that would result in increased potential for subsurface paleontological resources. In addition, the proposed project would be required to comply with all applicable federal, State, and local requirements to avoid potential adverse effects to paleontological resources if such resources are discovered during ground-disturbing activities on the site. Therefore, impacts related to resulting in the direct or indirect destruction of a unique paleontological resource were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

Conclusion

With regards to Geology, Seismicity and Soils, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures from the Housing Element Update FEIR would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

MM GEO-6 Paleontological Resource Survey Measure

A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning. If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for

such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.

Mitigation Measures for the Proposed Project

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
VIII. Greenhouse Gas Emissions *Would the project:*					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant impact	No	No	No	No
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant impact	No	No	No	No

a, b) Greenhouse Gas Emissions Generation and Greenhouse Gases Emissions Reduction Plan Conflicts

Would the project: *a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? or*

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Summary of Housing Element Update FEIR

Greenhouse Gas Emissions Generation

The Housing Element Update FEIR indicated that both construction and operation activities have the potential to generate greenhouse gas (GHG) emissions. Development consistent with the Housing Element Update would generate GHG emissions during temporary (short-term) construction activities such as site grading, operation of construction equipment, operation of on-site heavy-duty construction vehicles, hauling of materials to and from the future project sites, asphalt paving, and construction worker vehicle trips.

Long-term operational GHG emissions would result from project-generated vehicular traffic, utilization of any landscaping equipment, off-site generation of electrical power, use of energy required to convey water to and wastewater to the potential sites for housing, hauling and disposal of solid waste from the potential sites for housing, any fugitive refrigerants from air conditioning or refrigerators, and operation of any proposed stationary sources such as backup generators or fire pumps.

With respect to construction emission, the BAAQMD has not established thresholds of significance for GHG emissions resulting from construction activities at the plan level. Rather, the BAAQMD encourages the incorporation of Best Management Practices (BMPs) to reduce GHG emissions during construction. The BMPs recommended by the BAAQMD to reduce construction-related GHG emissions include maximizing the use of alternative fueled construction vehicles and equipment and local building materials as well as recycling or reusing construction and demolition waste to the maximum extent practicable; the General Plan and Municipal Code include policies and programs specifically designed to address GHG emissions during project construction activities.

With respect to operation, development consistent with the Housing Element Update is anticipated to result in 3.2 metric tons of carbon dioxide equivalent per capita per year (MT CO_2e/yr), which would not exceed the City's reduction goal of meeting 4.1 MT CO_2e per capita per year by 2030. This level of emission is consistent with BAAQMD's current GHG significance thresholds under Criterion A: meet the State's goals to reduce emissions to 40 percent below 1990 levels by 2030 and carbon neutrality by 2045.

Greenhouse Gases Emissions Reduction Plan Conflicts

The City's Climate Action Plan 2.0 (CAP 2.0) is considered a qualified GHG reduction strategy pursuant to State CEQA Guidelines Section 15183.5(b). Therefore, the Housing Element Update FEIR analyzed the Housing Element Update pursuant to BAAQMD's current GHG significance thresholds under Criterion B, be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b). Development projects where the City is the lead agency would need to show consistency with the BAAQMD's current GHG significance thresholds and/or incorporate mitigation to reduce impacts to less than the significant levels or, if they cannot demonstrate consistency with BAAQMD's recommended thresholds, demonstrate consistency with the CAP 2.0 (the local GHG reduction

strategy) by completing and submitting the CAP 2.0 CEQA GHG Emissions Analysis Compliance Checklist.

The Housing Element Update FEIR concluded that the Housing Element Update is consistent with the goals and policies of the CAP 2.0, as applicable, and would support the State's goals to reduce emissions by 40 percent below 1990 levels by 2030 and to achieve carbon neutrality by 2045, since the CAP 2.0 was adopted to support the achievement of those goals.

To ensure that future development projects consistent with the Housing Element Update would be consistent with the CAP 2.0, future projects would be required to individually demonstrate consistency with the CAP 2.0 as a part of the City's permitting process. The emissions anticipated to be generated by development consistent with the Housing Element Update would support the City's GHG reduction goals outlined in the CAP 2.0. As such, development consistent with the Housing Element Update would be consistent with the CAP 2.0 for purposes of analysis under the BAAQMD Thresholds of Significance. As such, impacts related to GHG emissions generation and potential conflicts with a plan, policy, or regulation that reduces emissions would be less than significant.

Proposed Project Analysis and Conclusion

The City of Pleasanton adopted an updated CAP 2.0 in February 2022, subsequent to the adoption of the General Plan EIR. The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 MT CO_2e per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045. Pursuant to Section 15183.5 of the CEQA Guidelines, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that are subject to discretionary review and trigger environmental review pursuant to the CEQA. Accordingly, a GHG Emission Compliance Checklist (Compliance Checklist) was prepared for the proposed project and is summarized below. The Compliance Checklist is included as Attachment 4 to the AQ/GHG Assessment (Appendix A).

As discussed in the AQ/GHG Assessment, the proposed project would include sufficient bicycle parking spaces in the proposed park and EV Ready components in each of the proposed single-family residences to satisfy PA 8 and PA 5, respectively, of the CAP 2.0. In addition, consistent with the CALGreen Code and Strategy BE-1, the proposed project would not include

natural gas infrastructure on-site. Furthermore, the proposed project would incorporate green stormwater infrastructure and water-efficiency measures to promote water conservation in compliance with Secondary Action 8 and PA 15 of the CAP 2.0, respectively. Because the proposed project is implementing all requirements discussed in the Compliance Checklist, the proposed project would be considered consistent with the City's CAP 2.0.

Based on the above, implementation of the proposed project would result in the emission of GHGs, but the proposed project would comply with the applicable measures included in the City's CAP 2.0, which would ensure that the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Because the proposed project would not be considered to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, the proposed project would not result in any peculiar effects related to the generation of GHG emissions, and requirements for additional CEQA review are not met.

Conclusion

With regards to Greenhouse Gas Emissions, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
IX. Hazards and Hazardous Materials *Would the project:*					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact with mitigation incorporated	No	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant impact	No	No	No	No
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	Less than significant impact with mitigation incorporated	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
hazard to the public or the environment?					
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?	Less than significant impact	No	No	No	No
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact	No	No	No	No
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Less than significant impact	No	No	No	No

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by ENGEO Incorporated (ENGEO) for the purpose of identifying potential recognized environmental conditions (RECs) associated with the project site (see Appendix F).[13] The Phase I ESA included a

[13] ENGEO Incorporated. *Phase I Environmental Site Assessment.* June 28, 2024.

reconnaissance of the site and review of regulatory agency database reports of public records for the site area, aerial photography, historic maps, and various other documentation. Sources reviewed as part of the Phase I ESA indicate that the project site was used for agricultural purposes by 1940, but such activity had ceased by 1979. According to the Phase I ESA, the project site appears in its existing condition starting in 1982 and the area was developed with the existing roadways between 1998 and 2006.

a) Routine Transport, Use, or Disposal of Hazardous Materials

Would the project: *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. Hazardous materials, such as fuel or solvents, could accidentally spill, which could create hazards that could degrade groundwater quality or contaminate soils.

The Housing Element Update FEIR concluded that compliance with applicable federal, State, and local regulations regarding hazardous materials, including the Hazardous Materials Transportation Act, California Public Resources Code, and General Plan, would reduce and limit the associated risks. Similarly, any handling, transporting, use, or disposal of hazardous materials during demolition, construction or operation would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations, including, but not limited to, the EPA, Resource Conservation and Recovery Act (RCRA), Caltrans, the Local Hazard Mitigation Plan (LHMP), Title 22 and 26 of the California Code of Regulations governing hazardous materials transport, and Title 19 of the California Code of Regulations and Chapter 6.95 of the Health and Safety Code for site remediation. Therefore, the Housing Element Update FEIR concluded that impacts related to public hazard risk as a result of hazardous materials transport, use, or disposal during construction or operation would be less than significant.

Proposed Project Analysis and Conclusion

Residential uses are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Project operation would likely 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 would be used on the site, occasional use of such products would not represent a substantial risk to public health or the environment during project operation. 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 Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

b, d) Hazardous Materials Risk of Upset, Hazardous Materials Sites, and Government Code Section 65962.5 Sites

Would the project: *b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? or*

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?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that future construction activities would have the potential to release potentially hazardous soils- and groundwater-based materials into the environment during site grading and excavation operations. However, development of the potential sites for rezoning is not expected to result in the transport, use, storage, or disposal of substantial amounts of hazardous materials, with the exception of common residential and commercial-grade hazardous materials such as household cleaners and paint, among others.

Several documented release sites are within 0.5-mile of the potential sites for rezoning (see Housing Element Update Draft EIR Table 3.8-1 and Exhibits 3.8-1a and 3.8-1b). In addition, it is noted that Site 22 (Merritt) is a currently inactive Department of Toxic Substances Control (DTSC) site but needs further evaluation regarding previously detected volatile organic chemicals (VOCs) and organochlorine pesticides in soil and groundwater.[14]

[14] California Department of Toxic Substances Control (DTSC). 2022. Response to Notice of Preparation of a Draft

Construction activities at these sites would likely involve ground-disturbing activities that could expose workers, the public, and the environment to contaminated soil and groundwater, if present.

The Housing Element Update FEIR concluded that compliance with applicable federal, State, and local laws, plans and regulations, including the General Plan, Vineyard Avenue Corridor Specific Plan, Titles 8 and 17 of the California Code of Regulations, California Division of Occupational Health and Safety (Cal/OSHA) requirements, as well as implementation of MM HAZ-2, which requires the preparation of a Phase I Environmental Site Assessment (Phase I ESA) and Phase II ESA (as necessary) and completion of any necessary remedial activities to be conducted under the oversight of the appropriate regulatory agency, would provide public protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances during construction and operation of development consistent with the Housing Element Update. Therefore, impacts related to upset and accident conditions involving the release of hazardous materials into the environment would be less than significant with mitigation.

The Housing Element Update FEIR also indicated that several of the potential development sites are located near identified contamination sources that have not been fully remediated; in addition, several former hazardous waste sites that have been fully remediated exist near potential development sites (see Housing Element Update Draft EIR Table 3.8-1 and Exhibits 3.8-1a and 3.8-1b).

The Housing Element Update FEIR concluded that if a potential site for rezoning is suspected to contain hazardous materials, further site characterization and/or remediation work would be required to ensure that construction activities would not expose people or the environment to adverse effects, as required by MM HAZ-2. Therefore, with implementation of MM HAZ-2 and compliance with applicable federal, State, and local laws, as well as compliance with appliable plans and regulations, as enumerated in more detail in Section 3.8, Hazards and Hazardous Materials, in the Housing Element Update Draft EIR, impacts related to the creation of a hazard to the public or environment would be less than significant.

Environmental Impact Report for the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program – Dated April 2022 (State Clearinghouse Number: 2022040091). May 5.

Proposed Project Analysis and Conclusion

The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions. The analysis is primarily based on the Phase I ESA prepared for the proposed project by ENGEO.

Construction Activities

Construction activities associated with the proposed project would involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. 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), 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 Livermore-Pleasanton Fire Department [LPFD]) in accordance with the regulations. The handler or an employee, authorized representative, agent, or designee of the handler shall 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 is required to notify the LPFD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Existing On-Site Hazardous Conditions

The purpose of the Phase I ESA was to review past and present land use practices and activities at and near the project site for evidence of RECs that could result in impacts to soil, soil vapor, surface water, and/or groundwater at, beneath, or originating from the project site. As part of the process, the Phase I ESA included review of historical documentation, aerial photography, regulatory agency files, environmental sites radius reports, and site reconnaissance. According to the American Society for Testing and Materials

(ASTM), RECs are defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release."

The EPA provides a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The project site is located on DTSC's Hazardous Waste and Substances Site List, which is a component of the Cortese List.[15] However, the on-site entry is related to a school investigation associated with the existing site zoning and did not identify any contaminants of concern. Therefore, further action related to the listing is not required. The other components of the Cortese List include the list of leaking underground storage tank sites from the State Water Resources Control Board's (SWRCB) GeoTracker database, the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders (CAOs) from the SWRCB. The project site is not located on any of the aforementioned components of the Cortese List.[16] Therefore, the project site is not anticipated to contain hazardous materials, and MM HAZ-2 would not apply.

In addition, the Phase I ESA prepared for the proposed project included a review of a prior Phase II ESA conducted for the project site in 2000. Because the project site had been used as grazing land and an orchard for decades, the Phase II ESA was conducted to assess the potential presence of residual organochlorine pesticides (OCPs), chlorinated herbicides, and metals within the project site. The scope of the Phase II ESA included drilling 13 borings to a total depth of six feet bgs and collection of samples at depths of 1.5, 3.5, and six feet bgs. According to the Phase I ESA prepared for the proposed project, the results of the previously conducted Phase II ESA indicated that on-site pesticides and herbicides were not detected above laboratory reporting limits.

Overall, RECs were not identified for the project site. Therefore, the proposed project would not result in any peculiar effects that would require further CEQA review related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions

[15] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed January 2025.

[16] California Environmental Protection Agency. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed November 2023.

involving the likely release of hazardous materials into the environment, or through being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and impacts were adequately addressed in the Housing Element Update FEIR.

c) Hazardous Emissions Proximate to a School

Would the project: *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that there are schools within 0.25-mile of the potential sites for rezoning. However, use of hazardous materials during construction and operation the sites would not result in the handling of significant quantities of hazardous materials, substances, or wastes and such uses are not generally associated with any releases that would adversely affect any schools located within a quarter mile of the potential sites for rezoning.

The Housing Element Update FEIR concluded that compliance with applicable local, State, and federal regulatory requirements related to the handling and storage of hazardous materials would ensure that the potential release of hazardous materials associated with development consistent with the Housing Element Update would be less than significant.

Proposed Project Analysis and Conclusion

The nearest existing school relative to the project site is Vintage Hills Elementary School, located approximately 1.35 miles west of the site. Therefore, the proposed project is not located within one-quarter mile from an existing school. In addition, as discussed above, residential uses are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Therefore, 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 Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

e) Proximity to Public Airport Safety Hazard

Would the project: *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?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that Sites 12 (Pimlico Area), 14 (St. Elizabeth Seton), 15 (Rheem Drive Area), and 21a and 21b (Kiewit) are within the Alameda County Airport Land Use Policy Plan (ALUPP) Airport Influence Area (AIA) for the Livermore Municipal Airport, which is coterminous with the Alameda County Airport Land Use Commission Hazard Prevention Zone, but that none of the potential sites for rezoning are within an Airport Protection Area (See Exhibit 3.8-2 of the Housing Element Update Draft EIR).

The Housing Element Update FEIR concluded that compliance with federal, State, and local regulations including the General Plan, Alameda County Airport Land Use Policy Plan Airport Influence Area, 2011 California Airport Land Use Planning Handbook, Code of Federal Regulations Part 77, and Federal Aviation Administration regulations would ensure that impacts related to exposure of people to safety hazards or excessive noise in proximity to an airport would be less than significant.

Proposed Project Analysis and Conclusion

The public airport nearest to the project site is the Livermore Municipal Airport, which is located approximately 2.4 miles north of the project site. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in an airport-related safety hazard for people residing or working in the project area, and impacts were adequately addressed in the Housing Element Update FEIR.

f) Emergency Response and Evacuation

Would the project: *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that construction equipment and vehicles operated in support of development consistent with the Housing Element Update could potentially impede evacuation or emergency vehicle access. However, construction vehicles would comply with the Tri-Valley LHMP and the Comprehensive Emergency Management Plan, ensuring efficient response to emergency incidents associated with emergencies affecting the City. Therefore, construction impacts related to emergency response and evacuation would be less than significant.

The Housing Element Update FEIR concluded that, with adherence to the procedures of the Tri-Valley LHMP and the Comprehensive Emergency Management Plan, development consistent with the Housing Element Update would not conflict with an adopted emergency response plan. In addition, development consistent with the Housing Element Update would comply with applicable plans and regulations including the Alameda County Disaster Plan and General Plan goals. Compliance with existing applicable local, State, and federal regulatory requirements related to emergency response and evacuation and policies would ensure consistency with emergency preparedness plans and ensure impacts would be less than significant.

Proposed Project Analysis and Conclusion

Development of the proposed project would not result in any substantial modifications to the City's existing roadway system. The project would not interfere with potential evacuation or response routes used by emergency response teams. In addition, development of the proposed project would not conflict with the City's Emergency Operations Plan. Given that the proposed project would be consistent with the type of residential development anticipated for the site by the City, buildout of the project site with the proposed uses would not conflict with the City's emergency planning efforts. Therefore, impacts related to interfering with an emergency evacuation or response plan were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

g) Wildland Fires

Would the project: *Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that several of the potential sites for rezoning are within Fire Hazard Severity Zones (FHSZ):[17]

- Site 1 (Lester) – the entire site is within a High FHSZ State Responsibility Area (SRA)
- Site 2 (Stoneridge Mall) – a small area in the southwestern portion is located within a moderate and High FHSZ Local Responsibility Area (LRA)

[17] California Department of Forestry and Fire Protection (CAL FIRE). 2022. CAL FIRE Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Map. Website: https://frap.fire.ca.gov/. Accessed: July 7, 2022.

- Site 21a and 21b (Kiewit) – the land to the north is designated as a moderate FHSZ LRA
- Site 22 (Merritt) – the southern portion is within a moderate FHSZ with the easternmost portion of the site mapped as a Very High FHSZ SRA
- Site 23 (Sunol Boulevard) is within a high FHSZ LRA to the west
- Site 26 (St. Augustine) – most of the site is within a moderate FHSZ LRA
- Site 27 (PUSD-Vineyard) is within a high FHSZ LRA

While most of the sites are not within FHSZs, development consistent with the Housing Element Update could result in additional residential and commercial development on the potential sites for rezoning, some of which could occur in areas within or adjacent to lands mapped within SRA or LRA FHSZs. As such, development consistent with the Housing Element Update could expose people or structures, either directly or indirectly, to a risk of loss, injury, or death involving wildland fires.

The Housing Element Update FEIR concluded that future projects would be required to comply with fire protection measures included in the policies and programs within the General Plan and the Municipal Code. Further, continued implementation of the Tri-Valley LHMP and review of architectural and development plans by the LPFD would assist in protecting life and property in the event of a wildfire. Compliance with existing applicable local, State, and federal regulatory requirements would ensure that impacts associated with wildland fires would be less than significant.

Proposed Project Analysis and Conclusion

According to the California Department of Forestry and Fire Protection (CALFIRE) Fire and Resource Assessment Program, the project site is not located within an SRA or a Very High FHSZ.[18] As discussed above, the project site is within a High FHSZ LRA. The proposed project would be required to comply with all applicable requirements of the California Fire Code, as adopted by Chapter 20.24 of the City's Municipal Code, including installation of fire sprinkler systems. The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents, workers, or visitors. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

[18] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed January 2025.

Based on the above, impacts related to wildfire risks were adequately addressed in the Housing Element Update FEIR, and the site would not be subject to any peculiar hazards related to the exposure of people or structures, either directly or indirectly, to the risk of loss, injury, or death involving wildland fires.

Conclusion

With regards to Hazards and Hazardous Materials, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures from the Housing Element Update FEIR would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

MM HAZ-2 Environmental Site Assessment

If a potential site for rezoning is suspected to contain hazardous materials, prior to building permits, the City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I Environmental Site Assessment (Phase I ESA) in accordance with the American Society for Testing and Materials (ASTM) Standards in effect at the time of request of issuance of building permits, which would ensure the City is aware of any hazardous materials on-site. The Phase I ESA shall determine the presence of recognized environmental conditions and provide recommendation for further investigation (e.g., preparation of a Phase II ESA, if applicable). Prior to receiving a building or grading permit, project applicants shall provide documentation from the overseeing agency (e.g., Alameda County Environmental Health [ACEH] or Regional Water Quality Control Board) that

sites with identified contamination have been remediated to levels where no threat to human health or the environmental remains for the proposed uses.

Mitigation Measures for the Proposed Project

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
X. Hydrology and Water Quality *Would the project:*					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than significant impact	No	No	No	No
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Housing Element Update may impede sustainable groundwater management of the basin?	Less than significant impact	No	No	No	No
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:	Less than significant impact	No	No	No	No
(i) result in substantial erosion or siltation on- or off-site;	Less than significant impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Less than significant impact	No	No	No	No
(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	Less than significant impact	No	No	No	No
(iv) impede or redirect flood flows?	Less than significant impact	No	No	No	No
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant impact	No	No	No	No
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant impact	No	No	No	No

a) Surface and Groundwater Quality

Would the project: *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that future development consistent with the Housing Element Update would involve grading, excavation, and removal of vegetative cover that has the potential to result in runoff that contains sediment and other pollutants that could degrade surface and groundwater quality if not properly controlled. Furthermore, all future development consistent with the Housing Element Update could add additional areas of impervious surfaces within the City and could therefore increase the volume of pollutants that are typically associated with urban runoff into the stormwater.

The Housing Element Update FEIR concluded that compliance with mandatory NPDES permit requirements, adherence to the Municipal Code, and implementation of General Plan goals, policies, and actions would ensure that impacts related to water quality degradation from construction activities would be less than significant.

Operation of future development consistent with the Housing Element Update would be required to comply with regulations enforced by the RWQCB. In addition to existing State regulations, future projects would also be required to comply with requirements of the Municipal Code and policies and actions included in the General Plan related to water quality. Therefore, during operation, future development consistent with the Housing Element Update would not violate any water quality standards or Waste Discharge Requirements (WDR) or otherwise substantially degrade surface or groundwater quality and impacts would be less than significant.

Proposed Project Analysis and Conclusion

Construction activities, such as grading, excavation, import of fill, and trenching for site improvements, would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain

hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Impacts from construction-related activities would generally be short-term.

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the SWRCB. New development within the City that disturbs one or more acres of land is required to comply with the NPDES Construction General Permit and prepare a SWPPP incorporating BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately 10.64 acres, and, thus, would be subject to the State NPDES General Permit conditions.

Compliance with the SWRCB NPDES General Construction Permit through preparation of a SWPPP that specifies site management activities to be implemented during site development, such as construction stormwater BMPs, erosion and sedimentation controls, dewatering, runoff controls, and construction equipment maintenance, would ensure that construction of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

After project construction, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported through stormwater runoff from the site to the stormwater drainage system for treatment and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed and provide a more lucrative means of transport for pollutants to enter the waterways.

The Alameda Countywide Clean Water Program, a consortium of 17 regulatory agencies and local governments, including the City of Pleasanton, is permitted for municipal stormwater discharge under a Municipal NPDES permit. Compliance with permit conditions includes new development and redevelopment performance standards, project development review for incorporation of stormwater BMPs to the maximum extent practicable, numeric sizing criteria for structural treatment devices, operations and maintenance of treatment measures, and limitations on increases in peak stormwater runoff discharge rates. Compliance with such is codified in Chapter 9.14, Stormwater Management and Discharge Control, of the City's Municipal Code.

As shown in the Preliminary Stormwater Treatment Plan prepared for the proposed project (see Exhibit 9), the project site would be divided into two DMAs, which generally comprise the single-family residential development area and southern park (DMA 1) and the northern open space area (STA 1). As shown in Exhibit 9, stormwater runoff from the on-site impervious surfaces within DMA 1 would be directed through a network of 10- to 18-inch storm drain lines to the proposed on-site bioretention basin at the northern site boundary. The treated on-site stormwater would ultimately be routed to the existing 24-inch storm drain line within Vineyard Avenue. STA 1 would be self-retaining, with collected stormwater allowed to pond up to three inches before flowing into the City's existing storm drainage system.

The final design of the proposed drainage system would be reviewed and approved by the City of Pleasanton, which would ensure that the proposed drainage system complies with all applicable regional and local standards, including those set forth in City's Municipal Code, as well as requirements pertaining to the incorporation of sufficient permanent stormwater treatment control BMPs. Therefore, water quality standards or waste discharge requirements would not be violated, and downstream water quality would not be degraded as a result of operations of the proposed project.

Based on the above, impacts related to water quality standards were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

b, e) Groundwater and Water Quality Control or Sustainable Groundwater Management Plans Consistency

Would the project: *b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? or*

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that future development consistent with the Housing Element Update could increase the area of impervious surfaces, which could potentially reduce groundwater infiltration. The addition of new housing would also result in an increase in residential connections to the municipal water supply, which could potentially increase demand on groundwater supplies.

The Housing Element Update FEIR concluded that future development consistent with the Housing Element Update would be required to comply with requirements of the Municipal Code and General Plan policies and actions related to maximizing infiltration and rainwater retention and requiring the identification of an adequate water supply. Therefore, future development consistent with the Housing Element Update would not substantially interfere with groundwater recharge or impede groundwater management of the basin, and impacts would be less than significant.

The Housing Element Update FEIR also indicated that construction and operation of any future development consistent with the Housing Element Update could result in water quality impacts. In addition, future development consistent with the Housing Element Update could lead to an increased demand for water, which could lead to an increase in groundwater pumping.

The Housing Element Update FEIR concluded that any future development consistent with the Housing Element Update would be required to comply with the General Plan policies and programs, the Municipal Code, and the mandatory NPDES permit requirements. Therefore, during construction and operation, future development consistent with the Housing Element Update would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, in compliance with the Water Quality Control Plan for the San Francisco Bay Basin. Furthermore,

compliance the General Plan contains policies and programs that would facilitate groundwater recharge by encouraging pervious surfaces in new developments and requiring projects to meet federal, State, regional, and local stormwater requirements, including stormwater infiltration. Therefore, implementation of the Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

Proposed Project Analysis and Conclusion

Water supplies for the City are managed by Zone 7 of the Alameda County Flood Control and Water Conservation District (Zone 7 Water Agency). Approximately 75 percent of the water supplied by the Zone 7 Water Agency acquires more than 80 percent of its raw water supply from the California State Water Project (SWP), a multi-purpose water storage and delivery system comprised of canals, pipelines, reservoirs, and hydroelectric power facilities that extends more than 705 miles. SWP surface water is treated at the Patterson Pass Water Treatment Plant (PPWTP) and the Del Valle Water Treatment Plant (DVWTP) and is conveyed through a network of Zone 7 Water Agency transmission pipelines to the City's service areas and other retail customers.

Although the proposed project would have the potential to result in an increase in population, the proposed project would be consistent with the type of residential development anticipated for the project site by the City. Therefore, the potential increase in water demand has been accommodated for within the previous analysis. In addition, the project site represents a relatively small area compared to the overall surface area of the San Francisco Bay Basin. Runoff from the proposed impervious surfaces would be directed to the on-site stormwater drainage management facilities and ultimately into the City's storm drain system. At both locations, runoff water would percolate and recharge the San Francisco Bay Basin. Therefore, any new impervious surfaces associated with the proposed project would not interfere substantially with groundwater recharge within the San Francisco Bay Basin.

As discussed in further detail in Section XVIII, Utilities and Service Systems, the proposed project would not result in substantial adverse effects related to groundwater use or water supply. Thus, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were adequately addressed in the Housing Element

Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

c) Drainage Leading to Erosion/Siltation, Flooding, Additional Sources of Polluted Runoff, or Impedance of Flood Flows

Would the project: *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:*

- *result in substantial erosion or siltation on- or off-site;*
- *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or*
- *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.*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that future development consistent with the Housing Element Update would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. This could result in an increase in stormwater runoff and the potential to cause erosion or sedimentation in drainage swales and creeks.

The Housing Element Update FEIR concluded that compliance with the NPDES and SWPPP requirements and the policies and actions included in the General Plan would ensure impacts related to erosion and siltation would be less than significant.

The Housing Element Update FEIR indicated that future development consistent with the Housing Element Update could increase the total impervious area within the City and increase stormwater runoff, which could result in flooding.

The Housing Element Update FEIR concluded that compliance with existing regulations, the policies and actions included in the General Plan, and adherence to the Municipal Code would maximize infiltration and rainwater retention, which would in turn reduce stormwater runoff. Additionally, all future development consistent with the Housing Element Update would be evaluated on a project-by-project basis to ensure that there are no significant impacts related to surface runoff and flooding. Further, new

development would be required to pay its fair share of the flood control improvement costs. Therefore, impacts related to surface water and flooding would be less than significant.

The Housing Element Update FEIR indicated that new development consistent with the Housing Element Update could increase the total impervious area and increase stormwater runoff, which could exceed stormwater drainage facility capacity or create additional sources of polluted runoff.

The Housing Element Update FEIR concluded that compliance with the General Plan policies and programs would maximize infiltration and rainwater retention, which would in turn reduce stormwater runoff. Additionally, all future development consistent with the Housing Element Update would be evaluated on a project-by-project basis for impacts to storm drain capacity. Further, new development would be required to pay its fair share of the storm drainage system improvement costs. Therefore, impacts related to exceedances in stormwater drainage systems or the creation of substantial additional sources of polluted runoff would be less than significant.

Proposed Project Analysis and Conclusion

During the early stages of construction activities, topsoil would be exposed due to grading and excavation of the site. Prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water to transport 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 NPDES permit requires applicants to show proof of coverage under the State's Construction General Permit prior to receipt of any construction permits. The State's Construction General Permit requires a SWPPP to be prepared for the site. A SWPPP describes BMPs to control or minimize pollutants from entering existing waters through stormwater flows, and must address both grading and erosion impacts, as well as non-point source pollution impacts. Because the proposed project would disturb an area of land greater than one acre, the proposed project would be subject to the requirements of the State's Construction General 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, the proposed project would be required to comply with Chapter 9.14, Stormwater Management

and Discharge Control, of the City's Municipal Code. Based on the required submittal and approval of a SWPPP, the proposed project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

Following completion of project buildout, the site would be largely covered with impervious surfaces and landscaped areas, and topsoil would not be exposed. As such, the potential for on-site erosion and the associated impacts to water quality would be reduced. However, the addition of impervious surfaces would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff encounters vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides.

The City of Pleasanton has adopted the Alameda Countywide Clean Water Program C.3 Stormwater Technical Guidance, which requires new development projects that create or alter 10,000 sf or more of impervious area to contain and treat all stormwater runoff from the project site. The proposed project would create 228,835 sf of new impervious area. Therefore, the proposed project would be subject to the C.3 stormwater standards, as well as the requirements of the SWRCB and the RWQCB included in the City's NPDES General Permit. 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.

Based on the above, impacts related to substantially altering 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 result in substantial erosion, siltation, or flooding on- or off-site, 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, were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

c) Drainage Leading to Erosion/Siltation, Flooding, Additional Sources of Polluted Runoff, or Impedance of Flood Flows

Would the project: *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 impede or redirect flood flows?*

Summary of Housing Element Update FEIR

As depicted in the Housing Element Update Draft EIR in Exhibit 3.9-1, most of the potential sites for rezoning are not located within a flood hazard zone.

A small portion of the eastern portion of Site 22 (Merritt) and a small portion of the northern portion of Site 29 (Oracle) is located within the 100-year flood hazard zone.

Site 3 (PUSD-Donlon), Site 4 (Owens, Motel 6, and Tommy T), Site 5 (Laborer Council), Site 6 (Signature Center), the southwestern portion of Site 7 (Hacienda Terrace), and the eastern portion of Sites 22 (Merritt) and western portion of Site 29 (Oracle) are within the 500-year Federal Emergency Management Agency (FEMA) flood hazard zone.

The Housing Element Update FEIR concluded that development consistent with the Housing Element Update would be subject to the General Plan policies and programs and Municipal Code, and compliance with those regulation would reduce the risks of flooding. Furthermore, federal and State agencies are also responsible for maintaining flood protection features in the City. Additionally, all future development consistent with the Housing Element Update would be evaluated on a project-by-project basis for impacts related to flooding and would mitigate impacts as appropriate. Therefore, the potential for loss, injury, or death from impeding flood flows would be less than significant.

Proposed Project Analysis and Conclusion

The project site is located within Zone X, which is not a Special Flood Hazard Area (SFHA).[19] Thus, given compliance with the general provisions established in Chapter 17.08 of the City's Municipal Code, as well as with all applicable federal, State, and local regulations, the proposed project would not result in adverse impacts related to flooding. Therefore, impacts related to impeding or redirecting flood flows were adequately addressed in the Housing Element Update FEIR and the proposed project would not result in any effects that would require further CEQA review for this topic.

d) Risk of Pollutant Release Due to Inundation

Would the project: *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

[19] Federal Emergency Management Agency. *National Flood Hazard Layer (NFHL) Viewer.* Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html. Accessed December 2024.

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated there are no large, confined water bodies within the City susceptible to seiches and that no portion of the City is located on a shoreline susceptible to tsunamis. Therefore, development consistent with the Housing Element Update would not result in substantial inundation by seiche or tsunami, and no impact would occur related to a release of pollutants due to related inundation.

The Housing Element Update FEIR indicated that several potential sites for rezoning are within the 500-year flood hazard zone, and small portions of Sites 22 (Merritt) and Site 29 (Oracle) are located within the 100-year flood hazard zone (see Housing Element Update Draft EIR Exhibit 3.9 1). Development consistent with the Housing Element Update would be subject to the General Plan policies and programs and the Municipal Code, which would reduce the risks of inundation. Additionally, all future development would be evaluated on a project-by-project basis for impacts related to risk of pollutant release associated with flooding and inundation. Therefore, the risk of release of pollutants during inundation would be less than significant.

Proposed Project Analysis and Conclusion

Given that the project site is not located in the proximity of a shoreline or a closed body of water, the proposed project would not be subject to adverse impacts related to tsunami or seiche zones. Therefore, impacts related to flooding were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

Conclusion

With regards to Hydrology and Water Quality, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XI. Land Use and Planning *Would the project:*					
a) Physically divide an established community?	Less than significant impact	No	No	No	No
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?	Less than significant impact	No	No	No	No

a) Division of an Established Community

Would the project: *Physically divide an established community?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated the physical division of an established community could potentially occur if development consistent with the Housing Element Update would involve construction of a large linear feature, such as a railroad or interstate highway, or if it would involve removal of access that would impact mobility within an existing community, such as removal of a bridge.

The potential sites for rezoning were chosen by the City based on certain criteria that make the sites suitable for residential development. These criteria include: (1) site size and infill criteria, (2) proximity to modes of transportation, (3) proximity to services and amenities, (4) environmental impacts/hazards, (5) impacts on sensitive resources, (6) height and mass combability, and (7) owner interest in development of the site. As part of this analysis, the City determined potential sites for rezoning that would allow housing developments on locations that would be integrated into, and would not divide, any established neighborhoods within the City. The Housing Element

Update contains a multitude of policies and actions to require and ensure community connectivity as buildout occurs.

Therefore, the Housing Element Update FEIR concluded the Housing Element Update does not propose any changes to the roadway circulation network such that new or expanded roadways are contemplated. For these reasons, impacts would be less than significant.

Proposed Project Analysis and Conclusion

As discussed above, a project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project would include the development of 27 single-family residences and 27 ADUs, which would be consistent with the type of development anticipated for the project site by the City, as well as with the existing development surrounding the project site. Therefore, the proposed project would represent a continuation of the surrounding development and would not isolate an existing land use. Overall, impacts related to physically dividing an established community were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b) Conflict with Applicable Land Use Plans, Policies, or Regulations

Would the project: *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?*

Summary of Housing Element Update FEIR

Plan Bay Area 2050-Sustainable Communities Strategy/Regional Transportation Plan Consistency

The Housing Element Update FEIR indicated that, consistent with Plan Bay Area 2050, the Housing Element Update includes several policies and programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs. Individual development projects would also be subject to relevant Housing Element Policies and Municipal Code requirements regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.

Furthermore, the potential sites for rezoning were determined through a site evaluation performed by the City, based on seven different criteria that considered the 35 strategies set forth in Plan Bay Area 2050. These criteria include the following: (1) site size and infill criteria, (2) proximity to modes of transportation, (3) proximity to services and amenities, (4) environmental impacts/hazards, (5) impacts on sensitive resources, (6) height and mass compatibility, and (7) interest in site.

The sites that were chosen to promote infill development in areas with proximity to existing transit and services and amenities. Consistency with the Regional Housing Needs Allocation (RHNA) and a focus on concentrating future housing development in these areas would reduce environmental impacts, consistent with Plan Bay Area 2050. Therefore, impacts would be less than significant.

City of Pleasanton General Plan, PUD, and Specific Plan Consistency

The Housing Element FEIR notes that development on most of the potential sites for rezoning would require a General Plan Amendment. Development within Hacienda on Site 5 (Laborers Council), Site 7 (Hacienda Terrace), Site 8 (Muslim Community Center), Site 9 (Metro 580), and Site 29 (Oracle), could also require an Amendment of the Hacienda PUD Plan. Development of Site 27 (PUSD Vineyard) could also require amendment of the Vineyard Avenue Corridor Specific Plan.

The proposed PUD, and Specific Plan Amendments would be consistent with widely accepted planning principles of facilitating logical and orderly growth, ensuring compatibility with surrounding uses, and ensuring internal consistency among the goals and policies of the General Plan, Hacienda PUD Plan, and Vineyard Avenue Corridor Specific Plan. As the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the goals, policies, and programs of the General Plan and Hacienda PUD Plan and Vineyard Avenue Corridor Specific Plan, as applicable. As such, if approved, the proposed PUD, and Specific Plan Amendments would serve as a self-mitigating aspect of the Housing Element Update that would correct conflicts that would otherwise exist, and impacts would be less than significant.

Zoning

The Housing Element Update includes policies and programs that are meant to ensure logical and orderly development and require discretionary review

consistent with the Pleasanton Zoning Ordinance. Moreover, as the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the goals, policies, and programs of the Municipal Code. As such, if approved, the proposed rezonings would serve as a self-mitigating aspect of the project that would serve to correct conflicts that would otherwise exist, and impacts would be less than significant.

Annexation

All the potential sites for housing are located within the incorporated area, except for Site 1 (Lester) and Site 22 (Merritt). Site 22 (Merritt) is just outside of the city limits, but within Pleasanton's SOI and Urban Growth Boundary (UGB). Site 1 (Lester) is also located just outside of the city limits, and its western half is located just outside the UGB (see Exhibit 2-2 in the Housing Element Update Draft EIR). Prior to development on those sites, they would need to be annexed into the City of Pleasanton consistent with City and LAFCo policies as well as Program 1.10 of the Housing Element. Annexation of these two properties would represent a logical and orderly extension of urban growth and the City's boundaries which would ensure the two properties would be developed in a comprehensive and thoughtful manner consistent with other nearby lands. Moreover, as the City receives development applications consistent with the Housing Element Update for these two sites, those applications would be reviewed by the City for compliance with the goals, policies, and programs of the General Plan and Municipal Code. Furthermore, LAFCo would review the development applications for these sites to ensure consistency with LAFCo policies, and impacts would be less than significant.

Urban Growth Boundary (Measure FF)

All the potential sites for housing are within the Urban Growth Boundary apart from western half of Site 1 (Lester), and no development would be allowed on the portion of that site outside of the UGB. Therefore, impacts would be less than significant.

City of Pleasanton Measures PP and QQ

The Housing Element Update FEIR indicated that, consistent with General Plan, individual development projects would be required to undergo project-specific discretionary environmental review with respect to annexation and development in the City of Pleasanton, including additional analysis to determine consistency with Measure PP. Therefore, development consistent

with the Housing Element Update would not conflict with Measures PP or QQ, and impacts would be less than significant.

Airport Land Use Compatibility Plan

The Housing Element Update FEIR indicated the Livermore Municipal Airport is located approximately 1 mile east of the City of Pleasanton, and some areas of the City are within the flight path for planes taking off and arriving at the Livermore Airport. As shown in Exhibit 3.8-2 in the Housing Element Update Draft EIR, Site 12 (Pimlico Area, North side), Site 14 (St. Elizabeth Seton), Site 15 (Rheem Drive Area, southwest side), Site 21a and 21b (Kiewit) are located within the Alameda County ALUPP AIA, which is coterminous with the Alameda County Airport Land Use Commission Hazard Prevention Zone. None of the potential sites for housing are within an Airport Protection Area.

Developments within the ALUPP's AIA would be required to undergo federal, State, and local regulatory review processes specific to airport noise, airspace safety, and other land use compatibility standards, including 14 Code of Federal Regulations Part 77 regulations for the safety, efficient use, and preservation of navigable airspaces. In reviewing individual applications, The City would determine which policies and actions apply and whether project modifications would be required to ensure compatibility with the Airport Land Use Compatibility Plan (ALUCP). Buildings within the ALUCP AIA would be required to comply with Federal Aviation Administration (FAA) regulations for height. Therefore, development consistent with the Housing Element Update would be consistent with the Alameda County ALUCP and impacts would be less than significant.

Proposed Project Analysis and Conclusion

As discussed throughout this Consistency Checklist, the proposed project would be consistent with the type of residential development anticipated for the site by the City. In addition, as demonstrated by this Checklist, the proposed project would not result in any new significant environmental effects that were not previously identified in the Housing Element Update FEIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. The proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City's noise standards, applicable regulations related to stormwater, and development standards included in the Pleasanton Municipal Code. Therefore, the proposed project would not cause a significant environmental impact in excess of what has

already been analyzed and anticipated in the Housing Element Update FEIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact.

Conclusion

With regards to Land Use and Planning, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XII. Mineral Resources *Would the project:*					
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?	No impact	No	No	No	No
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?	No impact	No	No	No	No

a, b) Loss of Minerals Resources of Statewide or Local Importance

Would the project: *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? or*

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?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that most of the sites are urban infill sites and are developed or partially developed with existing uses (see Table 2-1 in Chapter 2, Project Description), and concluded that no activities related to mineral resources currently occur within the potential sites for housing and none of the sites are designated for this use. These conditions preclude the possibility of impacts on mineral resources; therefore, there is no impact associated with mineral resources.

Proposed Project Analysis and Conclusion

The majority of the City is classified as Mineral Resource Zones (MRZs) with no significant mineral deposits (MRZ-1). Southeastern areas of Pleasanton, as well as areas west of I-680, are classified as areas containing mineral deposits, the significance of which cannot be evaluated from available data (MRZ-3). Given that the project site is not located in the vicinity of the MRZs identified by the City, mineral resources are not located on-site. In addition, the Geotechnical Investigation Report prepared for the proposed project (see Appendix E) does not indicate that mineral resources are present on-site. Thus, the proposed project would not result in any peculiar effects to mineral resources such that further CEQA review for this topic would be required.

Conclusion

With regards to Mineral Resources, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XIII. Noise *Would the project:*					
a) Expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant impact with mitigation incorporated	No	No	No	No
b) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant impact with mitigation incorporated	No	No	No	No
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?	No impact	No	No	No	No

The project-specific analysis presented herein is based primarily on the Preliminary Assessment of Environmental Noise (Noise Assessment) prepared for the proposed project by Veneklasen Associates, Inc. (Veneklasen) (see Appendix G).[20]

a) Substantial Noise Increase in Excess of Standards

Would the project: *a) Expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Summary of Housing Element Update FEIR

Construction

The Housing Element Update FEIR indicated that a significant impact would occur if project-related, noise producing construction activities exceed the City's established noise performance standards for construction activities. According to Section 9.04.100 of the Municipal Code, construction noise is exempt from the noise performance standards of the Noise Ordinance between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sunday and holidays, when the exemption shall apply between 10:00 a.m. and 6:00 p.m., provided the construction activity meets at least one of the following noise limitations:

A. No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to 25 feet from the equipment as possible; or

B. The noise level at any point outside of the property plane of the project shall not exceed 86 dBA.

For future development projects, two types of short-term noise impacts would occur during site preparation and project construction. The first type would result from the increase in traffic flow on local streets, associated with the transport of workers, equipment, and materials to and from the project site. Based on existing traffic volumes on roadway segments adjacent to each potential site for housing, any future individual development project's construction trips would not be expected to double the hourly or daily traffic volumes along roadway segments in the vicinity of a development site. For

[20] Veneklasen Associates, Inc. *Preliminary Assessment of Environmental Noise, The Vineyards in Pleasanton CEQA Noise Report*. December 19, 2024.

this reason, short-term intermittent noise from construction trips would not be expected to result in a perceptible increase in hourly or daily average traffic noise levels. Therefore, the Housing Element Update FEIR concluded short-term construction-related noise impacts associated with the transportation of workers and equipment to a development site would be less than significant.

The second type of short-term noise impact is related to noise generated during site preparation, grading, and construction activities. Construction noise within the City is restricted by the Municipal Code in intensity and hours of operation. Because the potential sites for housing would be developed within the city limits, they would be required to meet the requirements of the Municipal Code. In addition, the City has a code enforcement system that would handle construction noise complaints. Enforcement of the restricted hours of construction and the limit on the permissible maximum noise levels as measured at a project site property plane would reduce potential construction noise impacts to not result in a substantial temporary increase in ambient noise levels and would especially preclude potential impacts during evening and nighttime hours. Furthermore, individual housing development projects would be reviewed and approved as required by the procedures of the Municipal Code and may require additional CEQA review, as appropriate. The Housing Element Update FEIR concluded that, on a program level, future development of the potential sites for housing would result in less than significant construction noise impacts.

Operation

Traffic Noise Impacts

The Housing Element Update FEIR indicated that a significant impact would occur if project-generated traffic would result in a substantial increase in ambient noise levels compared with those that would exist without implementation of the Housing Element Update. The General Plan states that "an exterior increase of more than 4 decibels is considered significant." The Housing Element Update FEIR concluded that no modeled roadway segment would experience an increase in traffic noise levels of greater than 4 dBA compared to noise levels that would exist without implementation of the Housing Element Update under existing plus project and cumulative plus project scenarios. Therefore, buildout of the potential sites for housing would not result in a substantial permanent increase in traffic noise levels compared to levels that would exist without implementation of the Housing Element Update, and the impact would be less than significant.

Compliance with Applicable Plans, Policies, or Regulations

The Housing Element Update FEIR indicated development on potential sites for housing could expose new noise-sensitive uses to traffic or railroad noise levels in excess of the City's established normally acceptable noise land use compatibility standards.

The Housing Element Update FEIR concluded that development consistent with the Housing Element Update that would include single- or multi-family land use development adjacent to roadway segments identified in Table 3.11-7 (in the Housing Element Update Draft EIR) that have modeled noise levels in excess of 60 dBA or 65 dBA Day/Night Noise Level (L_{dn}), respectively, as measured at 50 feet from the centerline of the outermost travel lane, would be required to demonstrate compliance with General Plan policies and incorporate project design features that would reduce traffic noise impacts for proposed development on that project site. In addition, any residential development on Site 27 (PUSD-Vineyard) must also comply with the measures included in the Vineyard Avenue Corridor Specific Plan.

Stationary Operational Noise Impacts-Mechanical Equipment Operations

The Housing Element Update FEIR indicated that a significant impact would occur if operational noise levels generated by stationary noise sources at development projects on the potential sites for housing would result in a substantial permanent increase in ambient noise levels in excess of the City's noise standards. The City has established operational noise performance standards for residential properties in Section 9.04.030 of the Municipal Code which prohibits noise levels in excess of 60 dBA at any point outside the property plane unless otherwise provided in the Municipal Code. In addition, the Vineyard Avenue Corridor Specific Plan requires projects to meet "acceptable exterior noise level standards" under Noise Element Policy 1.

Primary stationary noise source associated with development consistent with the Housing Element Update would be new mechanical ventilation system equipment operations. The Housing Element Update FEIR concluded that these stationary source operational noise levels could exceed the City's threshold of 60 dBA as measured at a project property plane if they were to occur at a location closer than 25 feet from the project boundary. Development consistent with the Housing Element Update would comply with applicable goals, policies, and programs in the General Plan. To ensure compliance with applicable goals, policies, and programs, development consistent with the Housing Element Update would implement MM NOI-1, which requires preparation of a noise analysis for any development that would locate noise producing mechanical systems within 25 feet of a project

property line. If potential noise impacts are identified, then mitigation must also be identified. The Housing Element Update FEIR concluded that compliance with the goals, policies, and programs in the General Pan and implementation of MM NOI-1 would ensure that stationary source noise impacts generated by future development projects on the potential sites for housing would be reduced to less than significant.

Proposed Project Analysis and Conclusion

Project Construction

The transport of workers, construction equipment, and materials to the project site would incrementally increase noise levels on access roads leading to the site. Because workers and construction equipment would use existing routes, noise from passing trucks would be similar to existing vehicle-generated noise on the local roadways. Typically, a doubling of the Average Daily Traffic (ADT) hourly volumes on a roadway segment is required in order to result in an increase of three dBA in traffic noise levels, which is the lowest change that can be perceptible to the human ear in outdoor environments. Project-related construction trips would not be expected to double the hourly traffic volumes along any roadway segment in the project vicinity. As such, short-term construction-related noise impacts associated with worker commute and equipment transport to the project site would not exceed applicable significance thresholds.

The second type of short-term noise impact is related to noise generated during construction on the project site. Construction noise levels are rarely steady in nature and often fluctuate based on the type and number of equipment being used at any given time. In addition, at times when large equipment is not operating, noise would be at or near normal ambient levels. Construction is completed in discrete steps, each of which has a unique mix of equipment and noise characteristics. The various sequential phases would change the character of the noise generated on-site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

The noisiest phase of construction is generally site grading, which involves the relatively steady use of mobile diesel equipment such as excavators, bulldozers, graders, and compactors. The construction period for the proposed project is estimated to last one year. However, the noisiest period of construction associated with the proposed project that could affect the

nearest noise-sensitive receptors, which include the single-family residences to the west, south, and east, would be site grading and the construction of the buildings closest to that particular neighbor. During the remainder of construction, activities would occur farther away from the nearby residences.

The Noise Assessment assumed that project construction would comply with the requirements of Section 9.04.100 of the City's Municipal Code, and that construction activities would occur only during the permitted hours of 8:00 a.m. and 8:00 p.mp, Monday through Saturday, and between the hours of 10:00 a.m. to 6:00 p.m. on Sundays and holidays. As previously discussed, the City's noise ordinance further allows construction activity unless individual pieces of equipment produce a noise level exceeding 83 A-weighted decibels (dBA) at 25 feet or the noise level at any point outside of the property plane exceeds 86 dBA.

The Noise Assessment evaluates equipment typical for each stage of project construction. As shown in Table 4, typical construction equipment produces noise levels above 83 dBA at 25 feet. However, in order to represent the average noise levels at each construction phase, Veneklasen assumed that the equipment would be moving between the center of the site and near all property lines. Based on the equipment listed in Table 4, construction of the proposed project would result in the noise levels listed in Table 5 below. As shown in the table, project construction noise levels would range between 71 to 82 dBA at the nearest property line. Nonetheless, the Noise Assessment included measures to further minimize construction noise at surrounding sensitive receptors.

Table 4
Sound Levels of Typical Equipment Used In Construction

Phase Name	Equipment Type	Sound Level at 50 feet
Phase 1 – Site Clearance	Chainsaw	85
	Tractor	88
	Shovel	82
Phase 2 – Grading	Dozer	85
	Grader	85
Phase 3 – Site Utility	Delivery Truck	88
	Excavators	85
	Forklifts	80
Phase 4 – Foundation and Slab Pouring	Excavators	85
	Concrete Truck Mixture	85
Phase 5 – Paving	Dozer	85
	Paver	88
	Roller	85
Phase 6 – Building	Pneumatic tools	85

Construction	Air compressor	80
Source: Veneklasen, December 19, 2024.		

Table 5
Construction Noise Levels

Project Phase	Receptor	Construction Noise Level (dBA)
Phase 1 – Site Clearance	East	78
	North	76
	West	82
	South	78
Phase 2 – Grading	East	72
	North	71
	West	77
	South	73
Phase 3 – Site Utility	East	77
	North	75
	West	82
	South	78
Phase 4 – Foundation and Slab Pouring	East	74
	North	73
	West	79
	South	75
Phase 5 – Paving	East	75
	North	74
	West	80
	South	76
Phase 6 – Building Construction	East	72
	North	71
	West	77
	South	73
Source: Veneklasen, December 19, 2024.		

MM NOI-1, as presented in the Housing Element Update FEIR, requires that development projects conduct a site-specific noise analysis that includes measures to reduce potential noise impacts to a less-than-significant level. Consistent with MM NOI-1, a Noise Assessment has been prepared for the proposed project, which includes measures to ensure construction noise would not exceed the applicable threshold. The measures set forth in the Noise Assessment are similar to the recommendations within MM NOI-1. The City of Pleasanton would require the proposed project to comply with the site-specific measures within the Noise Assessment as a Condition of Approval. Accordingly, potential noise impacts associated with the proposed project were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review.

Project Operation

The primary noise sources associated with operation of the proposed project would be traffic noise on the roadways in the project vicinity. According to the project trip generation data in the Transportation Analysis prepared for the proposed project by Hexagon Transportation Consultants, Inc. (Hexagon) (see Appendix H),[21] the proposed project would generate 30 net new additional trips during the AM peak hour and 39 net new additional trips during the p.m. peak hour beyond the existing conditions. As previously discussed, a doubling of the ADT hourly volumes on a roadway segment is required in order to result in an increase of three dBA in traffic noise levels, the lowest change perceptible to the human ear in outdoor environments. According to the Noise Assessment, the proposed project would not double the hourly traffic volumes along any roadway segment in the project vicinity. As such, traffic noise impacts associated with project operation would not exceed applicable significance thresholds.

Non-transportation noise-generating operations associated with the proposed project would primarily consist of landscaping maintenance and HVAC equipment. The landscaping maintenance and HVAC systems would be typical of residential uses. Assuming the project HVAC systems and maintenance equipment would be in normal working order, such stationary noise sources associated with the proposed project would not substantially increase noise levels from what currently exists in the project area.

Based on the above, 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 City standards. Thus, the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

b) Groundborne Vibration/Noise Levels

Would the project: *b) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Summary of Housing Element Update FEIR

Short-term Construction Vibration Impacts to Off-site Receptors

The Housing Element Update FEIR indicated that future construction activities that could occur with development of the potential sites for housing would

[21] Hexagon Transportation Consultants, Inc. *Transportation Analysis for 1 Vineyard Avenue Residential Development.* November 19, 2024.

generate groundborne vibration. Groundborne vibration from construction activities has the potential to impact existing or future buildings (i.e., through structural damage) and their occupants (i.e., through activity disruption, annoyance, etc.) if they are located close enough to the construction sites. In general, vibration-induced structural damage could only occur when certain types of construction activity (e.g., blasting and pile-driving) take place close to existing structures, while vibration-induced disruption/annoyance could occur during more common types of construction activity (e.g., truck movements) at greater distance from the activity area. Impact pule drivers used during the site preparation phrase of construction could result in construction vibration levels from future development projects could exceed the Federal Transit Administration (FTA) damage threshold criteria, resulting in a potentially significant impact.

The Housing Element Update EIR concluded that in compliance with Program 1.6 of the Noise Element, implementation of MM NOI-2, which requires preparation of a Construction Vibration Reduction Plan, would ensure that vibration level impacts generated by future development projects would be reduced to a less than significant impact.

Operational Vibration Impacts

The Housing Element Update FEIR concluded that development consistent with the Housing Element Update would involve residential and commercial land use development. This type of land use development is not anticipated to include any permanent sources of vibration that would expose persons in the project vicinity to excessive groundborne vibration levels. Therefore, project operational groundborne vibration level impacts would be less than significant.

Proposed Project Analysis and Conclusion

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 to 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.

Due to the residential nature of the proposed project, project operation is not anticipated to include groundborne vibration sources. However, construction activities would include grading and foundation work, as well as the

construction of the proposed buildings. Project construction would occur over approximately one year and would generate groundborne vibration.

General Plan Program 1.6 requires the preparation of a vibration study with a site-specific engineering assessment for any construction project that would require pile-driving. According to Section 3.3 of the Noise Assessment, construction of the proposed project would be typical for a residential subdivision and, thus, is not anticipated to require pile driving. Therefore, the Noise Assessment concluded that construction of the proposed project would not result in the generation of excessive groundborne vibration.

Based on the above, impacts related to vibration were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

c) Excessive Noise Levels from Airport Activity

Would the project: *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?*

Summary of Housing Element Update FEIR

The Livermore Municipal Airport is located approximately 1 mile east of the city limits. At this distance, the potential sites for housing are located well outside of the airport's 60 dBA Community Noise Equivalent Level (CNEL) noise contours. Therefore, the Housing Element Update FEIR concluded that implementation of the Housing Element Update would not expose persons residing or working at the sites to noise levels from airport activity that would be in excess of normally acceptable standards. Therefore, no impact would occur.

Proposed Project Analysis and Conclusion

The public airport nearest to the project site is the Livermore Municipal Airport, which is located approximately 2.4 miles north of the project site. The project site is located outside of the airport influence area of the Livermore Municipal Airport and outside the airport's noise contours. The ALUCP qualifies such levels of noise exposure as "Permitted." As such, standard construction methods would sufficiently attenuate exterior noise to an acceptable indoor CNEL and outdoor use activities may be carried out

without interference from aircraft noise. In addition, according to the Noise Assessment, the project site is not located within two miles of a private airstrip.

Based on the above, impacts related to aircraft noise were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

Conclusion

With regards to Noise, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. MM NOI-1 and NOI-2 from the Housing Element Update FEIR would be required and would reduce potential impacts to below a level of significance consistent with the analysis is the Housing Element Update FEIR.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

MM NOI-1 Stationary Source Noise Impact Reduction Measure

Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as "a vertical plane including the property line which determines the property boundaries in space." If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific

measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City's Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City's operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.
- The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.

MM NOI-2 Construction Vibration Reduction Plan

For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection

by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a peak particle velocity [PPV] at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

Mitigation Measures for the Proposed Project

Implement MM NOI-1 and NOI-2. It should be noted that a site-specific project-level noise analysis, as required by MM NOI-1, has been prepared for the proposed project.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XIV. Population and Housing *Would the project:*					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant impact	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant impact	No	No	No	No

a) Growth Inducement

Would the project: *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that because the Housing Element Update would provide sufficient sites to accommodate the RHNA allocation for the City, the population growth associated with development of those sites would be consistent with the forecast growth in Plan Bay Area 2050. Many of the Housing Element Update's policies and programs guide population growth within the City through 2031 and support the objectives of the City and would not result in unplanned direct or indirect population growth. Development within the potential sites for housing would be required

to abide by policies and programs to ensure that new development or redevelopment does not induce substantial additional unanticipated or unplanned population growth, either directly or indirectly. Additionally, compliance with the regulations laid out in the Municipal Code would ensure that the Housing Element Update would not result in unplanned direct or indirect population growth. Furthermore, future development consistent with the Housing Element Update would be subject to review and approval by the City, including environmental compliance review. Future development would be required to demonstrate consistency with the Housing Element Update (including rezonings, General Plan, and Specific Plan Amendments) and comply with requirements of the General Plan protecting against substantial unplanned growth and displacement of existing residential uses. Finally, the City has supported urban growth and development for almost 130 years and is served with infrastructure (e.g., roads, freeways, railroads, transit, water, sewer, storm drainage, electricity, natural gas, etc.); development consistent with the Housing Element Update would not result in indirect growth. The Housing Element Update FEIR concluded impacts would be less than significant.

Proposed Project Analysis and Conclusion

The project site is undeveloped. Surrounding existing land uses include open space to the north, across Vineyard Avenue, and the Cemex-Pleasanton Eliot Aggregates Quarry further to the north; a vineyard and single-family residences to the east, across Manoir Lane; single-family residences to the south, across Old Vineyard Avenue; and a vineyard and single-family residences to the west, across Thiessen Street.

Based on the estimated 2.99 persons per household for single-family homes used in the Housing Element Update FEIR, the 27 proposed single-family residences would potentially generate approximately 81 additional residents (27 residential units x 2.99 persons per household = 80.73 residents) in the City of Pleasanton. The proposed project would also include an ADU on each residential lot. The ADUs were assumed to be primarily occupied by single residents, resulting in an additional 27 residents for a total population increase of approximately 108 people. Because the proposed project is consistent with the type of residential development anticipated for the site by the City, the potential growth of 108 residents associated with development of the site has been anticipated by the City and analyzed in the Housing Element Update FEIR.

Based on the above, impacts related to inducing substantial unplanned population growth in an area, either directly or indirectly, were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b) Housing Displacement/Replacement Housing

Would the project: *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated the Housing Element Update would result in a significant impact if it would displace substantial numbers of people or existing housing which would require the construction of replacement housing elsewhere. Implementation of the Housing Element Update would result in the development of additional housing units at all affordability levels to support the City's growing population and future housing demands, as specified in the RHNA, by rezoning all or some of the potential sites for rezoning to accommodate housing development. In addition, pursuant to Program 3.6 of the Housing Element Update, the City would be required to replace housing units that are demolished with units affordable to the same or lower-income as a condition of development.

Therefore, implementation of the Housing Element Update and the rezoning of some or all of the potential sites for rezoning is not anticipated to displace a substantial number of people or housing units and would not require the construction of replacement housing elsewhere due to the displacement of housing or people. Therefore, there would be a less than significant impact related to population and housing displacement.

Proposed Project Analysis and Conclusion

The project site is currently undeveloped and does not include existing residential structures. As such, development of the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, impacts related to displacement of substantial housing or people were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Population and Housing, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
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:*					
a) Fire protection?	Less than significant impact	No	No	No	No
b) Police protection?	Less than significant impact	No	No	No	No
c) Schools?	Less than significant impact	No	No	No	No
d) Libraries?	Less than significant impact	No	No	No	No
e) Other public facilities?	Less than significant impact	No	No	No	No

a, b) Need for New or Altered Fire Protection Facilities or Police Protection Facilities

Would the project: a) *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 fire protection? or*

b) *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 police protection?*

Summary of Housing Element Update FEIR

Fire Protection Facilities

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could result in an increased demand for fire protection services, and, as this demand increases, there may be a need to increase staffing and equipment to maintain acceptable service ratios, reflex times, and other performance standards. This would require existing fire stations to be able to accommodate the additional staff and/or equipment. If an existing fire station is at capacity for staffing, this could require an expansion of an existing fire station or construction of a new fire station, the construction of which could cause environmental impacts. The project-specific environmental impacts of constructing new or expanded fire protection facilities to support the growth anticipated as part of the Housing Element Update cannot be determined at the time of certification of the Housing Element Update FEIR because the designs of future new or expanded facilities are not known. It can be expected that construction and operation of future new or expanded fire protection facilities would have similar impacts as would construction and operation of other types of new development consistent with the Housing Element Update.

The General Plan includes policies and programs to ensure that fire protection services keep pace with new development. As the City receives development applications for subsequent development consistent with the Housing Element Update, those applications will be reviewed by the City for compliance with the policies and programs of the General Plan and Vineyard Avenue Corridor Specific Plan to ensure that fire protection services keep pace with new development. In addition, the Municipal Code, which implements the General Plan, would be reviewed when development applications are received. Through implementation of the capital facilities fee, developers would be responsible for payment of any improvements needed, including the need for new facilities, which would effectively mitigate any increased demand for services associated with development consistent with the Housing Element Update. Therefore, the Housing Element Update FEIR concluded future development consistent with the Housing Element Update would not result in significant adverse effects related to fire protection services and impacts would be less than significant.

Police Protection Facilities

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could result in an increased demand for

police protection services. Growth on the outer limits of the City and outside of the city limits, such as on Sites 1 (Lester) and 22 (Merritt), could significantly increase driving time and distance for officers responding to both emergency and non-emergency calls for service. As the demand for police services increases, there may be a need to increase staffing and equipment, including the development of additional police substations, to maintain acceptable service ratios, response times, and other performance standards. However, this would require existing police stations to be able to accommodate the additional staff and/or equipment. If an existing police station is at capacity for staffing, this could require an expansion of an existing police station or construction of a new police substation, the construction of which could cause environmental impacts. The project-specific environmental impacts of constructing new or expanded police protection facilities to support the growth anticipated as part of the Housing Element Update cannot be determined at the time the Housing Element Update FEIR was certified because the designs of future new or expanded facilities are not known. It can be expected that construction and operation of future new or expanded police protection facilities would have similar impacts as would construction and operation of other types of new development consistent with the Housing Element Update.

As the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the policies and programs of the General Plan to ensure that police protection services keep pace with new development. In addition, the Municipal Code contains rules and regulations related to police services and payment of public service fees. Chapter 3.22 of the Municipal Code requires that development projects pay capital facilities fee apportioned to the cost of the necessary public improvements associated with each development within the City. Specifically, through the capital facilities fee the developer would be responsible for any improvements needed for police protection services, which would effectively mitigate any increased demand for services associated with development consistent with the Housing Element Update. Therefore, the Housing Element Update FEIR concluded future development consistent with the Housing Element Update would not result in significant adverse effects related to police protection services and impacts would be less than significant.

Proposed Project Analysis and Conclusion

While the proposed project would result in increased demands on fire and police protection services, the proposed project is consistent with the type of

development anticipated for the site by the City. Therefore, any associated increase in demands would be consistent with what has been anticipated by the City and analyzed in the Housing Element Update FEIR. Furthermore, the project would comply with all applicable State and local requirements related to fire safety and security, including installation of fire sprinklers, and would be subject to payment of applicable development impact fees to ensure the project contributes a fair share towards funding new and/or expanded facilities. Compliance with such standards would minimize fire and police protection demands associated with the project. Therefore, impacts related to the need for new or physically altered fire or police protection facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

c, d, e) Need for New or Altered School Facilities, Libraries, and Other Public Facilities

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 schools, libraries, and other public facilities?*

Summary of Housing Element Update FEIR

School Facilities

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update could result in development on all of the potential sites for housing. If all the sites were to develop at their maximum density, a total of approximately 2,532 K-12 students could be generated, including approximately 1,377 students in Grades K-5, approximately 598 students in Grades 6-8, and approximately 557 students in Grades 9-12. A representative from PUSD noted that new students associated with development consistent with the Housing Element Update could require the need to build additional capacity or new schools to accommodate growth. Specifically, elementary schools in the northern area of PUSD (Donlon and Fairlands) are currently impacted, and any further housing would require students to be assigned to another campus. The representative also noted that the current level of developer fees set by State law is not sufficient to cover the full cost of facility impacts associated with additional housing.

The General Plan includes policies and programs to ensure that school facilities keep pace with new development. Notwithstanding these General Plan policies and programs, while State law encourages coordination between cities and school districts related to planning for school siting, state law is also clear that long range master planning for school sites is ultimately the responsibility of the school district (see California Government Code § 65352.2). Section 65995(h) of the California Government Code (SB 50), clarifies that the payment of statutory fees ". . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property."

Additionally, as part of its efforts to anticipate and appropriately plan for future growth, PUSD prepares a 7-year projection of student population, updated annually, which looks at planned and proposed development within its enrollment boundaries, as well as demographic shifts, and "mobility factors" such as inter-district and inter-school transfers which over time affect overall enrollment. It is noted that the most recent study takes into account approximately 2,983 units of new residential development in Pleasanton (including at least some sites that are part of the Housing Element Update). Depending on other future enrollment trends, modifications to attendance area maps may be undertaken by PUSD.

New student population could also have the potential to cause the need for new or expanded school facilities. As the demand for school services increases from development consistent with the Housing Element Update, there may be a need to increase staffing, facilities, and equipment to maintain acceptable service ratios and other performance objectives for schools. However, this would require existing school sites to be able to accommodate the additional staff, facilities and/or equipment. If an existing school site is at capacity for staffing or for students, this could require an expansion of an existing school site or construction of a new school site, the construction of which could cause environmental impacts. The project-specific environmental impacts of constructing new or expanded school facilities to support the growth anticipated as part of the Housing Element Update could not be determined at the time the Housing Element Update FEIR was certified because the site-specific locations and designs of future new or expanded facilities are not known. It can be expected that construction and operation of future new or expanded school facilities would have similar impacts as would construction and operation of other types of new development under the Housing Element Update. Further, PUSD would

be required to receive approval from the Division of the State Architect and complete any required CEQA review for construction of new or expanded school facilities.

As noted above, the payment of statutory fees ". . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property. . . on the provision of adequate school facilities." Therefore, with the payment of required state established SB 50 fees, future development consistent with the Housing Element Update would not result in significant adverse effects related to school facilities and impacts would be less than significant.

Library Facilities

A representative for the Pleasanton Public Library noted that to accommodate development consistent with the Housing Element Update there would be additional staffing, equipment, and facility space needed to maintain acceptable service ratios and other performance objectives for library facilities, which could require an upgrade of an existing library or construction of a new library, the construction of which could cause environmental impacts. The representative noted that the additional staffing, equipment, and facility space could be accommodated by a new library envisioned as part of the Pleasanton Civic Center Library Master Plan[22] or with the completion of a satellite branch. However, at the time of certification of the Housing Element Update FEIR, no specific plans have been approved for any development associated with expanded library facilities as part of the Pleasanton Civic Center Library Master Plan;[23] thus, it was determined to be too speculative to evaluate as part of the analysis within the Housing Element Update FEIR. Library and Recreation staff are currently in the planning stages of a mobile vehicle to help expand library and recreation services with an anticipated in-service date by spring 2024.

The General Plan includes policies and programs to ensure that library facilities keep pace with new development. The Municipal Code contains rules and regulations related to payment of public service fees, which includes libraries. Chapter 3.22 of the Municipal Code requires that development projects pay capital facilities fee apportioned to the cost of

[22] City of Pleasanton. 2016. Pleasanton Civic Center/Library Master Plan. Website: http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=34561. Accessed May 3, 2022.
[23] City of Pleasanton. 2016. Pleasanton Civic Center/Library Master Plan. Website: http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=34561. Accessed May 3, 2022.

the necessary public improvements associated with each development within the City. While there is no portion of the capital facilities fee automatically earmarked for the provision of library services, the City, in its discretion, can direct a portion of the capital facilities fee to library facilities. The Pleasanton Development Impact Fee Nexus Study[24] assumes a new library facility to be developed as part of the Civic Center Master. However, as stated above, no plans have been approved at this time.

As described above, the project-specific environmental impacts of constructing new or expanded library facilities to support the growth associated with the Housing Element Update cannot be determined at the time of certification of the Housing Element Update FEIR because the site-specific locations and designs of future new or expanded facilities are not known. As the City proceeds with the construction of new or expanded library facilities, those projects would be reviewed by the City for compliance with the policies and programs of the General Plan and Municipal Code.

Furthermore, as the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the policies and programs of the General Plan to ensure that library facilities keep pace with new development. In addition, development consistent with the Housing Element Update would be required to pay capital facility fees in accordance with Chapter 3.22. Therefore, future development consistent with the Housing Element Update would not result in significant adverse effects related to library facilities and impacts would be less than significant.

Other Public Facilities

The Housing Element Update FEIR indicated that as demand for other public facilities increases from development consistent with the Housing Element Update, there may be an additional need to increase staffing and equipment to maintain acceptable service ratios and other performance objectives for these other public facilities. However, this would require existing public facilities to be able to accommodate the additional staff and/or equipment. If an existing public facility is at capacity for staffing, this could require an expansion of an existing public facility or construction of a new public facility, the construction of which could cause environmental impacts.

[24] City of Pleasanton. 2018. Pleasanton Development Impact Fee Nexus Study. September 24. Website: https://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=34260. Accessed August 29, 2022.

The project-specific environmental impacts of constructing new or expanded other public facilities to support the growth associated with the Housing Element Update could not be determined at the time the Housing Element Update FEIR was certified because the site-specific locations and designs of future new or expanded facilities are not known. As the City proceeds with the construction of new or expanded library facilities, those projects would be reviewed by the City for compliance with the policies and programs of the General Plan and Municipal Code. Furthermore, as the City receives development applications for subsequent development consistent with the Housing Element Update, those applications will be reviewed by the City for compliance with the policies and programs of the General Plan to ensure that other facilities keep pace with new development. In addition, development consistent with the Housing Element Update would be required to pay capital facilities fees in accordance with Chapter 3.22 of the Municipal Code.

The Housing Element Update FEIR concluded the physical effects on the environment from the construction of new or expanded public facilities would be less than significant, and future development consistent with the Housing Element Update would not result in significant adverse effects related to other public facilities and impacts would be less than significant.

Proposed Project Analysis and Conclusion

The proposed project is consistent with the type of residential development anticipated for the site by the City; as such, any associated increase in student population was anticipated and analyzed in the Housing Element Update FEIR. Based on the student generation rates for the project site listed in Table 3.13-9, development of the proposed 27 new single-family residences could result in a total of approximately 18 new students. The assumption was made that the ADUs would be primarily occupied by single residents without school-aged children.

With respect to parks and other public facilities, such as libraries, the proposed project would not be anticipated to result in a substantial increase in demand for such services such that expanded facilities would be required. Future residents of the proposed project would have access to the City of Pleasanton Library. In addition, the proposed project includes open space and an on-site park with amenities, such as a gathering space, open play turf area, and tot lot.

Based on the above, impacts related to the need for new or physically altered schools, parks, or other public facilities, the construction of which

could cause significant environmental impacts, were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Public Services, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XVI. Recreation *Would the project:*					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant impact	No	No	No	No
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	Less than significant impact	No	No	No	No

a, b) Effects of Increased Use of Parks and Effects from Provision of Parks or Recreational Facilities

Would the project: *a) 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; or*

b) include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Summary of Housing Element Update FEIR

Increased Use of Parks

The Housing Element Update FEIR indicated that development and growth in the City would increase demand for existing parks and recreational facilities. As shown in Exhibit 3.13-3 in the Housing Element Update Draft EIR, many of

the proposed sites for rezoning are within 0.5-mile (i.e., walking distance) of a neighborhood or community park. Additionally, the City meets the service standard of over five acres of neighborhood parkland in 2031.

As the demand for parks and recreational facilities increases, there may be a need to increase staffing and other resources to maintain existing parks and recreational facilities from their increased use. Additionally, as the demand for parks and recreational facilities increases, there may be a need to expand existing parks and recreational facilities or construct new parks and recreational facilities to maintain acceptable service ratios.

As the City receives development applications for subsequent development consistent with the Housing Element Update, those applications will be reviewed by the City for compliance with the policies and program of the General Plan to ensure that parks and recreational facilities keep pace with new development. Specifically, Program 10.2 of Goal 6 of Chapter 6, Public Facilities and Community Program Element, encourages developers to dedicate public park acreage in areas designated for park use on the General Plan map rather than contribute in lieu fees. In addition, development consistent with the Housing Element Update would be required to pay the capital facilities fee in accordance with Chapter 3.22 of the Municipal Code. Therefore, the Housing Element Update FEIR concluded future development consistent with the Housing Element Update would not result in significant adverse effects related to parks and recreational facilities and impacts would be less than significant.

Provision of Parks or Recreational Facilities

The Housing Element Update FEIR indicated that as the demand for parks and recreational facilities increases, there may be a need to expand existing parks and recreational facilities or construct new parks and recreational facilities to maintain acceptable service ratios. There could be environmental impacts associated with the construction of new or expanded parks and recreational facilities. The project-specific environmental impacts of constructing new or expanded parks and recreational facilities to support the growth associated with the Housing Element Update could not be determined at the time the Housing Element Update FEIR was certified because the designs of future new or expanded facilities were not known.

As the construction of new or expanded parks and recreational facilities proceeds, those projects will be reviewed by the City for compliance with the policies and programs of the General Plan and the Municipal Code.

Therefore, the Housing Element Update FEIR concluded the physical effects on the environment from the construction of new or expanded parks and recreational facilities would be less than significant.

Proposed Project Analysis and Conclusion

The proposed project would be consistent with General Plan Land Use Element Policy 12 – Area 27, which reads: "This site shall include at least three acres of neighborhood park(s) and/or open space(s), one of which shall be a contiguous open space along Vineyard Avenue amounting to 60% minimum of the total proposed open space." Therefore, the proposed total of 3.1 acres of open space and parkland included as part of the project would meet the City's parkland standards.

Given that the proposed project would be consistent with the type of residential development anticipated for the project site, the increase in population associated with project buildout, as well as the resulting increase in demand for parks and recreation facilities, has been anticipated and analyzed in the Housing Element Update FEIR. In addition, the proposed project would incorporate recreational amenities on-site, including an outdoor gathering space, open play turf area, and tot lot.

Based on the above, impacts related to parks and recreation facilities were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Recreation, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XVII. Transportation *Would the project:*					
a) Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than significant impact	No	No	No	No
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Significant and unavoidable impact	No	No	No	No
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact	No	No	No	No
d) Result in inadequate emergency access?	Less than significant impact	No	No	No	No

The following project-specific discussions presented herein are based primarily on a Transportation Analysis Memorandum (Traffic Memo) prepared for the proposed project by Hexagon (see Appendix H).[25]

[25] Hexagon Transportation Consultants, Inc. *Transportation Analysis for 1 Vineyard Avenue Residential Development*. November 19, 2024.

a) Affect to Circulation System

Would the project: *Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update is not forecasted to generate transit, roadway, bicycle, or pedestrian use that would exceed the capacity of area facilities to serve that demand.

The Housing Element Update FEIR concluded that because development consistent with the Housing Element Update would be subject to all applicable state, regional, and City guidelines, standards, and specifications related to service standards, including, but not limited to, those provided in the Hacienda Design Guidelines, Vineyard Avenue Corridor Specific Plan, the City of Pleasanton Bicycle and Pedestrian Master Plan, and CAP 2.0, it would not conflict with adopted policies, plans, or programs. Therefore, the Housing Element Update would result in a less than significant impact on the circulation system, including transit, bicycle, and pedestrian facilities and policies.

Proposed Project Analysis and Conclusion

Since the release of the General Plan EIR, the law has changed with respect to how transportation-related impacts may be addressed under 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. LOS represents a qualitative description of the traffic operations experienced by the driver along a roadway segment or at an intersection and ranges from LOS A, which represents the absence of congestion and little delay, to LOS F, which signifies excessive congestion and delays. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to 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, the Legislature passed legislation with the intention of ultimately removing LOS in most instances as a basis for environmental analysis under CEQA.

Level of Service

In order to estimate trips generated by the proposed project, Hexagon used the published trip generation rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Hexagon used published trip rates for the ITE Land Use Code 210 (Single Family Detached Housing) and the ITE Land Use Code 220 (Multi Family Housing) for the ADUs to estimate traffic for the proposed project. The project trip generation estimates are portrayed in Table 6. As illustrated therein, the proposed development would generate approximately 437 daily trips, including 30 trips during the a.m. peak hour, and 39 trips during the p.m. peak hour.

Table 6
Project Trip Generation and Comparison

Land Use	Size	Daily		a.m. Peak Hour			p.m. Peak Hour		
		Rate	Trips	Rate	Trips	In/Out	Rate	Trips	In/Out
Residential Project	27 units	16.17	437	10	31	41	28	17	45
Source: TJKM Transportation Consultants, January 2, 2024.									

Based on February and August 2024 traffic counts collected by the City, Hexagon then calculated intersection LOS for both signalized and unsignalized intersections in the area. The following intersections were studied during typical weekday a.m. and p.m. peak hours:

- Vineyard Avenue/Pietronave Lane/Yolanda Court (signalized);
- Vineyard Avenue/Vineyard Terrace (unsignalized);
- Vineyard Avenue/Thiessen Street (unsignalized);
- Vineyard Avenue/Manoir Lane (unsignalized);
- Vineyard Avenue/Safreno Way (unsignalized); and
- Vineyard Avenue/Machado Place (unsignalized).

According to the Traffic Memo, all study intersections under Existing conditions currently operate at LOS A or B during the a.m. and p.m. peak hours and would continue to do so during project operation. As such, traffic impacts associated with operation of the proposed project are anticipated to be within the acceptable parameters established by the City.

As shown in Table 3 of the Traffic Memo, all study intersections under cumulative conditions would operate at LOS C or better during the a.m. and p.m. peak hours, which is acceptable to the City pursuant to General Plan Policy 2 of the Circulation Element (see Exhibit 10).

Exhibit 10: Project Intersection Levels of Service

Table 3
Cumulative without Project and Cumulative with Project Intersection Levels of Service

Intersection	Traffic Control	Peak Hour	Cumulative without Project Delay[1]	Cumulative without Project LOS[1]	Cumulative with Project Delay[1]	Cumulative with Project LOS[1]	Change in Delay
Signalized Intersection							
Vineyard Ave & Pietronave Ln/Yolanda Ct	signal	AM	4.0	A	4.1	A	0.1
		PM	4.0	A	4.0	A	0.0
Unsignalized Intersections							
Vineyard Ave & Vineyard Terrace	SSSC	AM	0.2/15.6	A/C	0.2/16.0	A/C	0.0/0.4
		PM	0.2/17.6	A/C	0.2/18.1	A/C	0.0/0.5
Vineyard Ave & Thiessen St	SSSC	AM	0.6/16.8	A/C	0.9/17.4	A/C	0.3/0.6
		PM	0.2/22.4	A/C	0.5/23.3	A/C	0.3/0.9
Vineyard Ave & Manoir Lane	SSSC	AM	0.3/15.2	A/C	0.5/15.6	A/C	0.2/0.4
		PM	0.2/19.3	A/C	0.3/20.3	A/C	0.1/1.0
Vineyard Ave & Safreno Way	SSSC	AM	0.4/16.1	A/C	0.4/16.3	A/C	0.0/0.2
		PM	0.3/20.2	A/C	0.3/20.5	A/C	0.0/0.3
Vineyard Ave & Machado Place	SSSC	AM	0.4/15.5	A/C	0.4/15.6	A/C	0.0/0.1
		PM	0.2/15.8	A/C	0.2/15.9	A/C	0.0/0.1

Note 1: Intersection levels of service were determined using Synchro traffic analysis software, based on the Highway Capacity Manual (HCM) methodology.

Note 2: City of Pleasanton LOS standard for signalized intersections is LOS D. The LOS standard for unsignalized intersections is LOS E for the side-street controlled movement at the intersection.

[1] Signalized intersection levels of service and delays reported are for average control delay per vehicle. The intersection levels of service and delays reported for the side-street-stop-controlled (SSSC) intersections are reported for both the overall average delay / the approach with highest delay.

Source: Hexagon Transportation Consultants, Inc., 2024

All study intersections under Cumulative Plus Project conditions would continue to operate at LOS C or better. As such, cumulative traffic operation impacts are anticipated to be less than significant.

In addition, the proposed project is consistent with the type of residential development anticipated for the project site; therefore, buildout of the site with the proposed uses was generally considered as part of the Housing Element Update FEIR. As such, impacts related to conflicting with an applicable plan, ordinance, or policy addressing roadway facilities were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur.

Pedestrian, Bicycle, and Transit Facilities

With respect to pedestrian facilities, according to the Traffic Memo, most local streets in the immediate vicinity of the site have sidewalks, including Thiessen Street, Manoir Lane, and the intersection at Vineyard Avenue and Pietronave Lane/Yolanda Court. In addition, the Old Vineyard Avenue Trail is a Class I shared-use path from north of the intersection at Vineyard Avenue and Pietronave Lane to Mingoia Street east of the site. However, Vineyard Avenue, the principal access to the site, does not currently include sidewalks.

Development of the proposed project would not result in any substantial modifications to the City's existing roadway system. In addition, the proposed sidewalks along the project frontages would close all existing gaps in the sidewalks on Thiessen Street and Manoir Lane, improving pedestrian access in the area. Although the proposed project would be likely to increase the use of pedestrian facilities in the project vicinity, because the proposed project is consistent with the type of residential development anticipated for the site by the City, such increases have been anticipated and analyzed in the Housing Element Update FEIR. Thus, impacts related to conflicting with an applicable plan, ordinance, or policy addressing pedestrian facilities were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur.

According to the Traffic Memo, existing bike lanes in the project vicinity include a Class II bike lane on Vineyard Avenue from Bernal Avenue to State Route (SR) 84, as well as the Old Vineyard Avenue Trail, which functions as a Class I shared-use path. Further improvements to bicycle facilities along Vineyard Avenue in the vicinity of the project site are not currently planned by the City. Thiessen Street and Manoir Lane do not currently have bike lanes, but the Traffic Memo notes that the volume and speed of traffic on the

streets are suitable for shared use between bikes and motor vehicles. Development of the proposed project would not interfere with existing or proposed bicycle facilities. In addition, the proposed project is not expected to generate a significant number of bicycle trips. As such, any demand for bicycle facilities generated by the proposed project could be accommodated by the existing bicycle facilities in the vicinity. Furthermore, by providing on-site bicycle parking spaces within the southern park area, the proposed project would comply with the City of Pleasanton standards regarding bicycle parking for residential developments. Thus, impacts related to conflicting with an applicable plan, ordinance, or policy addressing bicycle facilities were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur.

The City of Pleasanton is provided transit services by BART and various bus routes. The nearest BART station, the Dublin/Pleasanton Station, is located approximately 4.63 miles northwest of the project site. Transit service available to the site is provided by the Livermore Amador Valley Transit Authority (LAVTA), operator of the Wheels bus system in the Tri-Valley. The site is served by bus lines 601 and 611, both of which provide school bus service along Vineyard Avenue. For both routes, the bus stop nearest the site is located at the intersection of Vineyard Avenue and El Capitan Drive/Montevino Drive, located approximately one mile west of the site. Because the proposed project would be consistent with the type of residential development anticipated for the site by the City, the increase in transit ridership generated by the proposed project has been anticipated and analyzed in the Housing Element Update FEIR, and, thus, the City's existing transit facilities would be able to accommodate the transit ridership demands generated by the proposed project. Therefore, impacts related to conflicting with an applicable plan, ordinance, or policy addressing transit facilities were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur.

Conclusion

Based on the above, the project would not conflict with any existing or proposed pedestrian, bicycle, or transit facilities. Impacts related to conflicting with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

b) Vehicle Miles Traveled

Would the project: *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update is estimated to reduce the home-based VMT per resident, from 24.6 without implementation of the Housing Element Update, to 22.3 VMT with implementation of the Housing Element Update in 2040. This reduction would not be sufficient to comply with the threshold of significance of 15.0 VMT per resident (i.e., 15 percent below the Alameda County 2040 No Project Average home-based VMT per capita).

Although development consistent with the Housing Element Update as a whole would result in a reduction of home-based average VMT per resident, almost all of the sites are above the threshold of significance (see Housing Element Update Draft EIR Tables 3.14-2 and 3.14-3).

Development consistent with the Housing Element Update would reduce the VMT per service population for the potential sites for housing by about 17 percent, from 36.9 to 30.5; however, resulting VMT per resident of 30.5 is still above the threshold of significance of 22.0 VMT per resident, indicating a significant impact related to VMT (see Housing Element Update Draft EIR Table 3.14-4).

The Housing Element Update FEIR concluded that implementation of MM TRANS-2 would be required, which requires individual housing project development proposals that do not screen out from a VMT impact analysis to provide a quantitative VMT analysis using the same methodology employed in the Housing Element Update Draft EIR, with modifications as necessary (e.g., to account for project-specific information and/or to reflect future updates to the Alameda Countywide Travel Demand [Alameda CTC] Model and/or other methodology acceptable to the City). If the results of the analysis indicate that the VMT associated with an individual housing project would be above the threshold, that development would be required to implement Transportation Demand Management (TDM) measures and physical measures to reduce VMT. (Note that the measures are not additive and combining the measures reduces their overall effectiveness resulting in a limit on the reduction in VMT that these measures can provide).

The Housing Element Update FEIR concluded because the effectiveness of the VMT reduction measures in reducing an individual development project's

VMT impact to a less than significant level could not be confirmed at the programmatic level, the impact would remain significant and unavoidable.

Proposed Project Analysis and Conclusion

As discussed above, the 2040 project VMT threshold of significance for residential developments in the City of Pleasanton is 15 percent below the Alameda County average home-based VMT per resident (17.6 miles per resident). The threshold for the project is therefore 85 percent of the threshold, or 15.0 miles per resident. The home-based VMT per capita identified in Housing Element Update FEIR shows that the 2040 VMT per capita is 39.9 in the traffic analysis zone (TAZ) in which the project site is located.

According to the Traffic Memo, because the proposed project includes fewer units than the maximum units analyzed in the Housing Element Update FEIR (27 units versus 28 units), the proposed project would not result in a VMT per capita higher than what was previously analyzed in the Housing Element Update FEIR. However, because the VMT metric used in the Housing Element Update FEIR to determine a significant impact is an "average per capita," the average VMT per capita for a 27-unit project would not be significantly different than the average VMT per capita for 28 units. Therefore, the Housing Element Update FEIR's reported 39.9 average VMT per capita from the project site would also apply to the proposed project. In addition, the trip generation rates estimated by the Traffic Memo included rates based on single-family detached housing and multi-family detached housing to accommodate the proposed units and ADUs, respectively. A detailed assessment of project VMT using the Alameda County Transportation Commission (CTC) VMT Reduction Calculator Tool is included as Appendix A to the Traffic Memo.

In general, the project is designed to include two VMT reduction measures as identified by the Traffic Memo: Measure 3D, which provides a 0.1 percent VMT reduction for providing bike parking, and Measure 4B, which provides a 1.3 percent VMT reduction for sidewalk construction along the project frontage. Based on project design, including implementation of the foregoing measures, the project VMT per capita would be reduced from 39.9 to 39.3, which would still exceed the 15.0 VMT per capita threshold of significance.

However, the significant impact was identified in the Housing Element Update FEIR, which concluded that impacts related to VMT would be significant and unavoidable with mitigation. The incorporation of two VMT

reduction measures into project design would comply with Housing Element Update FEIR Mitigation Measure TRANS-2, which requires the project to implement VMT reduction measures. Overall, the proposed project would be consistent with the analysis within the Housing Element Update FEIR and would not create new impacts, increase impacts, or include new information of substantial importance.

c) Roadway Safety Hazards and Emergency Access

Would the project: *c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? or*

d) Result in inadequate emergency access?

Summary of Housing Element Update FEIR

Roadway Safety Hazards

The Housing Element Update FEIR indicated that the programs and policies in the Housing Element Update promote safe design and encourage compatible development. Subsequent projects consistent with the Housing Element Update, including any new associated roadway, bicycle, pedestrian, and transit infrastructure improvements, would be subject to, and designed in accordance with City standards and specifications which would address potential design hazards including sight distance, driveway placement, and signage and striping. Additionally, any new transportation facilities, or improvements to such facilities associated with subsequent projects consistent with the Housing Element Update, would be constructed based on industry design standards and best practices consistent with the Municipal Code and building design and inspection requirements.

The Housing Element Update FEIR concluded that the City's evaluation of an individual project's access and circulation would incorporate analysis with respect to City standards for vehicular Level of Service (LOS) and queueing, as well as for service to pedestrians, bicyclists, and transit users. Therefore, development consistent with the Housing Element Update would result in a less than significant impact to roadway safety hazards.

Emergency Access

The Housing Element Update FEIR indicated that, pursuant to the Subdivision Ordinance, Chapter 19.36, of the Municipal Code, emergency access to the potential sites for housing would be subject to review by the City and responsible emergency service agencies, thus ensuring projects would be

designed to meet all emergency access and design standards. The City also requires the preparation of construction management plans that would minimize temporary obstruction of traffic during site construction.

Additional vehicles associated with development at the potential sites for housing could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens, and other methods to bypass congestion and minimize response times. In addition, California law requires drivers to yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicle passes to ensure the safe and timely passage of emergency vehicles.

Therefore, the Housing Element Update FEIR concluded that adequate emergency access would be provided to the potential sites for housing, and the impact would be less than significant.

Proposed Project Analysis and Conclusion

Future developments and roadway improvements would be designed in accordance with City standards and would be subject to all applicable General Plan policies. Compliance with City standards and policies would ensure that future projects would not significantly increase hazards due to design features or incompatible uses, or result in inadequate emergency access.

Project site access would be provided by a new 56-foot-wide connection to Thiessen Street. From the site entrance, 56-foot-wide public streets, labeled in Exhibit 3 as A Street and B Court, would provide access to the residences not fronting existing streets. Of the proposed lots, nine would front onto Manoir Lane, one onto Thiessen Street, and the remaining 17 lots would be served by two new internal streets. All internal roadways would meet the minimum width to accommodate an emergency vehicle.

Given that the proposed project would be consistent with the type of residential development anticipated for the site by the City, buildout of the project site and the potential for associated roadway design hazards has been anticipated by the City and analyzed in the Housing Element Update FEIR. The Traffic Memo notes that the proposed internal streets would provide sufficient turning radius for emergency response vehicles, with the exception of B Court, due to the proposed on-street parking spaces. Although unlikely to occur frequently, in order to avoid blockage of access through the project site by emergency vehicles, the City would require as a Condition of

Approval that the project applicant provide an exhibit showing truck turning templates to the City for review and approval. Such measures would ensure that all roadway/circulation system improvements included in the proposed project would be consistent with applicable City engineering standards.

Based on the above, impacts related to substantially increasing hazards due to design features or incompatible uses were adequately addressed in the Housing Element Update FEIR, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

Conclusion

With regards to Transportation, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. MM TRANS-2 from the Housing Element Update FEIR would be required and would reduce potential impacts to the fullest extent feasible, consistent with the analysis in the Housing Element Update FEIR.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

Even with incorporation of MM TRANS-2, the City may not achieve the overall VMT threshold reduction level due to uncertainty in the cumulative effectiveness of TDM measures as well as unknowns related to transit service levels, transportation technology, and travel behavior. Moreover, these policies and mitigation measures primarily apply to new developments; existing land uses that have already been approved and are under construction are generally not affected. Because of the programmatic nature of the Housing Element Update, no additional cumulative mitigation measures are available. Accordingly, the City adopted a Statement of Overriding Considerations.

MM TRANS-2 Implement Vehicle Miles Traveled Reduction Measures

Prior to the issuance of certificate of occupancy, a project applicant for an individual housing project development proposal that does not screen out from Vehicle Miles Traveled (VMT) impact analysis, as determined by a qualified consultant using the methods applied in this Draft Program EIR, with modifications as deemed appropriate by the City (e.g., to account for project-specific information and/or to reflect future updates to the Alameda Countywide Travel Demand [Alameda CTC] Model and/or other methodologies acceptable to the City), shall provide a VMT analysis using the methods applied in this Draft Program EIR, with modifications as deemed appropriate by the City (e.g., to account for project-specific information and/or to reflect future updates to the Alameda CTC Model and/or other methodologies acceptable to the City), and reduce VMT impacts to less than the applicable VMT thresholds, to the extent feasible.

Mitigation Measures for the Proposed Project

Implement MM TRANS-2. As discussed above, the current project design implements MM TRANS-2.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XVIII. Utilities and Service Systems *Would the project:*					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant impact	No	No	No	No
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Significant and unavoidable impact	No	No	No	No
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?	Less than significant impact	No	No	No	No
d) Generate solid waste in excess of State or local standards, or in	Less than significant impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?					
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	Less than significant impact	No	No	No	No

a-c) Water, Wastewater, Stormwater, Electric Power, Natural Gas, and Telecommunications; Water Supply; Wastewater Treatment Capacity

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? or

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? or

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?

Summary of Housing Element Update FEIR

Water-Infrastructure Construction, Expansion, or Relocation

The Housing Element Update FEIR indicated that while development facilitated by the Housing Element Update would require extension, relocation, and expansion of new water lines within and to the potential sites for rezoning and the Dublin-Pleasanton BART station property, construction activities associated with future development would be subject to compliance with the applicable local, State, and federal laws, ordinances,

and regulations, as well as any project-specific mitigation measures necessary to ensure construction-related impacts are not significant.

Future development would be required to uphold the goals and objectives of the General Plan and CAP 2.0 related to water facilities to ensure the adequate water treatment and distribution systems are planned for, concurrent with projected growth. Project proponents would be required to fund their fair share of upgrading the utility infrastructure as needed to serve a project. This may include installing water mains, new water meters, and/or upgrades to existing facilities. The City would review individual development projects at the time of application to establish requirements for funding any infrastructure improvements necessary to mitigate project-specific impacts that have not been previously identified as part of a capital improvement program covered by development impact fees or connection fees. Consistent with applicable State law, the City's development fees would ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project to maintain the existing LOS and achieve an adopted LOS that is consistent with the General Plan and Municipal Code (California Government Code Section 66001(g)). Therefore, the Housing Element Update FEIR concluded impacts due to the extension, relocation, and expansion of new water facilities would be less than significant.

Wastewater

The Housing Element Update FEIR indicated that that there is sufficient capacity at the Regional Wastewater Treatment Facility (RWTF) and the Dublin San Ramon Service District (DSRSD) plant to accommodate wastewater collection and treatment generated by future development.

The Housing Element Update FEIR also indicated that future development consistent with the Housing Element Update would be located within the urban framework of the City and near existing wastewater infrastructure. The City currently complies with the statutory requirements, as applicable (see Section 3.15, Utilities and Service Systems, "Regulatory Framework" in the Housing Element Update Draft EIR) including goals, programs, and policies in the General Plan and Title 15 of the Municipal Code, and those requirements ensure that the City would continue to comply with State and federal regulatory requirements related to wastewater. All new development would be required to pay a fair share of the City's planned sewer system improvements through connection fees and capital facility fees. Therefore, the Housing Element Update FEIR concluded that development consistent

with the Housing Element Update would not result in insufficient wastewater collection and treatment and no new or expanded wastewater treatment facilities would be needed, and impacts would be less than significant.

Stormwater Drainage Capacity

The Housing Element Update FEIR indicated that development projects creating or replacing over 2,500 square feet of impervious surface would require satisfaction of the City's Stormwater Requirements Checklist, which would ensure the implementation of regulated stormwater infrastructure. The General Plan Chapter 8, Water Element, includes requirements for stormwater facilities. Goal 6 requires projects to minimize stormwater runoff and provide adequate stormwater facilities to protect property from flooding. Policy 8 ensures an adequate storm drainage system to serve existing and future development. Specifically, Program 8.4 requires the installation of on-site storm drainage infrastructure that would improve local storm drainage systems to accept appropriate design-year flows, as determined by the City Engineer. Additional policies require reduction of stormwater runoff and maximizing infiltration of naturally occurring rainwater to improve surface and subsurface water quality, minimize impervious surfaces, and implement stormwater runoff requirements. In addition, development consistent with the Housing Element Update would be required to pay a fair share of the City's storm drainage improvement costs. Compliance with City requirements and policies would ensure that runoff would not inundate downstream storm drainage facilities such that new or expanded facilities would be required. Therefore, the Housing Element Update FEIR concluded impacts would be less than significant.

Electric Power, Natural Gas, and Telecommunications

The Housing Element Update FEIR indicated that future development consistent with the Housing Element Update would be located within the urban framework of the City and near existing infrastructure. The CAP 2.0 includes strategies that would reduce the electricity and natural gas consumption for development projects consistent with the Housing Element Update. Because implementation of the Housing Element Update would not result in unplanned growth. As such, the utility providers take into consideration all future growth projections in their planning efforts, and development consistent with the Housing Element Update would not be expected to require or result in new or expanded electricity, natural gas, or telecommunications facilities beyond those already planned. Necessary

extensions and/or upgrades would generally occur within existing utility easements.

In summary, the Housing Element Update FEIR concluded that development consistent with the Housing Element Update would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.

Water Supply

The Housing Element Update FEIR indicated that a significant impact would occur if sufficient water supplies are not available to serve development consistent with the Housing Element Update and reasonably foreseeable future development during normal, dry, and multiple dry years.

With all groundwater wells online, the water demand projections associated with development consistent with the Housing Element Update fall within the City's total water demand projects for all years. However, at the time of certification of the Housing Element Update FEIR, all of the City's groundwater supply wells had been taken out of commission because of polyfluoroalkyl substances (PFAS) contamination, representing approximately 20 percent of the total water supply for the City. As a result, the Housing Element Update FEIR concluded that unless the supply is either replaced or restored, there would be a significant projected water supply deficiency for all years analyzed, with a projected deficiency ranging from approximately 12 percent to approximately 25 percent. Without the groundwater supply, there would not be enough water available to accommodate development anticipated by the Housing Element Update unless alternative water supplies are identified.

Because the City was still evaluating options for additional water and had not confirmed additional supplies at the time of certification of the Housing Element Update FEIR, the potential water supply deficiency was considered significant and unavoidable.

The Housing Element Update FEIR noted that the analysis reflected a conservative approach, and likely overreported the deficit; nevertheless, because supply replacement options have not been confirmed and a final decision has not been made to replace the groundwater supply, the Housing Element Update FEIR concluded that the City's projected water supply

would not be sufficient to accommodate development consistent with the Housing Element Update, and that no mitigation is available that could, with certainty, reduce impacts to a less than significant level. Therefore, this impact would remain significant and unavoidable.

Wastewater Treatment Capacity

The Housing Element Update FEIR indicated that the 2.17 mgd of wastewater generated by new development consistent with the Housing Element Update would represent less than 5 percent of total treatment capacity of the RWTF and DSRSD, and the RWTF and DSRSD would have the capacity to handle the increase in wastewater.

The City has entered into numerous sewage reservation agreements that guarantee capacity to various properties/projects. Most approved, but not yet constructed, commercial/office development utilize capacity the City has "reserved" for them out of its original sewage treatment plant and wastewater discharge capacities. Because the City has secured both treatment plant and export capacity by agreement with the Dublin-San Ramon Services District and its participation in the Livermore-Amador Valley Water Management Agency (LAVWMA) Expansion Project, sewage treatment and disposal capacity would not be a constraint in the short- or mid-term. Therefore, the City has secured capacity for its continued existing and future wastewater flows. In addition, the City's capacity in the discharge pipeline would allow growth in dry-weather flows, as well as accommodate its wet-weather flows for many future years.[26,27] Since preparation of the Housing Element Update FEIR, the City adopted an updated Sewer Capacity Evaluation Report to summarize the development of the hydraulic model for the City's sanitary sewer system and describe the capacity improvement projects to be included in the City's upcoming Capital Improvement Program.[28] The report did not predict capacity issues under existing or future peak dry weather flow conditions, and formerly identified capacity deficiencies associated with existing peak wet weather flows were addressed.

Development consistent with the Housing Element Update would be required to comply with the policies and actions of the General Plan regarding wastewater. New development would also be subject to the latest adopted edition of the California Plumbing Code and CALGreen Code including the

[26] City of Pleasanton. 2019. Sewer System Management Plan. December.
[27] City of Pleasanton. 2009. Pleasanton General Plan 2005-2025. Section 8–Water Element. July
[28] Woodard and Curran. *Sewer Capacity Evaluation Report.* November 2024.

provisions for water efficient fixtures and toilets. All new development is required to pay its fair share of the City's planned sewer system improvements including treatment, distribution, reuse, and export facilities.

The Sanitary Sewer Master Plan is audited bi-annually and updated every 5 years. These updates allow for the consideration of development and redevelopment such as would occur consistent with the Housing Element Update. As such, the potential for increased wastewater generation and its need for transmission has been and would continue to be planned for by the City. Furthermore, existing and future collection systems and treatment plants would comply with federal, State, and local regulations regulating wastewater collection and discharge. Therefore, the Housing Element Update FEIR concluded that while development consistent with the Housing Element Update would result in an increase in the demand for wastewater collection and treatment, the wastewater collection systems and treatment plants have sufficient capacity to support new development within the service area and the City's sewer connection fees would ensure impacts are less than significant.

Proposed Project Analysis and Conclusion

Brief discussions of the water, wastewater, stormwater drainage, electrical, and telecommunications facilities that would serve the proposed project are included below.

Water

Water supplies for the City are provided by the Zone 7 Water Agency. Approximately 75 percent of the water supplied by the Zone 7 Water Agency is surface water from the State Water Project. According to the City's General Plan EIR, the Zone 7 Water Agency has adopted a Water Supply Reliability Policy to maintain the ability to meet 100 percent of Zone 7's estimate for treated water demands 100 percent of the time.

The proposed project would be provided water service by the City through connections to the existing 12-inch water main in Thiessen Street and the existing eight-inch water line in Old Vineyard Avenue. New eight-inch water lines would be installed within the new internal roadways to provide service to each of the proposed residential buildings. According to the Housing Element Update FEIR, construction activities associated with future development, such as the proposed project, would be subject to compliance with the applicable local, State, and federal laws, ordinances, and regulations. For example, the proposed project would be required to

pay City and Zone 7 Water Agency water connection fees pursuant to General Plan Water Element Program 4.1, which would contribute towards offsetting the cost of installing new water infrastructure connections. Therefore, construction of the proposed water conveyance infrastructure would not result in any peculiar effects that would require further CEQA review for this topic.

Given that the proposed project is consistent with the type of residential development anticipated for the site by the City, the type and intensity of growth that would be induced by the proposed project was generally considered and analyzed in the Housing Element Update FEIR. Therefore, the water demand associated with the proposed project was also anticipated by the Housing Element Update FEIR, which concluded impacts related to water supply to be significant and unavoidable. Nonetheless, because the proposed project would be consistent with the analysis within the Housing Element Update FEIR, development of the project would not create new impacts, increase impacts, or present new information of substantial importance.

Wastewater

The City of Pleasanton provides sewage collection and local pumping services within the City limits. The City's collection system, which consists of over 250 miles of local and trunk sewer pipes, as well as 10 sewer lift stations, moves the City's wastewater to the Dublin-San Ramon Services District (DSRSD) Wastewater Treatment Plant (WWTP). The City of Pleasanton is entitled to half, or 8.5 million gallons per day (mgd), of the DSRSD WWTP's 17 mgd capacity.

The proposed project would connect to the existing eight-inch sewer mains in Thiessen Street and Manoir Lane. New eight-inch sewer lines would be installed within the new internal roadways to provide service to each of the proposed residential buildings. Pursuant to Program 5.1 of the General Plan, the proposed project would be required to pay a fair share of the City's planned sewer system improvements through the payment of City and DSRSD sewer connection fees, including treatment and distribution. In addition, given that the proposed project is consistent with the type of development anticipated for the site, the type and intensity of growth that would be induced by the proposed project was generally considered by the City and associated wastewater demand has been analyzed in the Housing Element Update FEIR. Therefore, the proposed project would not generate

wastewater flows beyond the capacity of existing wastewater treatment facilities or planned future improvements to such facilities.

Stormwater

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Consistency Checklist. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system. The final drainage system design for the project would be subject to review and approval by the City to confirm that the proposed drainage system for the project is consistent with the City's storm drain design standards, which follow standards published by Alameda County Flood Control and Water Conservation District, as well as with all other applicable federal, State, and local regulations. In addition, the proposed project would be required to pay the Impervious Surface Fee to the Zone 7 Water Agency. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Electric Power, Natural Gas, and Telecommunications

Electricity and natural gas services for the proposed project would be supplied by PG&E, while telephone services would be provided through AT&T and cable television services would be provided by Comcast. Such services would be provided by way of existing infrastructure in the project vicinity and on-site connections. The proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts to electricity, natural gas, and telecommunications infrastructure would be less than significant.

Conclusion

Based on the above, and because the proposed project would be required to pay all applicable connection fees, impacts related to 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, as well as impacts related to sufficient water supplies being available to serve the project and reasonably foreseeable future development, and the availability of adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments, were adequately addressed in the Housing Element Update

FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d,e) Solid Waste Reduction Goals and Regulations Consistency

Would the project: *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? or*

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that the solid waste generated by development consistent with the Housing Element Update would represent less than .05 percent of the Vasco Road Landfill's remaining capacity.

Compliance with General Plan policies and programs, as well as CAP 2.0 strategies, would reduce the generation of solid waste. Additionally, construction and demolition debris from new development would be required to be recycled (Municipal Code Chapter 9.21) and organics waste reduced or recycled (Municipal Code Chapter 9.23). Statewide ordinances, including AB 341, AB 939, and SB 1016 require waste reduction, recycling, and diversion and would also be applicable to future development. Construction waste would be temporary and would be required to be diverted from landfills in accordance with Municipal Code Chapter 9.21, and a Waste Management Plan must include waste diversion data for a construction project.

The Housing Element Update FEIR concluded that there is sufficient permitted capacity at the Vasco Road Landfill to accommodate the solid waste generated by development consistent with the Housing Element Update. Furthermore, as previously discussed, all future development consistent with the Housing Element Update would be required to abide by and be consistent with federal, State, and local statutes and regulations related to solid waste, including the California Health and Safety Code, California Code of Regulations, California Public Resources Code, General Plan, and Municipal Code. Therefore, impacts would be less than significant.

Proposed Project Analysis and Conclusion

The Pleasanton Garbage Service provides solid waste and recycling services to the businesses and residents of the City. The Pleasanton Garbage Service

has contracted with Browning Ferris Industries for disposal at the Vasco Road Sanitary Landfill in Livermore, California. Pursuant to the Landfill's current Solid Waste Facility Permit, the Landfill has a maximum permitted tonnage limit of 2,518 tons per day and a design capacity of 40,207,100 cubic yards, with remaining capacity of 11,560,000 cubic yards.[29]

The proposed residences would involve the generation of typical solid waste types and would not require specialized solid waste disposal needs. Because the proposed project is consistent with the type of development anticipated for the site within the Housing Element Update, construction and operation of the proposed project would not result in increased solid waste generation beyond what has been previously anticipated for the site by the City and analyzed in the Housing Element Update FEIR. In addition, during project construction, as required by CBSC Section 4.408 and Chapter 9.21, Construction and Demolition Debris, of the City's Municipal Code, the proposed project would be required to submit a WMP to the City detailing on-site sorting of construction debris. Implementation of the WMP would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste.

Therefore, the proposed project would not 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 and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, impacts related to solid waste were adequately addressed in the Housing Element Update FEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

Conclusion

With regards to Utilities and Service Systems, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.

[29] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Vasco Road Sanitary Landfill (01-AA-0010)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/9?siteID=8. Accessed January 2025.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the Housing Element Update FEIR.
4. The proposed project's impacts are consistent with previously identified significant and unavoidable impacts and, consistent with the Housing Element Update FEIR, no feasible mitigation is available.]

Mitigation Measures

None available.

Development consistent with the Housing Element Update would result in a significant unavoidable impact with respect to water supply and the Housing Element Update's incremental contribution to the cumulative impact is significant. Accordingly, in certifying the Housing Element Update FEIR, the City made findings that there is no available feasible mitigation and impacts would be significant and unavoidable. Accordingly, the City adopted a Statement of Overriding Considerations.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site	New Significant Effect	New Significant Off-site Cumulative Impact?	New Information, More Severe Adverse Impact?
XIX. Wildfire *If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:*					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than significant impact	No	No	No	No
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?	Less than significant impact	No	No	No	No
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?	Less than significant impact	No	No	No	No
d) Expose people or structures to significant risks, including downslope or downstream	Less than significant impact	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site	New Significant Effect	New Significant Off-site Cumulative Impact?	New Information, More Severe Adverse Impact?
flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?					

a) Emergency Response/Evacuation Plan Consistency

Would the project: *If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that portions of the Planning Area and Sites 1 (Lester) and 22 (Merritt) are within an SRA or a Very High FHSZ in a local, State, or Federal Responsibility Area (FRA) (See Exhibit 3.8-3 in the Housing Element Update Draft EIR). Therefore, development consistent with the Housing Element Update could result in new residential units within an SRA or VHFHSZ. Therefore, development consistent with the Housing Element Update could affect adopted emergency response plans or emergency evacuation plans.

During construction, projects would be required to comply with applicable regulations regarding circulation. As determined by the City, larger projects could be required to prepare and implement a construction traffic control/traffic management plan to ensure adequate traffic flow and to keep key routes open during construction. In addition, individual projects would be required to pay all applicable local and regional transportation impact fees to fund the construction of planned roadway improvements in the area as determined at the time of application. As most of the development consistent with the Housing Element Update would occur as redevelopment within the urbanized areas of the City, outside of an SRA, at operation, the development consistent with the Housing Element Update would not materially overburden any designated evacuation routes nor substantially impair any emergency response plans or emergency evacuation plans.

Development consistent with the Housing Element Update, including potential development within the SRA on Sites 1 (Lester) and 22 (Merritt), would not impair an adopted emergency response plan or emergency evacuation plan during construction or operation because policies and programs contained with the General Plan establish requirements for preventive measures and practices to minimize wildland fire hazards and maintain adequate evacuation and access routes for vehicles in the event of an emergency. Development consistent with the Housing Element Update would require continued implementation of the Tri-Valley LHMP, the Comprehensive Emergency Management Plan, and Chapters 19.36 and 20.24 of the Municipal Code, and the California Fire Code. LPFD would be included in the development review process, so the City ensures adequate emergency vehicle access and ensures that development is designed and operated in a manner that minimizes fire hazards and maximizes the potential for responsive emergency services.

Accordingly, the Housing Element Update FEIR concluded that compliance with applicable federal, state, and local policies, as well as review of all new structures by the Police and Fire Departments to ensure adequate emergency access, would ensure that impacts are less than significant.

Proposed Project Analysis and Conclusion

According to the CALFIRE Fire and Resource Assessment Program, the project site is not located within an SRA or a Very High FHSZ.[30] The nearest High or Very High FHSZ as determined by CALFIRE is located approximately 0.32-mile to the south, and the project site is separated from such areas by existing urban development and roadways, which serves as a fire break to the project site. Because the project site is not located within an SRA or Very High FHSZ, impacts related to impairing an adopted emergency response plan or emergency evacuation plan within such areas would be less than significant, consistent with the analysis in the Housing Element Update FEIR.

b) Expose Project Occupants to Pollutant Concentrations from Wildfire

Would the project: *If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, 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?*

[30] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed January 2025.

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that new development in areas identified as VHFHSZ could expose people or structures to wildfire spread. Most of the Planning Area is not located in a VHFHSZ LRA or SRA. Therefore, for many of the potential sites for housing, the degree of wildfire hazard, including the exposure of future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope or prevailing winds, would not substantially increase with adoption of the Housing Element Update, and current hazards would not significantly increase.

As shown in Exhibit 3.8-3 in the Housing Element Update Draft EIR, several of the potential sites for rezoning are within fire hazard severity zones:

- Site 1 (Lester) – the entire site is within a high FHSZ SRA
- Site 2 (Stoneridge Mall) – a small area in the southwestern portion is located within a moderate and high Fire Hazard Severity Zone (FHSZ) Local Responsibility Area (LRA)
- Site 21a and 21b (Kiewit) – the land to the north is designated as a moderate FHSZ LRA
- Site 22 (Merritt) – the southern portion is within a moderate FHSZ with the easternmost portion of the site mapped as a Very High FHSZ SRA
- Site 23 (Sunol Boulevard) is within a high FHSZ LRA to the west
- Site 26 (St. Augustine) – most of the site is within a moderate FHSZ LRA
- Site 27 (PUSD-Vineyard) is within a high FHSZ LRA

If a fire were to occur in the more flat and urbanized areas of the City, the risk of the fire spreading rapidly would be less than in areas with steeper slopes. Of the sites located in moderate or high FHSZ, Site 1 (Lester) and Site 22 (Merritt) are the only potential sites for housing adjacent to slopes. Additionally, Site 1 (Lester), Site 22 (Merritt), and Site 27 (PUSD-Vineyard) are in Special Fire Protection Areas as designated by the General Plan.

All future development consistent with the Housing Element Update would be conditioned to require compliance with the City, County, and the LPFD plans, policies, actions, and ordinances in place to reduce the risks associated with wildfires. All new development would be required to comply with applicable General Plan policies. Additionally, the Vineyard Avenue Corridor Specific Plan provides development standards and design guidelines, including siting of development and use of fire breaks, vegetation, and open space management, that would reduce fire threat to structures and occupants. Further, the LPFD reviews architectural and development plans to ensure that new development projects meet fire protection and emergency access requirements in accordance with

Chapter 20.24 of the Municipal Code, which implements the California Fire Code on a local level. In addition, Chapter 20.08, Chapter 20.10, Chapter 20.32, and Chapter 20.24, Fire Code (which adopted the California Fire Code) of the Municipal Code will be reviewed when development applications are received. The Tri-Valley LHMP provides recommendations that have been identified for the Tri-Valley area, which would assist in reducing wildfire risk for development consistent with the Housing Element Update.

Future projects would be required to comply with fire protection measures as codified within the policies and programs within the General Plan and the Municipal Code. Further, continued implementation of the Tri-Valley LHMP and review of architectural and development plans by the LPFD would assist in protecting life and property in the event of a wildfire. The Housing Element Update FEIR concluded that the degree of wildland fire hazard would not substantially change with adoption of the Housing Element Update, and current hazards would not be significantly increased. Therefore, impacts would be less than significant.

Proposed Project Analysis and Conclusion

As discussed above, the project site is located by the General Plan as within a Special Fire Protection Area. Policy 13 of the Housing Element Update Draft EIR and the associated programs require developments within Special Fire Protection Areas to provide effective fire prevention measures, such as fire detection, alarm, and sprinkler equipment. As discussed above, the proposed project would be required to comply with all applicable requirements of the California Fire Code as adopted by Section 20.24.010 of the City's Municipal Code, including installation of fire sprinkler systems. In addition, the project site is located 0.42-mile northwest from the nearest fire station, Station 5. The proposed project would also be required to comply with fire safety standards included within the Vineyard Avenue Corridor Specific Plan, such as Program 13.5 requiring fire resistance in roof coverings and Program 13.8, requiring green areas adjacent to unmaintained open space areas (e.g., the park acreage located between the proposed buildings and the open space to the north). Therefore, impacts related to pollutant risks from wildfire were adequately addressed in the Housing Element Update FEIR, and the site would not be subject to any peculiar hazards related to such.

c, d) Infrastructure that Exacerbates Fire Risk; Flooding and Landslide Hazards Due To Post-fire Slope Instability/Drainage Changes

Would the project:

c) If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, 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? or

d) If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, 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?

Summary of Housing Element Update FEIR

As noted under Impact XIX (a) above, most of the City is not located in a VHFHSZ LRA or SRA. Therefore, the degree of wildland fire hazard, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, would not substantially change with adoption of the Housing Element Update, and current hazards would not significantly increase.

As described under Impact XIX(b) above, the Housing Element Update FEIR indicated new development in the areas identified as VHFHSZ could expose people or structures to wildfire spread. All future development on the potential sites for housing would be subject to the rules and regulations of the Municipal Code and the General Plan regarding development on unstable geologic soils and controlling stormwater runoff during and after construction. The programs also require developments to include design features and mitigation to reduce damage associated with seismic-related ground failure and the establishment of Geologic Hazard Abatement Districts (GHADs) to ensure ongoing monitoring and maintenance of slopes and drainage facilities occur. Combined with the review of architectural and development plans by the LPFD, these policies provide additional proactive measures to refine and enhance the resiliency of the City, as well as strengthening the City's review of new applications for development to ensure that potential exposure to secondary wildland fire hazards are not exacerbated. Thus, the Housing Element Update FEIR concluded that impacts would be less than significant.

The Housing Element Update FEIR also indicated that new development in the areas identified as VHFHSZ could expose people or structures to wildfire

spread. As described in Impact XIX(b) above, most of the Planning Area is not located in a VHFHSZ LRA or SRA (see also Exhibit 3.8-3 in the Housing Element Update Draft EIR).

Most development consistent with the Housing Element Update is expected to occur in urbanized and developed areas where existing infrastructure (including utilities, highways, and roadways) are already in place. The Housing Element Update would retain the existing roadway patterns.

The LPFD would review the installation and maintenance of fire department access roadways, access walkways to and around buildings, and hydrant quantity and placement as required by the California Fire Code and California Building Standards Code (CBC). Compliance with the CBC and General Plan policies and programs, as well as review of all new structures by the LPFD, would ensure that fire risks are not exacerbated. As the City receives development applications for subsequent development consistent the Housing Element Update, those applications would be reviewed by the City for compliance with the fire protection measures identified in the General Plan, the California Fire Code, and the California Public Resources Code to ensure that fire risks are not exacerbated.

As such, the Housing Element Update FEIR concluded that the Housing Element Update does not propose the installation and maintenance of any new infrastructure that would substantially exacerbate fire risk, and impacts would be less than significant.

Proposed Project Analysis and Conclusion

The project area does not include any existing features that would substantially increase fire risk for future residents, workers, or visitors. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure. Therefore, impacts related to such risks were adequately addressed in the Housing Element Update FEIR, and the site would not be subject to any peculiar hazards related to infrastructure or changes that exacerbate fire risk.

Conclusion

With regards to Wildfire, the consistency checklist demonstrates that:

1. No peculiar impacts related to the proposed project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the Housing Element Update FEIR.
3. No substantial new information has been identified which results in an impact more severe than anticipated by the Housing Element Update FEIR.
4. No mitigation measures would be required because the proposed project's specific impacts would be less than significant.

Mitigation Measures

None.

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
XX. Mandatory Findings of Significance					
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?	Less than significant impact with mitigation incorporated	No	No	No	No
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are	Significant and unavoidable	No	No	No	No

Environmental Issue Area	Housing Element Update FEIR Determination	Effect Peculiar to Project or Site?	New Significant Effect?	New Significant Off-site, Cumulative Impact?	New Information, More Severe Adverse Impact?
considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	Less than significant impact with mitigation incorporated	No	No	No	No

a) Potential Degradation to Environment and Examples of California History or Prehistory

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?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR concluded that the development consistent with the Housing Element Update would have less than significant impact on cultural resources with no mitigation needed and less than significant impact on biological resources after the implementation of MM BIO-1.

Proposed Project Analysis and Conclusion

As discussed in Section IV, Biological Resources, of this Consistency Checklist, the proposed project would not have the potential to adversely impact special-status plant or wildlife species. 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, as well as all applicable State regulations, 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 and would not change from what was identified in the Housing Element Update FEIR, and the criteria for requiring further CEQA review are not met.

b) Cumulatively Considerable Impacts

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)?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR generally considered the greater Tri-Valley area when considering the geographical scope of cumulative impacts and concluded that cumulatively considerable impacts would occur related to VMT and water supply. Development consistent with the Housing Element Update would result in a significant and unavoidable cumulatively considerable contribution to the existing cumulative VMT impact even with mitigation incorporated (MM TRANS-2). With regards to water supply, due to the potential decommissioning of the City's groundwater supply wells, there may not be enough water available to account for past, present, and future development, including development consistent with the Housing Element Update. Therefore, such development would result in a significant and unavoidable cumulatively considerable contribution to water supply impact

and no mitigation is available to reduce impacts to a less than significant level.

Proposed Project Analysis and Conclusion

Because the project considered herein is a single site, as compared to the multiple sites considered in the Housing Element Update FEIR, the geographical scope for the cumulative consideration of the proposed project is much smaller than that of the Housing Element Update FEIR. Therefore, the potential for cumulative contribution is smaller. Nonetheless, the proposed project would contribute to the VMT and water supply cumulative impacts identified by the Housing Element Update FEIR. However, as indicated herein, the project is within the cumulative scope analyzed in the Housing Element Update FEIR and, therefore, its contributions to the cumulative impacts were analyzed and considered. Because the proposed project is consistent with the analyses of the Housing Element Update FEIR as evidenced herein, it does not have any features that would result in a cumulatively considerable contribution different from what was disclosed and mitigated to the fullest extent possible in the Housing Element Update FEIR. Additionally, the proposed project would be consistent with the analysis contained within the Housing Element Update FEIR with respect to cumulative VMT and water supply impacts because, as discussed above, it would not create new impacts, increase impacts, and there is no new information of substantial importance.

c) Adverse Effects on Human Beings?

Does the project: *Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

Summary of Housing Element Update FEIR

The Housing Element Update FEIR indicated that potentially significant impacts would occur related to air quality, hazardous substances, and noise. These impacts could cause substantial adverse effect on human beings. However, the Housing Element Update FEIR included MM AIR-1a and -1b, MM HAZ-2, MM NOI-1 and -2, to ensure such impacts are reduced to less than significant.

Proposed Project Analysis and Conclusion

As described in this Consistency Checklist, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County, and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous

Materials, and Noise sections of this Consistency Checklist, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR. Therefore, further CEQA review is not required.

Mitigation Measures

Housing Element Update FEIR Mitigation Measures

Implement MM AIR-1a and -1b, MM BIO-1, MM GEO-6, MM HAZ-2, and MM NOI-1 and NOI-2.

Mitigation Measures for the Proposed Project

Implement MM AIR-1a, MM AIR-1b, MM GEO-6, MM NOI-1, and MM NOI-2.

SECTION 5: FINDINGS

As illustrated in the preceding Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project. Consistent with the mandate in the State CEQA Guidelines Section 15183, no further environmental review is required based on the following findings:

1. The proposed project is consistent with the development density established by the General Plan policies for which an EIR was certified on January 26, 2023 (State Clearinghouse No. 2022040091).
2. There are no new significant effects peculiar to the proposed project or its site.
3. There are no new significant effects that were not previously evaluated in the Housing Element Update FEIR.
4. There are no new significant off-site or cumulative impacts that were not analyzed in the Housing Element Update FEIR.
5. There are no adverse impacts that are more severe than those previously identified in the Housing Element Update FEIR.
6. All applicable mitigation measures from the Housing Element Update FEIR have been made a condition of project approval.

Conclusions

No further action is required, and a Notice of Determination (pursuant to CEQA Guidelines Section 15094) can be filed indicating that the project is eligible for an exemption from additional environmental review under CEQA Guidelines Section 15183.

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Appendix A:
Air Quality and Greenhouse Gas Assessment

THE VINEYARDS AIR QUALITY AND GREENHOUSE GAS ASSESSMENT

Pleasanton, California

September 25, 2024
Revised November 15, 2024

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Introduction

The purpose of this report is to address the potential air quality, health risk, and greenhouse gas (GHG) impacts associated with the construction and operation of the proposed residential project located along Vineyard Avenue in Pleasanton, California. Air quality impacts and GHG emissions would be associated with the site preparation and grading of the site, construction of new buildings and infrastructure, and operation of the project. Air pollutant emissions associated with construction of the project were estimated using appropriate computer models. In addition, the potential project health risks and the impact of existing toxic air contaminant (TAC) sources affecting the nearby and proposed sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1]

Project Description

The 10.64-acre project site is currently an undeveloped open field along Vineyard Avenue between Thiessen Street and Manor Lane. The project proposes to construct 27 single-family homes, each with an attached garage, totaling 129,364 square feet (sf). Also included in the project is a three-acre park that will encompass the northern portion of the project site closest to Vineyard Avenue. Construction is proposed to begin in April 2027 and be completed by April 2028.

Setting

The project is located in Alameda County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants of Concern

High ozone concentrations in the air basin are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form ozone concentrations. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ambient ozone concentrations. The highest ozone concentrations in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone concentrations aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant in the air basin. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter concentrations aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

[1] Bay Area Air Quality Management District, *2022 CEQA Guidelines*, April 2023.

Toxic Air Contaminants

TACs are a broad class of compounds known to cause morbidity or mortality, often because they cause cancer. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway). Because chronic exposure of TACs can result in adverse health effects, they are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects from diesel exhaust exposure a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs. Health risks from TACs are estimated using the Office of Environmental Health Hazard Assessment (OEHHA) risk assessment guidelines, which were published in February of 2015 and incorporated in BAAQMD's current CEQA guidance.[2]

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, infants and small children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children. The closest sensitive receptors to the project site are located in the single-family residences to the west, south, and east. There are more receptors at further distances. This project would introduce new sensitive receptors (i.e., residents) to the area.

Regulatory Setting

Federal Regulations

The United States Environmental Protection Agency (EPA) sets nationwide emission standards for mobile sources, which include on-road (highway) motor vehicles such trucks, buses, and automobiles, and non-road (off-road) vehicles and equipment used in construction, agricultural, industrial, and mining activities (such as bulldozers and loaders). The EPA also sets nationwide

[2] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.

fuel standards. California also has the ability to set motor vehicle emission standards and standards for fuel used in California, as long as they are the same or more stringent than the federal standards.

In the past decade the EPA has established a number of emission standards for on- and non-road heavy-duty diesel engines used in trucks and other equipment. This was done in part because diesel engines are a significant source of NO_X and particulate matter (PM_{10} and $PM_{2.5}$) and because the EPA has identified DPM as a probable carcinogen. Implementation of the heavy-duty diesel on-road vehicle standards and the non-road diesel engine standards are estimated to reduce particulate matter and NO_X emissions from diesel engines up to 95 percent in 2030 when the heavy-duty vehicle fleet is completely replaced with newer heavy-duty vehicles that comply with these emission standards.[3]

In concert with the diesel engine emission standards, the EPA has also substantially reduced the amount of sulfur allowed in diesel fuels. The sulfur contained in diesel fuel is a significant contributor to the formation of particulate matter in diesel-fueled engine exhaust. The new standards reduced the amount of sulfur allowed by 97 percent for highway diesel fuel (from 500 parts per million by weight [ppmw] to 15 ppmw), and by 99 percent for off-highway diesel fuel (from about 3,000 ppmw to 15 ppmw). The low sulfur highway fuel (15 ppmw sulfur), also called ultra-low sulfur diesel (ULSD), is currently required for use by all vehicles in the U.S.

All of the above federal diesel engine and diesel fuel requirements have been adopted by California, in some cases with modifications making the requirements more stringent or the implementation dates sooner.

State Regulations

To address the issue of diesel emissions in the state, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.[4] In addition to requiring more stringent emission standards for new on-road and off-road mobile sources and stationary diesel-fueled engines to reduce particulate matter emissions by 90 percent, a significant component of the plan involves application of emission control strategies to existing diesel vehicles and equipment. Many of the measures of the Diesel Risk Reduction Plan have been approved and adopted, including the federal on-road and non-road diesel engine emission standards for new engines, as well as adoption of regulations for low sulfur fuel in California.

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy-duty diesel trucks that represent the bulk of DPM emissions from California highways. CARB regulations require on-road diesel trucks to be retrofitted with particulate matter controls or replaced to meet 2010 or later engine standards that have much lower DPM and $PM_{2.5}$ emissions. This regulation will substantially reduce these emissions between 2013 and 2023. While new trucks and buses will meet strict federal standards, this measure is intended to accelerate the rate

[3] USEPA, 2000. *Regulatory Announcement, Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*. EPA420-F-00-057. December.
[4] California Air Resources Board, 2000. Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. October.

at which the fleet either turns over so there are more cleaner vehicles on the road or is retrofitted to meet similar standards. With this regulation, older, more polluting trucks would be removed from the roads sooner.

CARB has also adopted and implemented regulations to reduce DPM and NO_X emissions from in-use (existing) and new off-road heavy-duty diesel vehicles (e.g., loaders, tractors, bulldozers, backhoes, off-highway trucks, etc.). The regulations apply to diesel-powered off-road vehicles with engines 25 horsepower (hp) or greater. The regulations are intended to reduce particulate matter and NO_X exhaust emissions by requiring owners to turn over their fleet (replace older equipment with newer equipment) or retrofit existing equipment in order to achieve specified fleet-averaged emission rates. Implementation of this regulation, in conjunction with stringent federal off-road equipment engine emission limits for new vehicles, will significantly reduce emissions of DPM and NO_X.

Bay Area Air Quality Management District (BAAQMD)

BAAQMD has jurisdiction over an approximately 5,600-square mile area, commonly referred to as the San Francisco Bay Area (Bay Area). The District's boundary encompasses the nine San Francisco Bay Area counties, including Alameda County, Contra Costa County, Marin County, San Francisco County, San Mateo County, Santa Clara County, Napa County, southwestern Solano County, and southern Sonoma County.

BAAQMD is the lead agency in developing plans to address attainment and maintenance of the National Ambient Air Quality Standards and California Ambient Air Quality Standards. The District also has permit authority over most types of stationary equipment utilized for the proposed project. The BAAQMD is responsible for permitting and inspection of stationary sources; enforcement of regulations, including setting fees, levying fines, and enforcement actions; and ensuring that public nuisances are minimized.

BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor TACs in the Bay Area.[5] The program examines TAC emissions from point sources, area sources, and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. The CARE program is an on-going program that encourages community involvement and input. The technical analysis portion of the CARE program has been implemented in three phases that includes an assessment of the sources of TAC emissions, modeling and measurement programs to estimate concentrations of TAC, and an assessment of exposures and health risks. Throughout the program, information derived from the technical analyses has been used to develop emission reduction activities in areas with high TAC exposures and high density of sensitive populations. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. Seven areas have been identified by BAAQMD as impacted communities. They include Eastern San Francisco, Richmond/San Pablo, Western Alameda, San José, Vallejo, Concord, and Pittsburgh/Antioch. The project site is not located within any of the BAAQMD CARE areas.

[5] See BAAQMD: https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program.

Overburdened communities are areas located (i) within a census tract identified by the California Communities Environmental Health Screening Tool (CalEnviroScreen), Version 4.0 implemented by OEHHA, as having an overall score at or above the 70th percentile, or (ii) within 1,000 feet of any such census tract.[6] The BAAQMD has identified several overburdened areas within its boundaries. However, the project site is not within an overburdened area as the Project site is scored at the 32nd percentile on CalEnviroScreen.[7]

BAAQMD CEQA Air Quality Guidelines

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. In 2023, the BAAQMD revised the *California Environmental Quality Act* (*CEQA) Air Quality Guidelines* that include significance thresholds to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The current BAAQMD guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They include assessment methodologies for criteria air pollutants, air toxics, odors, and GHG emissions as shown in Table 1.[8] Air quality impacts and health risks are considered potentially significant if they exceed these thresholds.

The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less than significant if BMPs are implemented (listed below). BAAQMD strongly encourages enhanced BMPs for construction sites near schools, residential areas, other sensitive land uses, or if air quality impacts were found to be significant.

[6] See BAAQMD: https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-2-permits/2021-amendments/documents/20210722_01_appendixd_mapsofoverburdenedcommunities-pdf.pdf?la=en.
[7] OEHAA, CalEnviroScreen 4.0 Maps https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40
[8] Bay Area Air Quality Management District, *2022 CEQA Guidelines.* April2023.

Table 1. BAAQMD CEQA Significance Thresholds

Criteria Air Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
ROG	54	54	10
NO_X	54	54	10
PM_{10}	82 (Exhaust)	82	15
$PM_{2.5}$	54 (Exhaust)	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices (BMPs)*	Not Applicable	
Health Risks and Hazards	**Single Sources/ Individual Project**	**Combined Sources (Cumulative from all sources within 1000-foot zone of influence)**	
Excess Cancer Risk	>10 in a million	>100 in a million	OR Compliance with Qualified Community Risk Reduction Plan
Hazard Index	>1.0	>10.0	
Incremental annual $PM_{2.5}$	>0.3 µg/m^3	>0.8 µg/m^3	
Greenhouse Gas Emissions			
Land Use Projects – (Must Include A or B)	A. Projects must include, at a minimum, the following project design elements: 1. Buildings a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines. 2. Transportation a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA: i. Residential projects: 15 percent below the existing VMT per capita ii. Office projects: 15 percent below the existing VMT per employee iii. Retail projects: no net increase in existing VMT b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).		

Note: ROG = reactive organic gases, NO_X = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less. GHG = greenhouse gases.

* BAAQMD strongly recommends implementing all feasible fugitive dust management practices especially when construction projects are located near sensitive communities, including schools, residential areas, or other sensitive land uses.

Source: Bay Area Air Quality Management District, 2022

Draft Program Environmental Impact Report - City of Pleasanton 2023 – 2031 (6th Cycle) Housing Element Update

A Draft Program Environmental Impact Report (DEIR) was prepared to evaluate the potential environmental impacts associated with the implementation of the proposed 2023 – 2031 (6th Cycle) Housing Element Update, rezonings, and General Plan and Specific Plan Amendments (generally referred to as the Housing Element Update). The purpose of the DEIR is to inform any interested parties of the potential environmental impacts and effects associated with the implementation of the Housing Element Update. It also includes methods by which projects can implement mitigation measures to avoid or minimize specific impacts. The following impacts and mitigation measures are applicable to the proposed project.

Impact AIR-1: Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could conflict with or obstruct implementation of applicable air quality plan.

Mitigation Measures:

MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, and, where construction-related emissions would exceed the applicable thresholds, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

MM AIR-1b: For project sites where new sensitive receptors, such as residences, would be located within siting distances recommended by the Bay Area Air Quality Management District (BAAQMD) and California Air Resources Board (ARB), currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City of Pleasanton as the lead agency, to sources of Toxic Air Contaminants (TACs), the following measures shall be implemented for development on such sites to reduce exposure to TACs and improve indoor and outdoor air quality:

Indoor Air Quality – In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD

CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:

a) Locate sensitive receptors as far as possible from freeways, major roadways or other sources of pollution (e.g., loading docs, parking lots);
b) Incorporate tiered plantings of trees redwood, deodar cedar, live oak, and/or oleander) to the maximum extend feasible between the sources of pollution and sensitive receptors;
c) Install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and/or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
d) Retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate the HVAC system based on exposure modeling from pollutant sources;
e) Install indoor air quality monitoring in units in buildings; and
f) Applicants shall maintain, repair or replace HVAC systems on an ongoing and as-needed basis, or prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) and distributed to building maintenance staff; the other manual a separate homeowners' manual with operating instructions and maintenance and replacement schedule for the HVAC system and filters that is distributed to the owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to PUD approval, issuance of a grading permit, or issuance of a building permit, which is sooner. The HRA shall be submitted to the Community Development Department for review and approval. The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMD thresholds of significance at the time of the project approval.

Outdoor Air Quality – Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

Impact AIR-2: Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard.

Mitigation Measures: Implement MM AIR-1a and MM AIR-1b.

Impact AIR-3: Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measures: Implement MM AIR-1b.

Impact AIR-4: Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Mitigation Measures: No mitigation is necessary.

AIR QUALITY IMPACTS AND MITIGATION MEASURES

Impact AIR-1: Conflict with or obstruct implementation of the applicable air quality plan?

BAAQMD, with assistance from the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), implements specific plans to meet the applicable federal and State laws, regulations, and programs. The most recent and comprehensive plan is the *Bay Area 2017 Clean Air Plan*.[9] The primary goals of the Clean Air Plan are to attain air quality standards, reduce population exposure and protect public health, and reduce GHG emissions and protect the climate. The BAAQMD has also recently updated its CEQA guidelines to assist lead agencies in evaluating the significance of air quality impacts. In formulating compliance strategies, BAAQMD relies on planned land uses established by local general plans. Land use planning affects vehicle travel, which in turn affects region-wide emissions of air pollutants and GHGs.

The 2017 Clean Air Plan, adopted by BAAQMD in April 2017, includes control measures that are intended to reduce air pollutant emissions in the Bay Area either directly or indirectly. Plans must show consistency with the control measures listed within the Clean Air Plan. The project is consistent with the General Plan land uses and is included in the *City of Pleasanton 2023 – 2031 (6th Cycle) Housing Element Update*. The DEIR for the recent includes mitigation measures that would ensure that certain Clean Air Plan measures are properly implemented so that some projects developed under the Housing Element Update would not have significant air quality impacts.

MM AIR-1a would reduce construction period emissions by requiring individual projects to incorporate Basic Construction Mitigation Measures recommended by BAAQMD or additional construction mitigation measures if the BAAQMD thresholds of significance are exceeded.

MM AIR-1b would be required to ensure that future development would result in less than significant impacts related to exposing sensitive receptors to substantial pollutant concentrations.

The Project is consistent with the Housing Element Update and, therefore, would not conflict with the latest Clean Air planning efforts.

Impact AIR-2: 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?

The Bay Area is considered a non-attainment area for ground-level O_3 and $PM_{2.5}$ under both the NAAQS and the CAAQS. The area is also considered non-attainment for PM_{10} under the CAAQS, but not the NAAQS. The area has attained both State and Federal ambient air quality standards for CO. As part of an effort to attain and maintain ambient air quality standards for O_3, $PM_{2.5}$ and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. The O_3 precursor pollutant thresholds are for ROG and NOx, while PM_{10}, and $PM_{2.5}$

[9] Bay Area Air Quality Management District (BAAQMD), 2017. *Final 2017 Clean Air Plan.*

have specific thresholds. The thresholds apply to both construction period emissions and operational period emissions.

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022 was used to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions. The project land use types and size were input to CalEEMod. The CalEEMod model output along with construction inputs are included in *Attachment 1*.

CalEEMod Inputs

Land Uses

The proposed project land uses were entered into CalEEMod as described in Table 2.

Table 2. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Single Family Housing	27	Dwelling Unit	129,364	10.64
City Park	3	Acres	130,680	

Construction Inputs

CalEEMod computes annual emissions for construction that are based on the project type, size, and acreage. The model provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. The construction build-out scenario, including equipment quantities, average hours per day, total number of workdays, and schedule, were based on a blend of information provided by the project applicant and defaults for a project of this type and size (included in *Attachment 1*). The applicant's construction schedule provided a start date of April 2027, and the project would be built out over a period of approximately 12 months, or 259 construction workdays. The earliest full year of operation was assumed to be 2029.

Construction Traffic Emissions

Construction would produce traffic in the form of worker trips and truck traffic. The traffic-related emissions are based on worker and vendor trip estimates produced by CalEEMod and haul trips that were computed based on estimated demolition material to be exported, soil imported and/or exported to the site, the amount of concrete truck trips to and from the site, and the amount of asphalt to and from the site. CalEEMod provides daily estimates of worker and vendor trips for each applicable phase. Daily haul trips for demolition and grading were developed by CalEEMod using the provided demolition and soil import/export volumes. The number of cubic yards of cement/asphalt was provided for the project and the total number of concrete hauling trips was also provided.

Summary of Computed Construction Period Emissions

Average daily emissions were annualized for each year of construction by dividing the annual construction emissions by the number of active workdays during that year. Table 3 shows the annualized average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in Table 3, predicted annualized project construction emissions would not exceed the BAAQMD significance thresholds during any year of construction.

Table 3. Construction Period Emissions

Year	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Construction Emissions Total (Tons)				
2027	0.13	1.18	0.05	0.04
2028	0.95	0.31	0.01	0.01
Average Daily Construction Emissions (pounds/day)				
2027 (191 construction workdays)	1.41	12.32	0.48	0.44
2028 (67 construction workdays)	28.25	9.33	0.31	0.28
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	No	No	No	No

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site deposit mud on local streets, which is an additional source of airborne dust after it dries. The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and considers impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less-than-significant if BMPs are implemented to reduce these emissions. The *Housing Element Update DEIR MM AIR-1a* would implement BAAQMD-recommended best management practices.

DEIR MM AIR-1a: Prior to the issuance of a grading or building permit, the project applicant shall submit an air quality construction plan that includes BAAQMD basic best management practices.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Effectiveness of DEIR MM AIR-1a

The measures above are consistent with BAAQMD-recommended basic BMPs for reducing fugitive dust contained in the BAAQMD CEQA Air Quality Guidelines. For this analysis, only the basic set of BMPs are required as the unmitigated fugitive dust emissions from construction are below the BAAQMD single-source threshold.

Operational Period Emissions

ROG, Particulate Matter (PM), and NO_x air emissions from the project would be generated primarily from autos driven by future residents. Evaporative emissions from architectural coatings and maintenance products (classified as consumer products) are also typical ROG emission sources from these types of uses. CalEEMod was used to estimate emissions from operation of the proposed project assuming full build-out.

CalEEMod Inputs

Land Uses

The project land uses were input to CalEEMod as described above for the construction period modeling.

Model Year

Emissions associated with vehicle travel depend on the year of analysis because emission control technology requirements are phased-in over time. Therefore, the earlier the year analyzed in the model, the higher the emission rates utilized by CalEEMod. The earliest year of full operation would be 2029 if construction begins in 2027. Emissions associated with build-out later than 2029 would be lower.

Traffic Information

CalEEMod allows the user to enter specific vehicle trip generation rates. A traffic analysis was not provided for this project. As a result, the default CalEEMod trip generation rates were utilized. The default trip lengths and trip types specified by CalEEMod were also used.

Energy

CalEEMod defaults for energy use were used, which include the 2019 Title 24 Building Standards. GHG emissions modeling includes those indirect emissions from electricity consumption. The electricity provider for the project would be East Bay Community Energy (EBCE), however, this provider is not an option in CalEEMod. Instead, PG&E was used as the electricity provider in CalEEMod. An emission factor of 56 pounds of CO_2 per megawatt of electricity produced was entered into CalEEMod, which is based on PG&E's 2022 emissions rate.[10]

The applicant has stated that the project will utilize an all-electric design. Natural gas use for the residential land use was set to zero and reassigned to electricity use in CalEEMod.

Wood-Burning Devices

CalEEMod default inputs assume new residential construction would include wood-burning fireplaces and stoves. The project would not include wood-burning devices, as these devices are prohibited by BAAQMD Regulation 6, Rule 3.[11] Therefore, the number of woodstoves and woodburning fireplaces in CalEEMod were set to zero.

Other Inputs

Default model assumptions for emissions associated with solid waste generation were used. Wastewater treatment was changed to 100-percent aerobic conditions to represent the use of city services (i.e., the project would not send wastewater to septic tanks or facultative lagoons).

Summary of Computed Operational Period Emissions

Annual operational emissions were predicted using CalEEMod. The daily emissions were calculated assuming 365 days of operation. Table 4 shows average daily emissions of ROG, NO_X, total PM_{10}, and total $PM_{2.5}$ during operation of the project. The operational period emissions would not exceed the BAAQMD significance thresholds.

[10] PG&E, 2022. *Power Content Label, URL: https://www.pge.com/assets/pge/docs/account/billing-and-assistance/bill-inserts/1023-Power-Content-Label.pdf*

[11] Bay Area Air Quality Management District, https://www.baaqmd.gov/~/media/dotgov/files/rules/regulation-6-rule-3/documents/20191120_r0603_final-pdf.pdf?la=en

Table 4. Operational Period Emissions

Scenario	ROG	NOx	PM_{10}	$PM_{2.5}$
2029 Project Operational Emissions (*tons/year*)	0.74	0.12	0.29	0.08
BAAQMD Thresholds (tons /year)	*10 tons*	*10 tons*	*15 tons*	*10 tons*
Exceed Thresholds?	No	No	No	No
2029 Project Daily Operational Emissions (lbs/day)	4.04	0.66	1.61	0.42
BAAQMD Thresholds (lbs./day)	*54 lbs.*	*54 lbs.*	*82 lbs.*	*54 lbs.*
Exceed Threshold?	No	No	No	No

Notes: [1] Assumes 365-day operation.

Impact AIR-3: Expose sensitive receptors to substantial pollutant concentrations?

Housing Element Update DEIR MM AIR-1b addresses exposure of sensitive receptors to TACs and air pollution. Under this mitigation measure, projects that may result in TAC emissions that are located within 1,000 feet of sensitive receptors are required to prepare a Health Risk Assessment (HRA). Based on the results of the HRA, the Project may be required to identify and implement measures (such as air filtration systems) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards. Measures identified in the HRA are to be included into the site development plan as a component of a proposed project.

Project impacts related to increased health risk can occur by generating emissions of TACs and air pollutants. This project would introduce new sources of TACs during construction (i.e., on-site construction and truck hauling emissions) and operation (i.e., mobile sources). Project construction activity would generate dust and equipment exhaust that would affect nearby sensitive receptors. The project would not include stationary sources of air pollutants or TACs. Traffic generated by the project would consist of mostly light-duty gasoline-powered vehicles, which would produce low levels of TAC and air pollutant emissions in the local area.

Project impacts to existing sensitive receptors were addressed for temporary construction activities and long-term operational conditions. There are also several sources of existing TACs and localized air pollutants in the vicinity of the project. The impact of the existing sources of TAC was assessed in terms of the cumulative risk, which includes the project contribution as well as the risk on the new sensitive receptors introduced by the project.

Health Risk Methodology

Health risk impacts were addressed by predicting increased cancer risk, the increase in annual $PM_{2.5}$ concentrations, and by computing the Hazard Index (HI) for non-cancer health risks. The risk impacts from the project are the risks from construction sources. These sources include on-site construction activity and construction truck hauling. To evaluate the increased cancer risks from the project, a 30-year exposure period was used, per BAAQMD guidance,[12] with the sensitive receptors being exposed to project construction emissions during this timeframe.

[12]BAAQMD, 2022. Appendix E of the *BAAQMD CEQA Guidelines*. April 2023.

The project increased cancer risk is computed by summing the project construction cancer risk over the entire construction period. Unlike the increased maximum cancer risk, the annual $PM_{2.5}$ concentration and HI values are not additive but based on the annual maximum values for the entirety of the project. The project maximally exposed individual (MEI) is identified as the sensitive receptor that is most impacted by the project's construction and operation.

The methodology for computing health risks impacts is contained in Appendix E of the BAAQMD CEQA Guidelines. TAC and $PM_{2.5}$ emissions are calculated, a dispersion model used to estimate ambient pollutant concentrations, and cancer risks and HI calculated using DPM concentrations.

Modeled Sensitive Receptors

Receptors for this assessment included locations where sensitive populations would be present for extended periods of time (i.e., chronic exposures). This includes the existing residences near the site as shown in Figure 1. Residential receptors are assumed to include all receptor groups (i.e., third trimester, infants, children, and adults) with almost continuous exposure to project emissions. While there are additional sensitive receptors within 1,000 feet of the project site, the receptors chosen are adequate to identify maximum impacts from the project.

Health Risk from Project Construction

The primary health risk impact issues associated with construction projects are cancer risks associated with diesel exhaust (i.e., DPM), which is a known TAC, and exposure to high ambient concentrations of dust (i.e., $PM_{2.5}$). Both pose a potential health and nuisance impact to nearby receptors. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[13] This assessment included dispersion modeling to predict the offsite concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be estimated.

Construction Emissions

The CalEEMod model provided total uncontrolled annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles. Total DPM emissions were estimated to be 0.06 tons (113 pounds) and fugitive dust emissions ($PM_{2.5}$) to be 0.05 tons (99 pounds) from all construction stages. The on-road emissions are a result of haul truck travel during grading activities, worker travel, and vendor deliveries during construction. A trip length of one mile was used to represent vehicle travel while at or near the construction site. It was assumed that the emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Dispersion Modeling

The U.S. EPA AERMOD dispersion model was used to predict DPM and $PM_{2.5}$ concentrations at sensitive receptors (i.e., residences) in the vicinity of the project construction area. The AERMOD

[13] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.

dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.[14] Emission sources for the construction site were grouped into two categories: exhaust emissions of DPM and fugitive $PM_{2.5}$ dust emissions.

Construction Sources

To represent the construction equipment exhaust emissions, an area source was used with an emission release height of 20 feet (6 meters).[15] The release height incorporates both the physical release height from the construction equipment (i.e., the height of the exhaust pipe) and plume rise after it leaves the exhaust pipe. Plume rise is due to both the high temperature of the exhaust and the high velocity of the exhaust gas. It should be noted that when modeling an area source, plume rise is not calculated by the AERMOD dispersion model as it would do for a point source (exhaust stack). Therefore, the release height from an area source used to represent emissions from sources with plume rise, such as construction equipment, was based on the height the exhaust plume is expected to achieve, not just the height of the top of the exhaust pipe.

For modeling fugitive $PM_{2.5}$ emissions, an area source with a near-ground level release height of 7 feet (2 meters) was used. Fugitive dust emissions at construction sites come from a variety of sources, including truck and equipment travel, grading activities, truck loading (with loaders) and unloading (rear or bottom dumping), loaders and excavators moving and transferring soil and other materials, etc. All of these activities result in fugitive dust emissions at various heights at the point(s) of generation. Once generated, the dust plume will tend to rise as it moves downwind across the site and exit the site at a higher elevation than when it was generated. For all these reasons, a 7-foot release height was used as the average release height across the construction site. Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources.

AERMOD Inputs and Meteorological Data

The modeling used a five-year data set (2013 - 2017) of hourly meteorological data from the Livermore Municipal Airport was used with the AERMOD model. Construction emissions were modeled as occurring daily between 8:00 a.m. to 5:00 p.m., when the majority of construction emissions are expected to occur. Annual DPM and $PM_{2.5}$ concentrations from construction activities during the 2027 - 2028 period were calculated at nearby sensitive receptors using the model. Receptor heights of 5 feet (1.5 meters) was used to represent the breathing height on the first floor of nearby single-family residences.[16]

[14] BAAQMD, 2023, *Appendix E of the 2022 BAAQMD CEQA Guidelines.* April.
[15] California Air Resource Board, 2007. *Proposed Regulation for In-Use Off-Road Diesel Vehicles, Appendix D: Health Risk Methodology*. April. Web: https://ww3.arb.ca.gov/regact/2007/ordiesl07/ordiesl07.htm
[16] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

Health Risks from Project Operation

The project would not include stationary sources (i.e., emergency generator) of TACs. Diesel powered vehicles are the primary concern with local traffic-generated TAC impacts. This project is estimated to generate 257 daily trips based on CalEEMod defaults. The project traffic would be dispersed on the roadway system with a majority of the trips being from light-duty vehicles (i.e., passenger automobiles). In addition, projects with the potential to cause or contribute to increased cancer risk from traffic include those that have high numbers of diesel-powered on road trucks or use off-road diesel equipment on site, such as a warehouse distribution center, a quarry, or a manufacturing facility, may potentially expose existing or future planned receptors to substantial cancer risk levels and/or health hazards. This is not a project of concern for mobile sources given the low trip quantity and type of trips generated by the project. Therefore, emissions from project traffic are considered negligible and not included within this analysis.

Summary of Project-Related Health Risks at the Off-Site Project MEI

For this project, the sensitive receptors identified in Figure 1 as the construction MEI is also the project MEI. At this location, the MEI would be exposed to emissions from construction for a total of one year. As shown in Table 5, the unmitigated cancer risk, annual $PM_{2.5}$ concentration, and HI from construction activities at the MEI location would not exceed the BAAQMD single-source significance thresholds. In this case, additional measures are not required under DEIR MM AIR-1b to reduce impacts below the thresholds.

Table 5. Construction Risk Impacts at the Off-site MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Residential Receptors				
Project Construction	Unmitigated	8.07 (infant)	0.09	0.01
BAAQMD Single-Source Threshold		***10.0***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

Figure 1. Location of Project Construction Site, Off-Site Sensitive Receptors, and Maximum TAC Impact

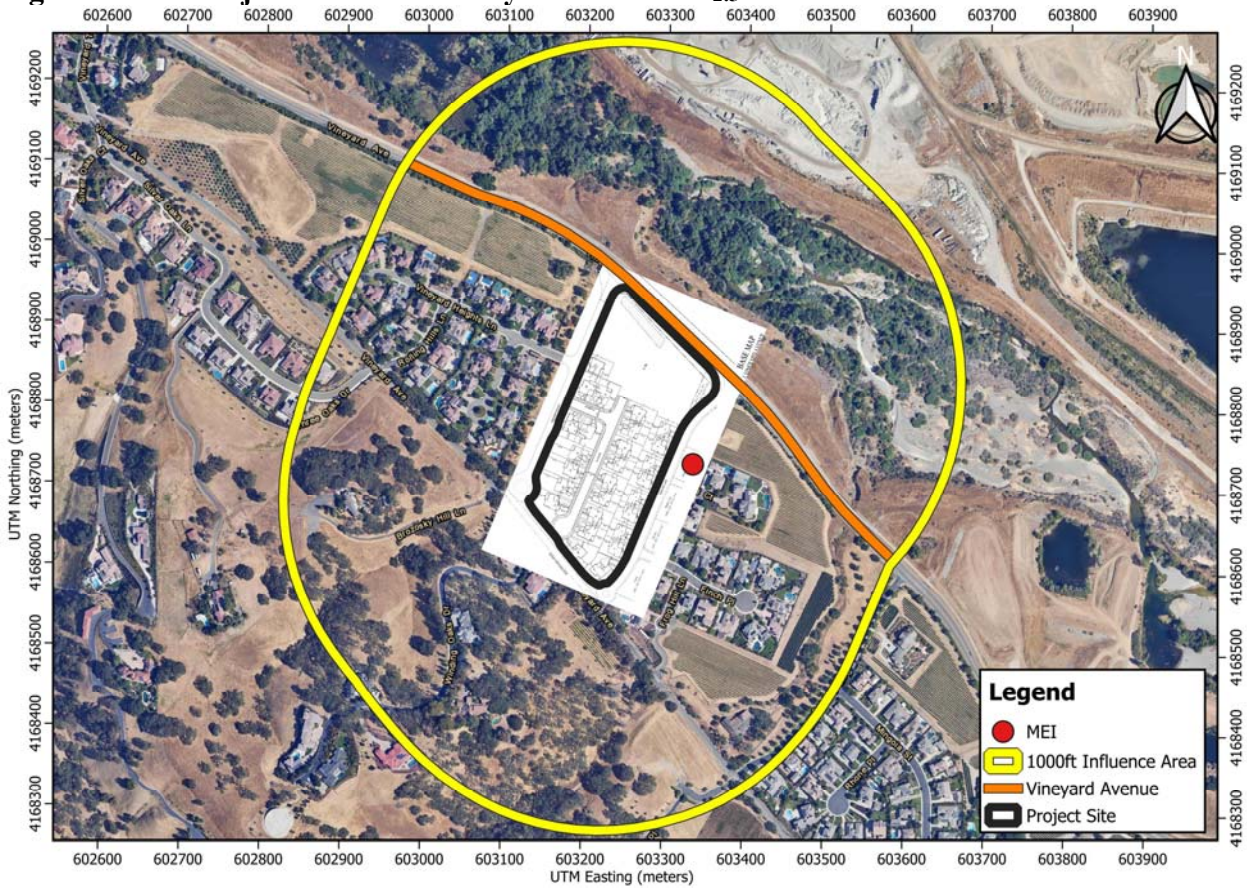


Cumulative Health Risks of all TAC Sources at the Off-Site Project MEI

Cumulative health risk assessments look at all substantial sources of TACs located within 1,000 feet of a project site (i.e., influence area) that can affect sensitive receptors. These sources include rail lines, highways, busy surface streets, and stationary sources identified by BAAQMD.

A review of the project area using BAAQMD's geographic information systems (GIS) screening maps identified the existing health risks from nearby roadway and stationary sources at the MEI. Nearby roadways within the 1,000-foot influence area could have cumulative health risk impacts at the MEI. Figure 2 shows the locations of the sources affecting the MEI within the influence area. Health risk impacts from these sources upon the MEI are reported in Table 5. Details of the cumulative screening and health risk calculations are included in *Attachment 3.*

Figure 2. Project Site and Nearby TAC and $PM_{2.5}$ Sources



Local Roadways – Vineyard Avenue

The project site is located near Vineyard Avenue and a few neighborhood streets. Cancer risk, $PM_{2.5}$ concentrations, and HI associated with traffic on the nearby roadways were estimated using BAAQMD screening values provided via GIS data files (i.e., raster files).[17] BAAQMD raster files provide screening-level cancer risk, $PM_{2.5}$ concentrations, and HI for roadways within the Bay Area and were produced using AERMOD and 20x20-meter emissions grid. The raster file uses EMFAC2021 data for vehicle emissions and fleet mix for roadways and includes Appendix E of the Air District's CEQA Air Quality Guidance for risk assessment assumptions. These estimates represent conservative risks reflective of 2022 conditions and are meant to provide a conservative estimate of future conditions, which do not reflect the increased proportion of zero emission motor vehicles that will result in lower future emissions.[18] These screening values are considered higher than values that would be obtained with refined modeling methods. These raster data are based on region-wide emissions rather than just those that occur within 1,000 feet of the project. More information regarding the assumptions used to develop the screening layers can be found in

[17] BAAQMD, *Health Risk Screening and Modeling*, 2022. Web: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling
[18] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E, Section 9. April 2023

Sections 6 and 7 in Appendix E of BAAQMD's 2022 CEQA guidance.[19] Screening-level cancer risk, $PM_{2.5}$ concentration, and HI for the cumulative roadway impacts at the construction MEI are listed in Table 5.

BAAQMD Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using BAAQMD's *Permitted Stationary Sources 2022* GIS website,[20] which identifies the location of nearby stationary sources and their estimated risk and hazard impacts, including emissions and adjustments to account for OEHHA guidance. No sources were identified using this tool, but the project site is located south of an active quarry.

The quarry is opposite Vineyard Avenue, north of the project MEI and extends well to the north beyond 1,000 feet of the project. It contains multiple stationary sources, such as the CEMEX Pleasanton Concrete Plant and Granite Construction. These sources would emit large amounts of particulate matter due to the nature of their operations. However, the portion of the site to be developed is about 1,000 feet or further away from the edge of the quarry. The MEI is over 1,000 feet away. Furthermore, based on recent Google Earth satellite imagery, the major sources of emissions (such as crushing, pulverizing, and transporting equipment) are located at further distances in the northern portions of the quarry, extending the distance between the source of emissions and the project MEI. Finally, the wind through this area predominantly blows out of the west-northwest and towards the east-southeast, while the MEI is to the south-southwest. There is a secondary wind direction that is predominant in late fall and winter that blows from the northeast, also not placing the MEI downwind of the quarries. As a result, the expected health risks from the quarry upon the project MEI are expected to be negligible, and not cause risks to exceed the cumulative threshold levels.

Summary of Cumulative Health Risk Impact at Project MEI

Table 6 reports both the project and cumulative health risk impacts at the project MEI. The project would not have an exceedance with respect to health risk caused by project construction activities since the cancer risk, annual $PM_{2.5}$ concentration, and hazard index do not exceed the BAAQMD single-source thresholds. The project also does not exceed any of the BAAQMD cumulative-source thresholds.

[19] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E. April 2023. https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/appendix-e-recommended-methods-for-screening-and-modeling-local-risks-and-hazards_final-pdf.pdf?la=en

[20] BAAQMD, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658c19eae4594b9f4b805fb9d89a3

Table 6. Impacts from Combined Sources at Project MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts				
Project Construction	Unmitigated	8.07 (infant)	0.09	0.01
BAAQMD Single-Source Threshold		***10.0***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Cumulative Impacts				
Cumulative Roadways - BAAQMD Roadway Raster		2.12	0.13	0.01
Cumulative Total	Unmitigated	10.19	0.22	0.02
BAAQMD Cumulative Source Threshold		***100***	***0.8***	***10.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

On-Site Health Risk Assessment for TAC Sources - New Project Residences

The DEIR for the Housing Element Update identified MM AIR-1b to address potential exposure of placing new sensitive sensitive receptors within 1,000 feet of air pollutant sources generating TACs, such as roadways with volumes of 10,000 average annual daily trips or greater. This mitigation measure requires new projects to prepare a health risk assessment that identifies potential impacts, and if necessary, identify and implement measures (such as air filtration systems) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards.

A health risk assessment was completed to evaluate the impact that existing air pollutant and TAC sources would have on the new proposed sensitive receptors (residents) that the project would introduce. The same TAC sources identified above were used in this health risk assessment.[21]

Local Roadways – Vineyard Avenue

The roadway impacts on new project residents was conducted in the same manner as described above for the off-site MEI. Table 7 shows the impacts from the cumulative roadways on the project site.

Stationary Sources

The stationary source screening analysis for the new project sensitive receptors was conducted in the same manner as described above for evaluating the off-site MEI. As mentioned above, the quarry would have less than significant exposures upon the project site for the same reasons discussed for the off-site MEI.

[21] We note that to the extent this analysis considers *existing* air quality issues in relation to the impact on *future residents* of the Project, it does so for informational purposes only pursuant to the judicial decisions in *CBIA v. BAAQMD* (2015) 62 Cal.4th 369, 386 and *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 473, which confirm that the impacts of the environment on a project are excluded from CEQA unless the project itself "exacerbates" such impacts.

Summary of Cumulative Health Risks at the Project Site

Health risk impacts from the existing TAC sources upon the project site are reported in Table 7. The risks from the singular TAC sources are compared against the BAAQMD single-source threshold. The risks from all the sources are then combined and compared against the BAAQMD cumulative-source threshold. As shown, none of the values exceed the BAAQMD single-source or cumulative-source thresholds.

Table 7. Impacts from Nearby Sources to Project Site Receptors

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Cumulative Roadways – BAAQMD Raster Data	2.45	0.12	0.01
BAAQMD Single-Source Threshold	***10.0***	***0.3***	***1.0***
Exceed Threshold?	*No*	***Yes***	*No*
Cumulative Total	2.45	0.12	0.01
BAAQMD Cumulative Source Threshold	***100***	***0.8***	***10.0***
Exceed Threshold?	*No*	*No*	*No*

Greenhouse Gas Emissions

Setting

Gases that trap heat in the atmosphere, GHGs, regulate the earth's temperature. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate. The most common GHGs are carbon dioxide (CO_2) and water vapor but there are also several others, most importantly methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These are released into the earth's atmosphere through a variety of natural processes and human activities. Sources of GHGs are generally as follows:

- CO_2, CH_4, and N_2O are byproducts of fossil fuel combustion.
- N_2O is associated with agricultural operations such as fertilization of crops.
- CH_4 is commonly created by off-gassing from agricultural practices (e.g., keeping livestock) and landfill operations.
- Chlorofluorocarbons (CFCs) were widely used as refrigerants, propellants, and cleaning solvents but their production has been stopped by international treaty.
- HFCs are now used as a substitute for CFCs in refrigeration and cooling.
- PFCs and sulfur hexafluoride emissions are commonly created by industries such as aluminum production and semi-conductor manufacturing.

Each GHG has its own potency and effect upon the earth's energy balance. This is expressed in terms of a global warming potential (GWP), with CO_2 being assigned a value of 1 and sulfur hexafluoride being several orders of magnitude stronger. In GHG emission inventories, the weight of each gas is multiplied by its GWP and is measured in units of CO_2 equivalents (CO_2e).

An expanding body of scientific research supports the theory that global climate change is currently affecting changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally occurring resources within California are adversely affected by the global warming trend. Increased precipitation and sea level rise will increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes and drought; and increased levels of air pollution.

Federal and Statewide GHG Emissions

The U.S. EPA reported that in 2022, total gross nationwide GHG emissions were 5,215.6 million metric tons (MMT) carbon dioxide equivalent (CO_2e).[22] These emissions were lower than peak levels of 7,416 MMT that were emitted in 2007. CARB updates the statewide GHG emission

[22] United States Environmental Protection Agency, 2022. *Draft Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990-2020*. February. Web: https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks

inventory on an annual basis where the latest inventory includes 2000 through 2020 emissions.[23] In 2020, GHG emissions from statewide emitting activities were 369.2 MMT CO_2e. The 2020 emissions have decreased by 25 percent since peak levels in 2004 and are 35.3 MMT CO_2e lower than 2019 emissions level and almost 62 MMT CO_2e below the State's 2020 GHG limit of 431 MMT CO_2e. Per capita GHG emissions in California have dropped from a 2001 peak of 13.8 MT CO_2e per person to 9.3 MT CO_2e per person in 2020.

Recent Regulatory Actions for GHG Emissions

Executive Order S-3-05 – California GHG Reduction Targets

Executive Order (EO) S-3-05 was signed by Governor Arnold Schwarzenegger in 2005 to set GHG emission reduction targets for California. The three targets established by this EO are as follows: (1) reduce California's GHG emissions to 2000 levels by 2010, (2) reduce California's GHG emissions to 1990 levels by 2020, and (3) reduce California's GHG emissions by 80 percent below 1990 levels by 2050.

Assembly Bill 32 – California Global Warming Solutions Act (2006)

Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, codified the State's GHG emissions target by directing CARB to reduce the State's global warming emissions to 1990 levels by 2020. AB 32 was signed and passed into law by Governor Schwarzenegger on September 27, 2006. Since that time, the CARB, CEC, California Public Utilities Commission (CPUC), and Building Standards Commission have all been developing regulations that will help meet the goals of AB 32 and Executive Order S-3-05, which has a target of reducing GHG emissions 85 percent below 1990 levels.

The first Scoping Plan for AB 32 was adopted by CARB in December 2008. Its most recent update was completed in December of 2022[24]. It contains the State's main strategies to achieve carbon neutrality by 2045. This plan extends and expands upon the earlier versions with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. It also takes the step of adding carbon neutrality as a science-based guide and touchstone for California's climate work. Measures to achieve carbon neutrality include rapidly moving to zero emission vehicles (ZEV), removing natural gas as an option for space conditioning, increasing the number of solar arrays and wind turbines, and scaling up renewable hydrogen for hard-to-electrify end uses.

Senate Bill 375 – California's Regional Transportation and Land Use Planning Efforts (2008)

California enacted legislation (SB 375) to expand the efforts of AB 32 by controlling indirect GHG emissions caused by urban sprawl. SB 375 provides incentives for local governments and applicants to implement new conscientiously planned growth patterns. This includes incentives for creating attractive, walkable, and sustainable communities and revitalizing existing communities.

[23] CARB. 2022. *California Greenhouse Gas Emission for 2000 to 2020*. Web: https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf
[24] CARB. 2022. Final 2022 Scoping Plan Update and Appendices. Web: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents

The legislation also allows applicants to bypass certain environmental reviews under CEQA if they build projects consistent with the new sustainable community strategies. Development of more alternative transportation options that would reduce vehicle trips and miles traveled, along with traffic congestion, would be encouraged. SB 375 enhances CARB's ability to reach the AB 32 goals by directing the agency in developing regional GHG emission reduction targets to be achieved from the transportation sector for 2020 and 2035. CARB works with the metropolitan planning organizations (e.g., ABAG and MTC) to align their regional transportation, housing, and land use plans to reduce VMT and demonstrate the region's ability to attain its GHG reduction targets. A similar process is used to reduce transportation emissions of ozone precursor pollutants in the Bay Area.

Senate Bill 350 - Renewable Portfolio Standards

In September 2015, the California Legislature passed SB 350, which increases the states Renewables Portfolio Standard (RPS) for content of electrical generation from the 33 percent target for 2020 to a 50 percent renewables target by 2030.

Executive Order B-30-15 & Senate Bill 32 GHG Reduction Targets – 2030 GHG Reduction Target

In April 2015, Governor Brown signed EO B-30-15, which extended the goals of AB 32, setting a GHG emissions target at 40 percent of 1990 levels by 2030. On September 8, 2016, Governor Brown signed Senate Bill (SB) 32, which legislatively established the GHG reduction target of 40 percent of 1990 levels by 2030. In November 2017, CARB issued *California's 2017 Climate Change Scoping Plan*.[25] While the State is on track to exceed the AB 32 scoping plan 2020 targets, this plan is an update to reflect the enacted SB 32 reduction target.

SB 32 was passed in 2016, which codified a 2030 GHG emissions reduction target of 40 percent below 1990 levels. CARB has drafted a 2022 Scoping Plan Update to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32. The 2022 draft plan:

- Identifies a path to keep California on track to meet its SB 32 GHG reduction target of at least 40 percent below 1990 emissions by 2030.
- Identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier.
- Focuses on strategies for reducing California's dependency on petroleum to provide consumers with clean energy options that address climate change, improve air quality, and support economic growth and clean sector jobs.
- Integrates equity and protecting California's most impacted communities as a driving principle.
- Incorporates the contribution of natural and working lands to the state's GHG emissions, as well as its role in achieving carbon neutrality.
- Relies on the most up to date science, including the need to deploy all viable tools, including carbon capture and sequestration as well a direct air capture.

[25] California Air Resource Board, 2017. *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Targets.* November. Web: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf

- Evaluates multiple options for achieving our GHG and carbon neutrality targets, as well as the public health benefits and economic impacts associated with each.

The Scoping Plan was updated in 2022 and lays out how the state can get to carbon neutrality by 2045 or earlier. It is the first Scoping Plan that adds carbon neutrality as a science-based guide and touchstone beyond statutorily established emission reduction targets.[26]

The mid-term 2030 target is considered critical by CARB on the path to obtaining an even deeper GHG emissions target of 80 percent below 1990 levels by 2050, as directed in Executive Order S-3-05. The 2022 Scoping Plan outlines the suite of policy measures, regulations, planning efforts, and investments in clean technologies and infrastructure, providing a blueprint to continue driving down GHG emissions and to not only obtain the statewide goals, but cost-effectively achieve carbon-neutrality by 2045 or earlier. In the 2022 Scoping Plan, CARB recommends:

- VMT per capita reduced 12% below 2019 levels by 2030 and 22% below 2019 levels by 2045.
- 100% of Light-duty vehicle sales are zero emissions vehicles (ZEV) by 2035.
- 100% of medium duty/heavy duty vehicle sales are ZEV by 2040.
- 100% of passenger and other locomotive sales are ZEV by 2030.
- 100% of line haul locomotive sales are ZEV by 2035.
- All electric appliances in new residential and commercial building beginning 2026 (residential) and 2029 (commercial).
- 80% of residential appliance sales are electric by 2030 and 100% of residential appliance sales are electric by 2035.
- 80% of commercial appliance sales are electric by 2030 and 100% of commercial appliance sales are electric by 2045.

SB 743 Transportation Impacts

Senate Bill 743 required lead agencies to abandon the old "level of service" metric for evaluating a project's transportation impacts, which was based solely on the amount of delay experienced by motor vehicles. In response, the Governor's Office of Planning and Research (OPR) developed a VMT metric that considered other factors such as reducing GHG emissions and developing multimodal transportation[27]. A VMT-per-capita metric was adopted into the CEQA Guidelines Section 15064.3 in November 2017. Given current baseline per-capita VMT levels computed by CARB in the 2030 Scoping Plan of 22.24 miles per day for light-duty vehicles and 24.61 miles per day for all vehicle types, the reductions needed to achieve the 2050 climate goal are 16.8 percent for light-duty vehicles and 14.3 percent for all vehicle types combined. Based on this analysis (as well as other factors), OPR recommended using a 15-percent reduction in per capita VMT as an appropriate threshold of significance for evaluating transportation impacts.

[26] https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents
[27] Governor's Office of Planning and Research. 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December.

Executive Order B-55-18 – Carbon Neutrality

In 2018, a new statewide goal was established to achieve carbon neutrality as soon as possible, but no later than 2045, and to maintain net negative emissions thereafter. CARB and other relevant state agencies are tasked with establishing sequestration targets and create policies/programs that would meet this goal.

Senate Bill 100 – Current Renewable Portfolio Standards

In September 2018, SB 100 was signed by Governor Brown to revise California's RPS program goals, furthering California's focus on using renewable energy and carbon-free power sources for its energy needs. The bill would require all California utilities to supply a specific percentage of their retail sales from renewable resources by certain target years. By December 31, 2024, 44 percent of the retails sales would need to be from renewable energy sources, by December 31, 2026 the target would be 40 percent, by December 31, 2027 the target would be 52 percent, and by December 31, 2030 the target would be 60 percent. By December 31, 2045, all California utilities would be required to supply retail electricity that is 100 percent carbon-free and sourced from eligible renewable energy resource to all California end-use customers.

California Building Standards Code – Title 24 Part 11 & Part 6

The California Green Building Standards Code (CALGreen Code) is part of the California Building Standards Code under Title 24, Part 11.[28] The CALGreen Code encourages sustainable construction standards that involve planning/design, energy efficiency, water efficiency resource efficiency, and environmental quality. These green building standard codes are mandatory statewide and are applicable to residential and non-residential developments. The most recent CALGreen Code (2022 California Building Standard Code) was effective as of January 1, 2023.

The California Building Energy Efficiency Standards (California Energy Code) is under Title 24, Part 6 and is overseen by the California Energy Commission (CEC). This code includes design requirements to conserve energy in new residential and non-residential developments, while being cost effective for homeowners. This Energy Code is enforced and verified by cities during the planning and building permit process. The current energy efficiency standards (2022 Energy Code) replaced the 2019 Energy Code as of January 1,2023. Under the 2019 standards, single-family homes are predicted to be 53 percent more efficient than homes built under the 2016 standard due more stringent energy-efficiency standards and mandatory installation of solar photovoltaic systems. For nonresidential developments, it is predicted that these buildings will use 30 percent less energy due to lightening upgrades.[29]

Requirements for electric vehicle (EV) charging infrastructure are set forth in Title 24 of the California Code of Regulations. The CALGreen standards consist of a set of mandatory standards required for new development, as well as two more voluntary standards known as Tier 1 and Tier 2. The CalGreen 2022 standards require deployment of additional EV chargers in various building

[28] See: https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen#:~:text=CALGreen%20is%20the%20first%2Din,to%201990%20levels%20by%202020.
[29] See: https://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf

types, including multifamily residential and nonresidential land uses. They include requirements for both EV capable parking spaces and the installation of Level 2 EV supply equipment for multifamily residential and nonresidential buildings. The 2022 CALGreen standards include requirements for both EV readiness, installation of EV chargers, and include both mandatory requirements and more aggressive voluntary Tier 1 and Tier 2 provisions. Providing EV charging infrastructure that meets current CALGreen requirements will not be sufficient to power the anticipated more extensive level of EV penetration in the future that is needed to meet SB 30 climate goals.

CEC studies have identified the most aggressive electrification scenario as putting the building sector on track to reach the carbon neutrality goal by 2045.[30] Installing new natural gas infrastructure in new buildings will interfere with this goal. To meet the State's goal, communities have been adopting "Reach" codes that prohibit natural gas connections in new and remodeled buildings.

Advanced Clean Cars

The Advanced Clean Cars Program, originally adopted by CARB in 2012, was designed to bring together CARB's traditional passenger vehicle requirements to meet federal air quality standards and also support California's AB 32 goals to develop and implement programs to reduce GHG emissions back down to 1990 levels by 2020, a goal achieved in 2016 as a result of numerous emissions reduction programs.

Advanced Clean Cars II (ACC II) is phase two of the original rule. ACC II establishes a year-by-year process, starting in 2026, so all new cars and light trucks sold in California will be zero-emission vehicles by 2035, including plug-in hybrid electric vehicles. The regulation codifies the light-duty vehicle goals set out in Governor Newsom's Executive Order N-79-20. Currently, 16 percent of new light-duty vehicles sold in California are zero emissions or plug-in hybrids. By 2030, 68 percent of new vehicles sold in California would be zero emissions and 100 percent by 2035.

<u>City of Pleasanton Climate Action Plan 2.0</u>

The City of Pleasanton adopted the Climate Action Plan (CAP) 2.0 in February of 2022. It establishes 2030 and 2045 GHG emission targets with strategies and actions to reduce emissions to 4.11 MTCO2e per capita by 2030 and provide substantial progress towards carbon neutrality by 2045. Further, the CAP 2.0 is considered a qualified GHG reduction strategy and provides CEQA streamlining for future development.

As such, a GHG Emission Compliance Checklist was developed to assist with determining CAP 2.0 consistency for future developments. CAP 2.0 includes actions that are both mandatory and voluntary, both contained in the Checklist. Projects that are consistent with the Checklist are not required to complete a project-specific GHG analysis.

[30] California Energy Commission. 2021. F*inal Commission Report: California Building Decarbonization Assessment. Publication Number CEC-400-2021-006-CMF*.August

City of Pleasanton Housing Element Update

The City of Pleasanton 2023 – 2031 (6th Cycle) Housing Element Update addressed operational GHG emissions from a full build out of the Housing Element Update in year 2031. The analysis involved analyzing sources of GHG emissions including vehicular traffic, utilization of any landscaping equipment, off-site generation of electrical power, use of energy required to convey water and wastewater to the potential sites for housing, hauling and disposal of solid waste from the potential sites for housing, any fugitive refrigerants from air conditioning or refrigerators, and operation of any proposed stationary sources such as backup generators or fire pumps.

Since the Pleasanton CAP 2.0 is a qualified CAP, the Housing Element Update was compared to the CAP 2.0's 4.1 MT CO_2e per capita threshold to measure the significance of the Housing Element Update's GHG emissions. At 3.2 MT CO_2e per capita assuming a full build-out in 2031, the Housing Element Update is consistent with the Pleasanton CAP 2.0 and would result in less-than-significant GHG emissions. Per the DEIR for the City of Pleasanton 2023 – 2031 (6th Cycle) Housing Element Update, any development that is consistent with the Housing Element Update would be consistent with CAP 2.0.[31]

BAAQMD GHG Significance Thresholds

On April 20, 2022, BAAQMD adopted new thresholds of significance for operational GHG emissions from land use projects for projects beginning the CEQA process. The following framework is how BAAQMD will determine GHG significance moving forward.[32] Note BAAQMD intends that the thresholds apply to projects that begin the CEQA process after adoption of the thresholds, unless otherwise directed by the lead agency. The new thresholds of significance are:

A. Projects must include, at a minimum, the following project design elements:
    a. Buildings
        i. The project will not include natural gas appliances or natural gas plumbing (in both residential and non-residential development).
        ii. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
    b. Transportation
        i. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
            1. Residential Projects: 15 percent below the existing VMT per capita

[31] City of Pleasanton 2023 – 2031 (6th Cycle) Housing Element Update DEIR Page 3.7-45.
[32] Justification Report: BAAQMD CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Project and Plans. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en

2. Office Projects: 15 percent below the existing VMT per employee
3. Retail Projects: no net increase in existing VMT

ii. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

Any new land use project would have to include either section A or B from the above list, not both, to be considered in compliance with BAAQMD's GHG thresholds of significance.

Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

For this impact to be considered less than significant, it must be consistent with a local GHG reduction strategy (Threshold B) or meet the minimum project design elements recommended by BAAQMD (Threshold A). Threshold B is being applied to the analysis of this project as the City of Pleasanton has adopted a qualified CAP that includes a CAP Consistency Checklist. The CAP Consistency Checklist is included in *Attachment 4*.

As shown in the CAP Consistency Checklist, the project is consistent with CAP 2.0 and, therefore, is consistent with the Housing Element Update. As a result, the project would have a less-than-significant impact with respect to GHG emissions.

Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Pleasanton has a CAP, Housing Element Update, and enforces its building codes, all which aim to reduce GHG emissions. Therefore, if individual projects conform to the CAP 2.0 and Housing Element Update, they would not conflict with local plans, policies, or regulations applicable to GHG emissions. Further, the Housing Element Update was shown to be consistent with the applicable measures and actions of the CAP 2.0. As stated above, the proposed project is consistent with the Housing Element Update and CAP 2.0. The proposed project would, however, be constructed in conformance with at minimum the 2022 CalGreen and the Title 24 Building Codes, which requires high-efficiency water fixtures, water-efficient irrigation systems, and compliance with current energy efficiency standards. Compliance with these standards ensures compliance with State and federal plans, policies, and regulations applicable to GHG emissions. The proposed project could result in a significant impact with respect to Impact GHG-2.

Supporting Documentation

Attachment 1 includes the CalEEMod outputs for project construction and operational criteria air pollutants. Also included are any modeling assumptions.

Attachment 2 is the health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. The AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format.

Attachment 3 includes the cumulative health risk screening, modeling results, and health risk calculations from sources affecting the project MEI and new project sensitive receptors.

Attachment 4 includes the City of Pleasanton Climate Action Plan 2.0 Consistency Checklist.

Attachment 1: CalEEMod Input Assumptions and Outputs

Air Quality/Noise Construction Information Data Request

Project Name: Vineyard Ave, Pleasanton DEFAULTS

Complete ALL Portions in Yellow

See Equipment Type TAB for type, horsepower and load factor

Project Size 27 Dwelling Units 10.64 total project acres disturbed

107,611 s.f. residential

s.f. retail

s.f. office/commercial

130,680 s.f. other, specify: park/open space

21,753 s.f. parking garage spaces

s.f. parking lot spaces

Construction Days (i.e, M-F) Monday to Friday

Construction Hours 8 am to 5 pm

Pile Driving? Y/N?

Project include on-site GENERATOR OR FIRE PUMP during project OPERATION (not construction)? Y/N? ___No_

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower: _____

Fuel Type: _____

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	**Start Date:**	**4/9/2027**	**Total phase:**	**7**			**Overall Import/Export Volumes**
		End Date:	**4/19/2027**					
1	Concrete/Industrial Saws	81	0.73	2	7	2	828	**Demolition Volume**
	Excavators	158	0.38				0	Square footage of buildings to be demolished
	Rubber-Tired Dozers	247	0.4				0	(*or* total tons to be hauled)
	Tractors/Loaders/Backhoes	97	0.37				0	_?_ square feet *or*
	Other Equipment?							_?_ Hauling volume (tons)
								Any pavement demolished and hauled? _10_ tons
	Site Preparation	**Start Date:**	**4/19/2027**	**Total phase:**	**78**			
		End Date:	**8/4/2027**					
1	Graders	187	0.41	5	78	5	29901	
1	Rubber Tired Dozers	247	0.4	5	78	5	38532	
2	Tractors/Loaders/Backhoes	97	0.37	5	78	5	27994	
	Other Equipment?							
	Grading / Excavation	**Start Date:**	**8/4/2027**	**Total phase:**	**22**			
		End Date:	**9/2/2027**					**Soil Hauling Volume**
1	Excavators	158	0.38	8	22	8	10567	Export volume = _0_ cubic yards?
1	Graders	187	0.41	8	22	8	13494	Import volume = _0_ cubic yards?
1	Rubber Tired Dozers	247	0.4	8	22	8	17389	
	Concrete/Industrial Saws	81	0.73			0	0	
1	Tractors/Loaders/Backhoes	97	0.37	8	22	8	6317	
4	*Other Equipment?* Scrapers	423	0.48	8	22	8	142940	
	Trenching/Foundation	**Start Date:**	**7/14/2027**	**Total phase:**	**15**			
		End Date:	**8/3/2027**					
1	Tractor/Loader/Backhoe	97	0.37	8	15	8	4307	
1	Excavators	158	0.38	8	15	8	7205	
	Other Equipment?							
	Building - Exterior	**Start Date:**	**8/20/2027**	**Total phase:**	**162**			**Cement Trucks? _81_ Total Round-Trips**
		End Date:	**4/3/2028**					
1	Cranes	231	0.29	7	162	7	75967	Electric? (Y/N) ___ Otherwise assumed diesel
3	Forklifts	89	0.2	8	162	8	69206	Liquid Propane (LPG)? (Y/N) ___ Otherwise Assumed diesel
1	Generator Sets	84	0.74	8	162	8	80559	Or temporary line power? (Y/N) ___
3	Tractors/Loaders/Backhoes	97	0.37	7	162	7	122098	
1	Welders	46	0.45	8	162	8	26827	
	Other Equipment?							
Building - Interior/Architectural Coating		**Start Date:**	**3/7/2028**	**Total phase:**	**20**			
		End Date:	**4/3/2028**					
1	Air Compressors	78	0.48	6	20	6	4493	
	Aerial Lift	62	0.31			0	0	
	Other Equipment?							
	Paving	**Start Date:**	**9/1/2027**	**Total phase:**	**2**			
		Start Date:	**9/2/2027**					
	Cement and Mortar Mixers	9	0.56			0	0	
2	Pavers	130	0.42	8	2	8	1747	**Asphalt? __540_ cubic yards or ____ round trips?**
2	Paving Equipment	132	0.36	8	2	8	1521	
2	Rollers	80	0.38	8	2	8	973	
	Tractors/Loaders/Backhoes	97	0.37			0	0	
	Other Equipment?							
	Additional Phases	**Start Date:**		**Total phase:**				
		Start Date:						
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	

Equipment types listed in "Equipment Types" worksheet tab.

Equipment listed in this sheet is to provide an example of inputs

It is assumed that water trucks would be used during grading

Add or subtract phases and equipment, as appropriate

Modify horsepower or load factor, as appropriate

Complete one sheet for each project component

Construction Criteria Air Pollutants							
Unmitigated	ROG	NOX	PM10 Exhaust	PM2.5 Exhaust	PM2.5 Fugitive	**CO2e**	
Year	Tons					MT	
Construction Equipment							
2027	0.13	1.18	0.05	0.04	0.05	282	
2028	0.95	0.31	0.01	0.01	0.00	80	
	Total Construction Emissions						
Tons	1.08	1.49	0.06	0.05		362.29	
Pounds/Workdays	*Average Daily Emissions*					Workdays	
2027	1.41	12.32	0.48	0.44			**191**
2028	28.25	9.33	0.31	0.28			**67**
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			
	Total Construction Emissions						
Pounds	2161.19	2978.86	113.00	103.90		0.00	
Average	8.38	11.55	0.44	0.40		0.00	258.00
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			

Operational Criteria Air Pollutants				
Unmitigated	ROG	NOX	Total PM10	Total PM2.5
Year	Tons			
Total	0.74	0.12	0.29	0.08
	Net Annual Operational Emissions			
Tons/year	0.74	0.12	0.29	0.08
Threshold - Tons/year	**10.0**	**10.0**	**15.0**	**10.0**
	Average Daily Emissions			
Pounds Per Day	4.04	0.66	1.61	0.42
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**

24-047 Vineyard Ave Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	24-047 Vineyard Ave
Construction Start Date	4/9/2027
Operational Year	2029
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	33.2
Location	37.66049564187115, -121.82962072896936
County	Alameda
City	Pleasanton
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1682
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	27.0	Dwelling Unit	10.6	129,364	316,247	—	76.0	—

City Park	3.00	Acre	3.00	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-5	Use Advanced Engine Tiers

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	92.4	92.2	57.0	61.8	0.16	2.17	6.39	8.19	1.97	2.41	4.05	—	18,718	18,718	0.81	0.85	10.4	19,001
Mit.	91.6	91.6	48.5	80.0	0.16	0.51	6.39	6.64	0.47	2.41	2.65	—	18,718	18,718	0.81	0.85	10.4	19,001
% Reduced	1%	1%	15%	-29%	—	77%	—	19%	76%	—	35%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	92.4	92.2	9.89	14.4	0.03	0.34	0.13	0.45	0.31	0.03	0.34	—	2,725	2,725	0.11	0.04	0.01	2,740
Mit.	91.6	91.6	10.7	16.2	0.03	0.15	0.13	0.28	0.14	0.03	0.17	—	2,725	2,725	0.11	0.04	0.01	2,740
% Reduced	1%	1%	-9%	-12%	—	56%	—	38%	55%	—	49%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.22	5.19	6.45	7.82	0.02	0.25	0.70	0.95	0.23	0.29	0.52	—	1,695	1,695	0.07	0.02	0.13	1,703
Mit.	5.08	5.07	5.38	9.33	0.02	0.05	0.70	0.75	0.05	0.29	0.34	—	1,695	1,695	0.07	0.02	0.13	1,703

% Reduced	3%	2%	17%	-19%	—	79%	—	21%	78%	—	35%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.95	0.95	1.18	1.43	< 0.005	0.05	0.13	0.17	0.04	0.05	0.09	—	281	281	0.01	< 0.005	0.02	282
Mit.	0.93	0.93	0.98	1.70	< 0.005	0.01	0.13	0.14	0.01	0.05	0.06	—	281	281	0.01	< 0.005	0.02	282
% Reduced	3%	2%	17%	-19%	—	79%	—	21%	78%	—	35%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	7.48	6.09	57.0	61.8	0.16	2.17	6.39	8.19	1.97	2.41	4.05	—	18,718	18,718	0.81	0.85	10.4	19,001
2028	92.4	92.2	9.88	14.5	0.03	0.32	0.13	0.44	0.29	0.03	0.32	—	2,732	2,732	0.11	0.04	0.53	2,746
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	1.27	1.06	9.55	13.3	0.02	0.34	0.11	0.45	0.31	0.03	0.34	—	2,580	2,580	0.10	0.04	0.01	2,594
2028	92.4	92.2	9.89	14.4	0.03	0.32	0.13	0.44	0.29	0.03	0.32	—	2,725	2,725	0.11	0.04	0.01	2,740
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.88	0.74	6.45	7.82	0.02	0.25	0.70	0.95	0.23	0.29	0.52	—	1,695	1,695	0.07	0.02	0.13	1,703
2028	5.22	5.19	1.71	2.50	< 0.005	0.06	0.02	0.08	0.05	0.01	0.06	—	482	482	0.02	0.01	0.04	485
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.16	0.13	1.18	1.43	< 0.005	0.05	0.13	0.17	0.04	0.05	0.09	—	281	281	0.01	< 0.005	0.02	282
2028	0.95	0.95	0.31	0.46	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	—	79.8	79.8	< 0.005	< 0.005	0.01	80.3

2.3. Construction Emissions by Year, Mitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.30	2.01	48.5	80.0	0.16	0.51	6.39	6.64	0.47	2.41	2.65	—	18,718	18,718	0.81	0.85	10.4	19,001
2028	91.6	91.6	10.7	16.2	0.03	0.15	0.13	0.28	0.14	0.03	0.17	—	2,732	2,732	0.11	0.04	0.53	2,746
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.47	0.44	9.68	15.2	0.02	0.12	0.11	0.23	0.11	0.03	0.14	—	2,580	2,580	0.10	0.04	0.01	2,594
2028	91.6	91.6	10.7	16.2	0.03	0.15	0.13	0.28	0.14	0.03	0.17	—	2,725	2,725	0.11	0.04	0.01	2,740
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.26	0.25	5.38	9.33	0.02	0.05	0.70	0.75	0.05	0.29	0.34	—	1,695	1,695	0.07	0.02	0.13	1,703
2028	5.08	5.07	1.84	2.84	< 0.005	0.02	0.02	0.04	0.02	0.01	0.03	—	482	482	0.02	0.01	0.04	485
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.05	0.04	0.98	1.70	< 0.005	0.01	0.13	0.14	0.01	0.05	0.06	—	281	281	0.01	< 0.005	0.02	282
2028	0.93	0.93	0.34	0.52	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	0.01	—	79.8	79.8	< 0.005	< 0.005	0.01	80.3

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.25	4.17	0.63	7.92	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,890	1,901	1.09	0.09	5.58	1,960
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	4.08	4.01	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,784	1,796	1.10	0.09	1.05	1,852
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.11	4.04	0.66	6.40	0.02	0.01	1.60	1.61	0.01	0.41	0.42	11.8	1,739	1,751	1.10	0.09	2.87	1,807
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.75	0.74	0.12	1.17	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	1.95	288	290	0.18	0.01	0.48	299

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.84	0.77	0.61	6.38	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,799	1,799	0.07	0.08	4.65	1,828
Area	3.41	3.40	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.10	4.10	< 0.005	< 0.005	—	4.11
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Total	4.25	4.17	0.63	7.92	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,890	1,901	1.09	0.09	5.58	1,960
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.81	0.74	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,698	1,698	0.07	0.08	0.12	1,725
Area	3.27	3.27	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93

Total	4.08	4.01	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,784	1,796	1.10	0.09	1.05	1,852
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.77	0.71	0.65	5.64	0.02	0.01	1.60	1.61	0.01	0.41	0.42	—	1,651	1,651	0.07	0.08	1.94	1,678
Area	3.34	3.33	0.01	0.76	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	2.02	2.02	< 0.005	< 0.005	—	2.03
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Total	4.11	4.04	0.66	6.40	0.02	0.01	1.60	1.61	0.01	0.41	0.42	11.8	1,739	1,751	1.10	0.09	2.87	1,807
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.13	0.12	1.03	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	—	273	273	0.01	0.01	0.32	278
Area	0.61	0.61	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.33	0.33	< 0.005	< 0.005	—	0.34
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	13.5	13.5	0.01	< 0.005	—	14.0
Water	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32
Waste	—	—	—	—	—	—	—	—	—	—	—	1.61	0.00	1.61	0.16	0.00	—	5.63
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15
Total	0.75	0.74	0.12	1.17	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	1.95	288	290	0.18	0.01	0.48	299

2.6. Operations Emissions by Sector, Mitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.84	0.77	0.61	6.38	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,799	1,799	0.07	0.08	4.65	1,828
Area	3.41	3.40	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.10	4.10	< 0.005	< 0.005	—	4.11
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99

Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Total	4.25	4.17	0.63	7.92	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,890	1,901	1.09	0.09	5.58	1,960
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.81	0.74	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,698	1,698	0.07	0.08	0.12	1,725
Area	3.27	3.27	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Total	4.08	4.01	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	11.8	1,784	1,796	1.10	0.09	1.05	1,852
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.77	0.71	0.65	5.64	0.02	0.01	1.60	1.61	0.01	0.41	0.42	—	1,651	1,651	0.07	0.08	1.94	1,678
Area	3.34	3.33	0.01	0.76	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	2.02	2.02	< 0.005	< 0.005	—	2.03
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	81.7	81.7	0.05	0.01	—	84.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Waste	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Total	4.11	4.04	0.66	6.40	0.02	0.01	1.60	1.61	0.01	0.41	0.42	11.8	1,739	1,751	1.10	0.09	2.87	1,807
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.13	0.12	1.03	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	—	273	273	0.01	0.01	0.32	278
Area	0.61	0.61	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.33	0.33	< 0.005	< 0.005	—	0.34
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	13.5	13.5	0.01	< 0.005	—	14.0
Water	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32
Waste	—	—	—	—	—	—	—	—	—	—	—	1.61	0.00	1.61	0.16	0.00	—	5.63
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15

Total	0.75	0.74	0.12	1.17	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	1.95	288	290	0.18	0.01	0.48	299

3. Construction Emissions Details

3.1. Demolition (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.36	0.46	< 0.005	0.01	—	0.01	0.01	—	0.01	—	61.0	61.0	< 0.005	< 0.005	—	61.2
Demolition	—	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.17	1.17	< 0.005	< 0.005	—	1.17
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.19	0.19	< 0.005	< 0.005	—	0.19
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.8	20.8	< 0.005	< 0.005	0.07	21.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.9	28.9	< 0.005	< 0.005	0.06	30.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.58
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10

3.2. Demolition (2027) - Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.48	0.44	< 0.005	0.01	—	0.01	0.01	—	0.01	—	61.0	61.0	< 0.005	< 0.005	—	61.2
Demolition	—	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.17	1.17	< 0.005	< 0.005	—	1.17
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.19	0.19	< 0.005	< 0.005	—	0.19
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	< 0.005	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.8	20.8	< 0.005	< 0.005	0.07	21.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.9	28.9	< 0.005	< 0.005	0.06	30.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.58
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10

3.3. Site Preparation (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.04	0.87	7.77	8.97	0.01	0.34	—	0.34	0.31	—	0.31	—	1,580	1,580	0.06	0.01	—	1,585
Dust From Material Movement	—	—	—	—	—	—	1.73	1.73	—	0.83	0.83	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	0.19	1.66	1.92	< 0.005	0.07	—	0.07	0.07	—	0.07	—	338	338	0.01	< 0.005	—	339
Dust From Material Movement	—	—	—	—	—	—	0.37	0.37	—	0.18	0.18	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.30	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	55.9	55.9	< 0.005	< 0.005	—	56.1
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.34	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	83.4	83.4	< 0.005	< 0.005	0.28	84.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.6	16.6	< 0.005	< 0.005	0.03	16.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.76	2.76	< 0.005	< 0.005	< 0.005	2.80
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2027) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.21	5.00	9.22	0.01	0.03	—	0.03	0.03	—	0.03	—	1,580	1,580	0.06	0.01	—	1,585
Dust From Material Movement	—	—	—	—	—	—	1.73	1.73	—	0.83	0.83	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	1.07	1.97	< 0.005	0.01	—	0.01	0.01	—	0.01	—	338	338	0.01	< 0.005	—	339
Dust From Material Movement	—	—	—	—	—	—	0.37	0.37	—	0.18	0.18	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.19	0.36	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	55.9	55.9	< 0.005	< 0.005	—	56.1
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.34	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	83.4	83.4	< 0.005	< 0.005	0.28	84.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.6	16.6	< 0.005	< 0.005	0.03	16.9

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.76	2.76	< 0.005	< 0.005	< 0.005	2.80
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.91	4.12	35.3	35.3	0.09	1.45	—	1.45	1.33	—	1.33	—	9,953	9,953	0.40	0.08	—	9,987
Dust From Material Movement	—	—	—	—	—	—	4.42	4.42	—	1.51	1.51	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	0.25	2.13	2.12	0.01	0.09	—	0.09	0.08	—	0.08	—	600	600	0.02	< 0.005	—	602

Dust From Material Movement	—	—	—	—	—	—	0.27	0.27	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.05	0.39	0.39	< 0.005	0.02	—	0.02	0.01	—	0.01	—	99.3	99.3	< 0.005	< 0.005	—	99.7
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.68	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	167	167	< 0.005	0.01	0.57	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.39	9.39	< 0.005	< 0.005	0.01	9.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.55	1.55	< 0.005	< 0.005	< 0.005	1.58

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2027) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.17	1.17	26.4	51.0	0.09	0.22	—	0.22	0.21	—	0.21	—	9,953	9,953	0.40	0.08	—	9,987
Dust From Material Movement	—	—	—	—	—	—	4.42	4.42	—	1.51	1.51	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.07	1.59	3.07	0.01	0.01	—	0.01	0.01	—	0.01	—	600	600	0.02	< 0.005	—	602
Dust From Material Movement	—	—	—	—	—	—	0.27	0.27	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.29	0.56	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	99.3	99.3	< 0.005	< 0.005	—	99.7
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.68	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	167	167	< 0.005	0.01	0.57	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.39	9.39	< 0.005	< 0.005	0.01	9.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.55	1.55	< 0.005	< 0.005	< 0.005	1.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	0.27	2.46	3.39	0.01	0.09	—	0.09	0.08	—	0.08	—	629	629	0.03	0.01	—	631
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.45	0.62	< 0.005	0.02	—	0.02	0.01	—	0.01	—	104	104	< 0.005	< 0.005	—	104
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.33	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	81.0	81.0	< 0.005	< 0.005	0.27	82.3
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.1	74.1	< 0.005	0.01	0.18	77.7
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	0.07	35.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.29	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	75.2	75.2	< 0.005	< 0.005	0.01	76.3
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.1	74.1	< 0.005	0.01	< 0.005	77.6
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	< 0.005	35.3
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.9	19.9	< 0.005	< 0.005	0.03	20.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.4	19.4	< 0.005	< 0.005	0.02	20.3
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.83	8.83	< 0.005	< 0.005	0.01	9.27
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.29	3.29	< 0.005	< 0.005	0.01	3.33
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.22	3.22	< 0.005	< 0.005	< 0.005	3.37
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.46	1.46	< 0.005	< 0.005	< 0.005	1.54

3.8. Building Construction (2027) - Mitigated

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

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

Off-Road	0.43	0.41	9.53	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	0.41	9.53	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.11	2.50	3.89	0.01	0.03	—	0.03	0.03	—	0.03	—	629	629	0.03	0.01	—	631
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.46	0.71	< 0.005	0.01	—	0.01	0.01	—	0.01	—	104	104	< 0.005	< 0.005	—	104
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.33	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	81.0	81.0	< 0.005	< 0.005	0.27	82.3
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.1	74.1	< 0.005	0.01	0.18	77.7
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	0.07	35.4

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.29	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	75.2	75.2	< 0.005	< 0.005	0.01	76.3
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.1	74.1	< 0.005	0.01	< 0.005	77.6
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	< 0.005	35.3
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.9	19.9	< 0.005	< 0.005	0.03	20.1
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.4	19.4	< 0.005	< 0.005	0.02	20.3
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.83	8.83	< 0.005	< 0.005	0.01	9.27
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.29	3.29	< 0.005	< 0.005	0.01	3.33
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.22	3.22	< 0.005	< 0.005	< 0.005	3.37
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.46	1.46	< 0.005	< 0.005	< 0.005	1.54

3.9. Building Construction (2028) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.22	0.18	1.64	2.38	< 0.005	0.06	—	0.06	0.05	—	0.05	—	441	441	0.02	< 0.005	—	443
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.04	0.03	0.30	0.43	< 0.005	0.01	—	0.01	0.01	—	0.01	—	73.0	73.0	< 0.005	< 0.005	—	73.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.31	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	79.6	79.6	< 0.005	< 0.005	0.25	80.1
Vendor	0.01	< 0.005	0.08	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.3	72.3	< 0.005	0.01	0.17	75.7
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.8	32.8	< 0.005	0.01	0.06	34.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.27	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	73.9	73.9	< 0.005	< 0.005	0.01	74.9
Vendor	< 0.005	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.4	72.4	< 0.005	0.01	< 0.005	75.6
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.9	32.9	< 0.005	0.01	< 0.005	34.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.7	13.7	< 0.005	< 0.005	0.02	13.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	13.9
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.04	6.04	< 0.005	< 0.005	< 0.005	6.34
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.30
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.20	2.20	< 0.005	< 0.005	< 0.005	2.30
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.05

3.10. Building Construction (2028) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	0.41	9.52	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	0.41	9.52	14.8	0.02	0.12	—	0.12	0.11	—	0.11	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.08	0.08	1.75	2.73	< 0.005	0.02	—	0.02	0.02	—	0.02	—	441	441	0.02	< 0.005	—	443
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.32	0.50	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	73.0	73.0	< 0.005	< 0.005	—	73.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.31	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	79.6	79.6	< 0.005	< 0.005	0.25	80.1
Vendor	0.01	< 0.005	0.08	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.3	72.3	< 0.005	0.01	0.17	75.7
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.8	32.8	< 0.005	0.01	0.06	34.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.27	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	73.9	73.9	< 0.005	< 0.005	0.01	74.9
Vendor	< 0.005	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.4	72.4	< 0.005	0.01	< 0.005	75.6
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.9	32.9	< 0.005	0.01	< 0.005	34.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.7	13.7	< 0.005	< 0.005	0.02	13.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	13.9
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.04	6.04	< 0.005	< 0.005	< 0.005	6.34
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.30
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.20	2.20	< 0.005	< 0.005	< 0.005	2.30

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.05

3.11. Paving (2027) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.88	0.74	6.94	9.95	0.01	0.30	—	0.30	0.27	—	0.27	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.28	8.28	< 0.005	< 0.005	—	8.31
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.37	1.37	< 0.005	< 0.005	—	1.38
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.51	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	125	125	< 0.005	< 0.005	0.42	127
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.07	5.18	2.09	0.03	0.09	1.21	1.29	0.06	0.33	0.39	—	4,376	4,376	0.24	0.71	8.89	4,601
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.64	0.64	< 0.005	< 0.005	< 0.005	0.65
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.0	24.0	< 0.005	< 0.005	0.02	25.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.97	3.97	< 0.005	< 0.005	< 0.005	4.17

3.12. Paving (2027) - Mitigated

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

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

Off-Road Equipment	0.23	0.23	7.21	10.6	0.01	0.09	—	0.09	0.08	—	0.08	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.28	8.28	< 0.005	< 0.005	—	8.31
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.37	1.37	< 0.005	< 0.005	—	1.38
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.51	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	125	125	< 0.005	< 0.005	0.42	127
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.07	5.18	2.09	0.03	0.09	1.21	1.29	0.06	0.33	0.39	—	4,376	4,376	0.24	0.71	8.89	4,601

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.64	0.64	< 0.005	< 0.005	< 0.005	0.65
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.0	24.0	< 0.005	< 0.005	0.02	25.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.11	0.11	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.97	3.97	< 0.005	< 0.005	< 0.005	4.17

3.13. Architectural Coating (2028) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.81	1.12	< 0.005	0.02	—	0.02	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	91.1	91.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.13	0.11	0.81	1.12	< 0.005	0.02	—	0.02	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	91.1	91.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	4.99	4.99	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	0.91	0.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.05	16.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.8	14.8	< 0.005	< 0.005	< 0.005	15.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.81	0.81	< 0.005	< 0.005	< 0.005	0.83
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2028) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	91.1	91.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	91.1	91.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	4.99	4.99	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	0.91	0.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.05	16.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.8	14.8	< 0.005	< 0.005	< 0.005	15.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.81	0.81	< 0.005	< 0.005	< 0.005	0.83
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Trenching (2027) - Unmitigated

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

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

Off-Road	0.22	0.19	1.80	2.93	< 0.005	0.05	—	0.05	0.05	—	0.05	—	432	432	0.02	< 0.005	—	434
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.8	17.8	< 0.005	< 0.005	—	17.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.94	2.94	< 0.005	< 0.005	—	2.95
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.7	41.7	< 0.005	< 0.005	0.14	42.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.60	1.60	< 0.005	< 0.005	< 0.005	1.62

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.26	0.26	< 0.005	< 0.005	< 0.005	0.27
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Trenching (2027) - Mitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.07	2.28	3.02	< 0.005	0.04	—	0.04	0.03	—	0.03	—	432	432	0.02	< 0.005	—	434
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.09	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.8	17.8	< 0.005	< 0.005	—	17.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.94	2.94	< 0.005	< 0.005	—	2.95
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	41.7	41.7	< 0.005	< 0.005	0.14	42.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.60	1.60	< 0.005	< 0.005	< 0.005	1.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.26	0.26	< 0.005	< 0.005	< 0.005	0.27
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.82	0.75	0.60	6.23	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,758	1,758	0.06	0.07	4.55	1,786
City Park	0.02	0.02	0.01	0.15	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	41.4	41.4	< 0.005	< 0.005	0.11	42.1
Total	0.84	0.77	0.61	6.38	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,799	1,799	0.07	0.08	4.65	1,828
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.79	0.73	0.70	5.91	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,659	1,659	0.07	0.08	0.12	1,685
City Park	0.02	0.02	0.02	0.14	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	39.1	39.1	< 0.005	< 0.005	< 0.005	39.7
Total	0.81	0.74	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,698	1,698	0.07	0.08	0.12	1,725
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.14	0.13	0.12	1.02	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.07	—	270	270	0.01	0.01	0.32	274
City Park	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.41	3.41	< 0.005	< 0.005	< 0.005	3.47
Total	0.14	0.13	0.12	1.03	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	—	273	273	0.01	0.01	0.32	278

4.1.2. Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.82	0.75	0.60	6.23	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,758	1,758	0.06	0.07	4.55	1,786
City Park	0.02	0.02	0.01	0.15	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	41.4	41.4	< 0.005	< 0.005	0.11	42.1
Total	0.84	0.77	0.61	6.38	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,799	1,799	0.07	0.08	4.65	1,828
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.79	0.73	0.70	5.91	0.02	0.01	1.65	1.66	0.01	0.42	0.43	—	1,659	1,659	0.07	0.08	0.12	1,685
City Park	0.02	0.02	0.02	0.14	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	39.1	39.1	< 0.005	< 0.005	< 0.005	39.7
Total	0.81	0.74	0.72	6.05	0.02	0.01	1.69	1.70	0.01	0.43	0.44	—	1,698	1,698	0.07	0.08	0.12	1,725
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.14	0.13	0.12	1.02	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.07	—	270	270	0.01	0.01	0.32	274
City Park	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.41	3.41	< 0.005	< 0.005	< 0.005	3.47
Total	0.14	0.13	0.12	1.03	< 0.005	< 0.005	0.29	0.29	< 0.005	0.07	0.08	—	273	273	0.01	0.01	0.32	278

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	13.5	13.5	0.01	< 0.005	—	14.0
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	13.5	13.5	0.01	< 0.005	—	14.0

4.2.2. Electricity Emissions By Land Use - Mitigated

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

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

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	81.7	81.7	0.05	0.01	—	84.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	13.5	13.5	0.01	< 0.005	—	14.0
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	13.5	13.5	0.01	< 0.005	—	14.0

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

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

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

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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

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

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

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.77	2.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	0.14	0.13	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.10	4.10	< 0.005	< 0.005	—	4.11
Total	3.41	3.40	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.10	4.10	< 0.005	< 0.005	—	4.11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.77	2.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.27	3.27	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.51	0.51	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.09	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.33	0.33	< 0.005	< 0.005	—	0.34
Total	0.61	0.61	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.33	0.33	< 0.005	< 0.005	—	0.34

4.3.2. Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.77	2.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.14	0.13	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.10	4.10	< 0.005	< 0.005	—	4.11
Total	3.41	3.40	0.01	1.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.10	4.10	< 0.005	< 0.005	—	4.11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.77	2.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.50	0.50	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.27	3.27	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.51	0.51	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.09	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.33	0.33	< 0.005	< 0.005	—	0.34
Total	0.61	0.61	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.33	0.33	< 0.005	< 0.005	—	0.34

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32

4.4.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.05	4.28	6.33	0.01	< 0.005	—	7.99
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32

City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.34	0.71	1.05	< 0.005	< 0.005	—	1.32

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.57	0.00	9.57	0.96	0.00	—	33.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.14	0.00	0.14	0.01	0.00	—	0.49
Total	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.57	0.00	9.57	0.96	0.00	—	33.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.14	0.00	0.14	0.01	0.00	—	0.49
Total	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.59	0.00	1.59	0.16	0.00	—	5.55
City Park	—	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.08

Total	—	—	—	—	—	—	—	—	—	—	—	1.61	0.00	1.61	0.16	0.00	—	5.63

4.5.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.57	0.00	9.57	0.96	0.00	—	33.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.14	0.00	0.14	0.01	0.00	—	0.49
Total	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.57	0.00	9.57	0.96	0.00	—	33.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.14	0.00	0.14	0.01	0.00	—	0.49
Total	—	—	—	—	—	—	—	—	—	—	—	9.71	0.00	9.71	0.97	0.00	—	34.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.59	0.00	1.59	0.16	0.00	—	5.55
City Park	—	—	—	—	—	—	—	—	—	—	—	0.02	0.00	0.02	< 0.005	0.00	—	0.08
Total	—	—	—	—	—	—	—	—	—	—	—	1.61	0.00	1.61	0.16	0.00	—	5.63

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15

4.6.2. Mitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.93	0.93
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.15	0.15

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.7.2. Mitigated

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.8.2. Mitigated

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

4.9.2. Mitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

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

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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

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

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

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

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

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

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	4/9/2027	4/19/2027	5.00	7.00	—
Site Preparation	Site Preparation	4/19/2027	8/4/2027	5.00	78.0	—
Grading	Grading	8/4/2027	9/2/2027	5.00	22.0	—
Building Construction	Building Construction	8/20/2027	4/3/2028	5.00	162	—
Paving	Paving	9/1/2027	9/2/2027	5.00	2.00	—
Architectural Coating	Architectural Coating	3/7/2028	4/3/2028	5.00	20.0	—
Trenching	Trenching	7/14/2027	8/3/2027	5.00	15.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	2.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	5.00	367	0.40
Site Preparation	Graders	Diesel	Average	1.00	5.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	2.00	5.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	4.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Trenching	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Trenching	Excavators	Diesel	Average	1.00	8.00	36.0	0.38

5.2.2. Mitigated

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

Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	1.00	2.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	5.00	367	0.40
Site Preparation	Graders	Diesel	Tier 4 Interim	1.00	5.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	5.00	84.0	0.37
Grading	Graders	Diesel	Tier 4 Interim	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Tier 4 Interim	4.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Tier 4 Interim	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Tier 4 Interim	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 4 Interim	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Interim	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48
Trenching	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix

Demolition	—	—	—	—
Demolition	Worker	2.50	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	0.43	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	10.0	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	9.72	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	2.89	8.40	HHDT,MHDT
Building Construction	Hauling	0.50	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	65.0	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.94	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT

Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	11.7	LDA,LDT1,LDT2
Trenching	Vendor	—	8.40	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	2.50	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	0.43	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	10.0	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	9.72	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	2.89	8.40	HHDT,MHDT

Building Construction	Hauling	0.50	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	65.0	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.94	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	11.7	LDA,LDT1,LDT2
Trenching	Vendor	—	8.40	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

Architectural Coating	261,962	87,321	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	10.0	—
Site Preparation	—	—	48.8	0.00	—
Grading	—	0.00	110	0.00	—
Paving	0.00	0.00	0.00	0.00	0.30

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.30	0%
City Park	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00	204	0.03	< 0.005
2028	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	255	258	231	91,919	2,316	2,341	2,098	835,225
City Park	2.34	5.88	6.57	1,259	19.6	49.2	55.0	10,541

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	255	258	231	91,919	2,316	2,341	2,098	835,225
City Park	2.34	5.88	6.57	1,259	19.6	49.2	55.0	10,541

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	5
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	5
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
261962.09999999998	87,321	0.00	0.00	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value

Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	532,741	56.0	0.0330	0.0040	0.00
City Park	0.00	56.0	0.0330	0.0040	0.00

5.11.2. Mitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	532,741	56.0	0.0330	0.0040	0.00
City Park	0.00	56.0	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	958,793	4,391,419
City Park	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	958,793	4,391,419
City Park	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	17.8	—
City Park	0.26	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	17.8	—
City Park	0.26	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

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

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

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

5.15.2. Mitigated

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

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

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

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

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

5.18.2.2. Mitigated

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

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

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

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	16.4	annual days of extreme heat
Extreme Precipitation	3.80	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	15.3	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	1	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

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

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

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

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	32.1

AQ-PM	18.0
AQ-DPM	21.2
Drinking Water	44.8
Lead Risk Housing	11.2
Pesticides	66.1
Toxic Releases	36.2
Traffic	39.9
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	22.4
Haz Waste Facilities/Generators	38.7
Impaired Water Bodies	43.8
Solid Waste	91.8
Sensitive Population	—
Asthma	16.6
Cardio-vascular	11.3
Low Birth Weights	22.6
Socioeconomic Factor Indicators	—
Education	7.40
Housing	4.51
Linguistic	36.0
Poverty	5.35
Unemployment	9.72

7.2. Healthy Places Index Scores

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

Indicator	Result for Project Census Tract
Economic	—

Above Poverty	95.8937508
Employed	85.29449506
Median HI	91.2485564
Education	—
Bachelor's or higher	86.52636982
High school enrollment	100
Preschool enrollment	86.60336199
Transportation	—
Auto Access	53.75336841
Active commuting	70.71731041
Social	—
2-parent households	85.82060824
Voting	87.09097908
Neighborhood	—
Alcohol availability	64.39112024
Park access	58.06493007
Retail density	14.39753625
Supermarket access	55.12639548
Tree canopy	77.73643013
Housing	—
Homeownership	83.7931477
Housing habitability	93.301681
Low-inc homeowner severe housing cost burden	65.12254587
Low-inc renter severe housing cost burden	88.51533427
Uncrowded housing	80.21301168
Health Outcomes	—
Insured adults	98.39599641
Arthritis	23.1

Asthma ER Admissions	77.2
High Blood Pressure	62.1
Cancer (excluding skin)	10.4
Asthma	80.2
Coronary Heart Disease	51.0
Chronic Obstructive Pulmonary Disease	71.2
Diagnosed Diabetes	78.0
Life Expectancy at Birth	59.2
Cognitively Disabled	97.6
Physically Disabled	74.5
Heart Attack ER Admissions	50.6
Mental Health Not Good	90.0
Chronic Kidney Disease	64.9
Obesity	86.4
Pedestrian Injuries	74.6
Physical Health Not Good	84.3
Stroke	70.4
Health Risk Behaviors	—
Binge Drinking	57.0
Current Smoker	90.3
No Leisure Time for Physical Activity	87.1
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	84.0
Elderly	21.1
English Speaking	64.0
Foreign-born	47.8

Outdoor Workers	69.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	56.6
Traffic Density	17.3
Traffic Access	23.0
Other Indices	—
Hardship	10.3
Other Decision Support	—
2016 Voting	84.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	6.00
Healthy Places Index Score for Project Location (b)	95.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

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

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Land use info provided by applicant. Residential and garage spaces combined into total residential square footage entered above.
Construction: Construction Phases	Applicant provided LC schedule.
Construction: Off-Road Equipment	Equipment based on CalEEMod defaults that were modified by applicant.
Construction: Trips and VMT	Concrete and asphalt total trips provided. Divided by phase length to get trips per day.
Operations: Hearths	No hearths/fireplaces.
Operations: Energy Use	Project applicant states project will be all electric. Natural gas usage converted to electricity usage.
Characteristics: Utility Information	PG&E 2022 Base plan CO2 intensity rate entered.
Operations: Water and Waste Water	100% aerobic.

2. Emissions Summary - HRA

2.2 Construction Emissions by Year, Unmitigated

Year	TOG	ROG	NOx	CO	SO_2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO_2	$NBCO_2$	CO_2T	CH_4	N_2O	R	CO_2e
Daily - Summer (Max)																		
2027	7.2376240	6.0543886	52.839136	59.314123	0.1322154	2.0847759	6.1641658	7.9512984	1.9169066	2.3540294	3.9981914		14233.520	14233.520	0.6184769	0.1701614	0.5781110	14300.26911409818
2028	92.439725	92.221101	9.7835093	14.174779	0.0252121	0.3157550	0.0111256	0.3268806	0.2904964	0.0027274	0.2932239		2554.4775	2554.4775	0.1057083	0.0233451	0.0489253	2564.126091208357
Daily - Winter (Max)																		
2027	1.2597979	1.0561655	9.4453047	13.076365	0.0234819	0.3367346	0.0097521	0.3464867	0.3097976	0.0024055	0.3122032		2419.0203	2419.0203	0.1007483	0.0226971	0.0012707	2428.3040924238667
2028	92.438514	92.219708	9.7874046	14.205855	0.0252121	0.3157550	0.0111256	0.3268806	0.2904964	0.0027274	0.2932239		2554.0341	2554.0341	0.1062226	0.0239230	0.0012685	2563.820092208434
Average Daily																		
2027	0.8732570	0.7340401	6.3926858	7.6906661	0.0150864	0.2523244	0.6409797	0.8933042	0.2321328	0.2710250	0.5031579		1603.8920	1603.8920	0.0664189	0.0143360	0.0104655	1609.8350962660636
2028	5.2217174	5.1844473	1.6955354	2.4635594	0.0044149	0.0561006	0.0018312	0.0579319	0.0516129	0.0004506	0.0520636		452.37092	452.37092	0.0187544	0.0041796	0.0036541	454.0889796735521
Annual																		
2027	0.1593694	0.1339623	1.1666651	1.4035465	0.0027532	0.0460492	0.1169788	0.1630280	0.0423642	0.0494620	0.0918263		265.54262	265.54262	0.0109964	0.0023734	0.0017326	266.5265715348283
2028	0.9529634	0.9461616	0.3094352	0.4495995	0.0008057	0.0102383	0.0003342	0.0105725	0.0094193	0.0000822	0.0095016		74.895168	74.895168	0.0031050	0.0006919	0.0006049	75.17961262296745

5.3. Construction Vehicles - HRA

5.3.1 Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition				
Demolition	Worker	2.5	1	LDA,LDT1,LDT2
Demolition	Vendor		1	HHDT,MHDT
Demolition	Hauling	0.42857142857142855	1	HHDT
Demolition	Onsite truck			HHDT
Site Preparation				
Site Preparation	Worker	10	1	LDA,LDT1,LDT2
Site Preparation	Vendor		1	HHDT,MHDT
Site Preparation	Hauling	0	1	HHDT
Site Preparation	Onsite truck			HHDT
Grading				
Grading	Worker	20	1	LDA,LDT1,LDT2
Grading	Vendor		1	HHDT,MHDT
Grading	Hauling	0	1	HHDT
Grading	Onsite truck			HHDT
Building Construction				
Building Construction	Worker	9.719999999999999	1	LDA,LDT1,LDT2
Building Construction	Vendor	2.8863	1	HHDT,MHDT
Building Construction	Hauling	0.5	1	HHDT
Building Construction	Onsite truck			HHDT
Paving				
Paving	Worker	15	1	LDA,LDT1,LDT2
Paving	Vendor		1	HHDT,MHDT
Paving	Hauling	65	1	HHDT
Paving	Onsite truck			HHDT
Architectural Coating				
Architectural Coating	Worker	1.944	1	LDA,LDT1,LDT2
Architectural Coating	Vendor		1	HHDT,MHDT
Architectural Coating	Hauling	0	1	HHDT
Architectural Coating	Onsite truck			HHDT
Trenching				
Trenching	Worker	5	1	LDA,LDT1,LDT2
Trenching	Vendor		1	HHDT,MHDT
Trenching	Hauling	0	1	HHDT
Trenching	Onsite truck			HHDT

Attachment 2: Project Construction Dispersion Modeling Inputs and Risk Calculations

The Vineyards, Pleasanton, CA
Construction Health Impact Summary

Maximum Impacts at MEI Location - Without Mitigation

Emissions Year	Maximum Concentrations: Exhaust PM10/DPM ($\mu g/m^3$)	Maximum Concentrations: Fugitive PM2.5 ($\mu g/m^3$)	Cancer Risk (per million): Infant/Child	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
2027	0.0377	0.0475	6.70	0.01	0.09
2028	0.0084	0.0001	1.38	0.00	0.01
Total	-	-	**8.07**		-
Maximum	0.0377	0.0475	**-**	**0.01**	**0.09**

The Vineyards, Pleasanton, CA

DPM Emissions and Modeling Emission Rates - Unmitigated

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	DPM Emissions (lb/hr)	DPM Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2027	Construction	0.0460	CON_DPM	92.1	0.02804	3.53E-03	44,163	8.00E-08
2028	Construction	0.0102	CON_DPM	20.5	0.00623	7.85E-04	44,163	1.78E-08
Total		***0.0563***		***112.6***	***0.0343***	***0.0043***		

Construction Hours

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

The Vineyards, Pleasanton, CA

PM2.5 Fugitive Dust Emissions for Modeling - Unmitigated

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2027	Construction	CON_FUG	0.0495	98.9	0.03011	3.79E-03	44,163	8.59E-08
2028	Construction	CON_FUG	0.0001	0.2	0.00005	6.25E-06	44,163	1.42E-10
Total			***0.0495***	***99.1***	***0.0302***	***0.0038***		

Construction Hours

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

The Vineyards, Pleasanton, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

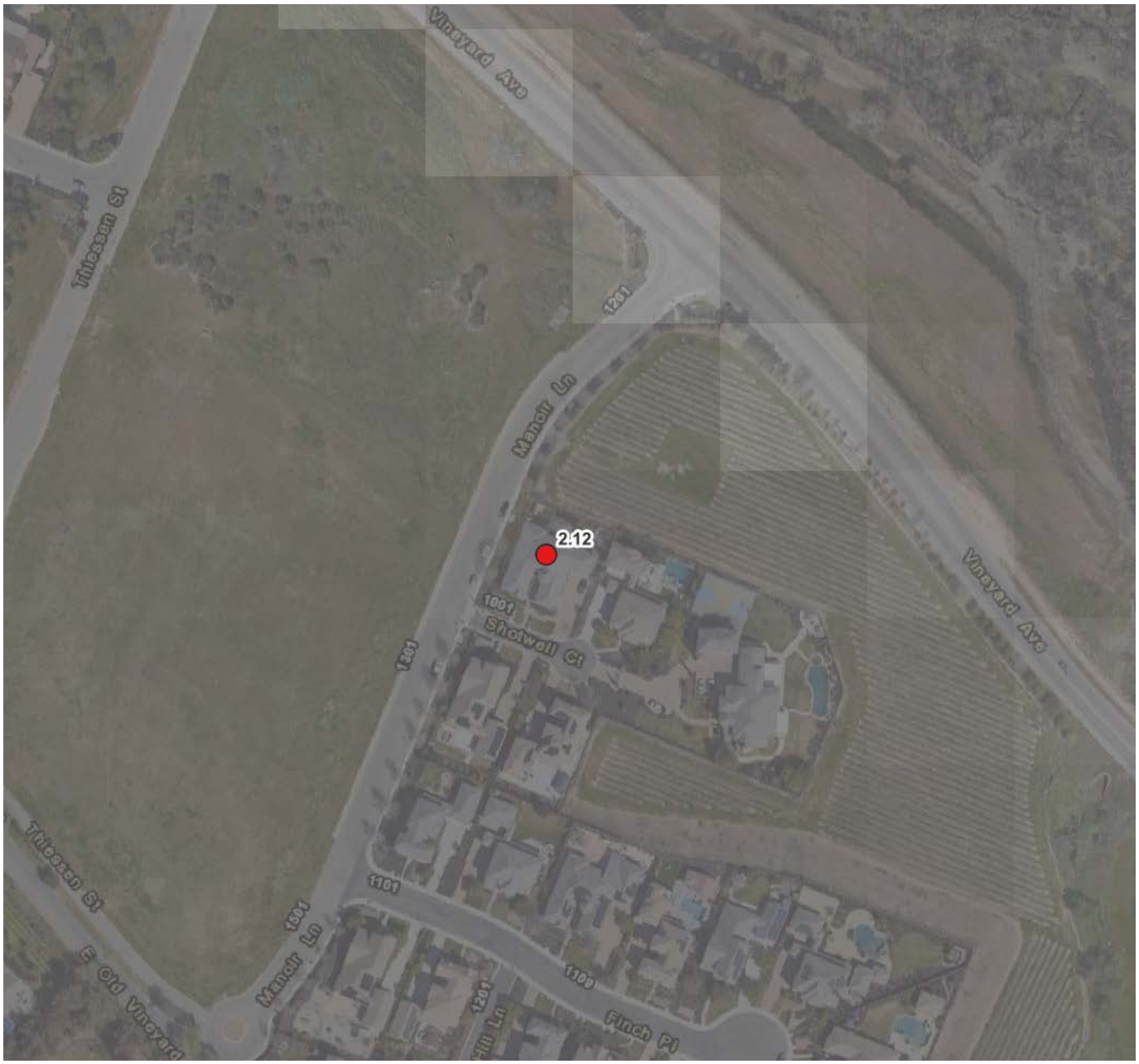
Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information				Maximum		
			DPM Conc (ug/m3)		Age	Infant/Child	Modeled DPM Conc (ug/m3)		Age	Adult			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2027	0.0377	10	0.51	2027	0.0377	-	-			
1	1	0 - 1	2027	0.0377	10	6.19	2027	0.0377	1	0.11	0.008	0.05	0.09
2	1	1 - 2	2028	0.0084	10	1.38	2028	0.0084	1	0.02	0.002	0.00	0.01
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**8.07**				**0.13**			

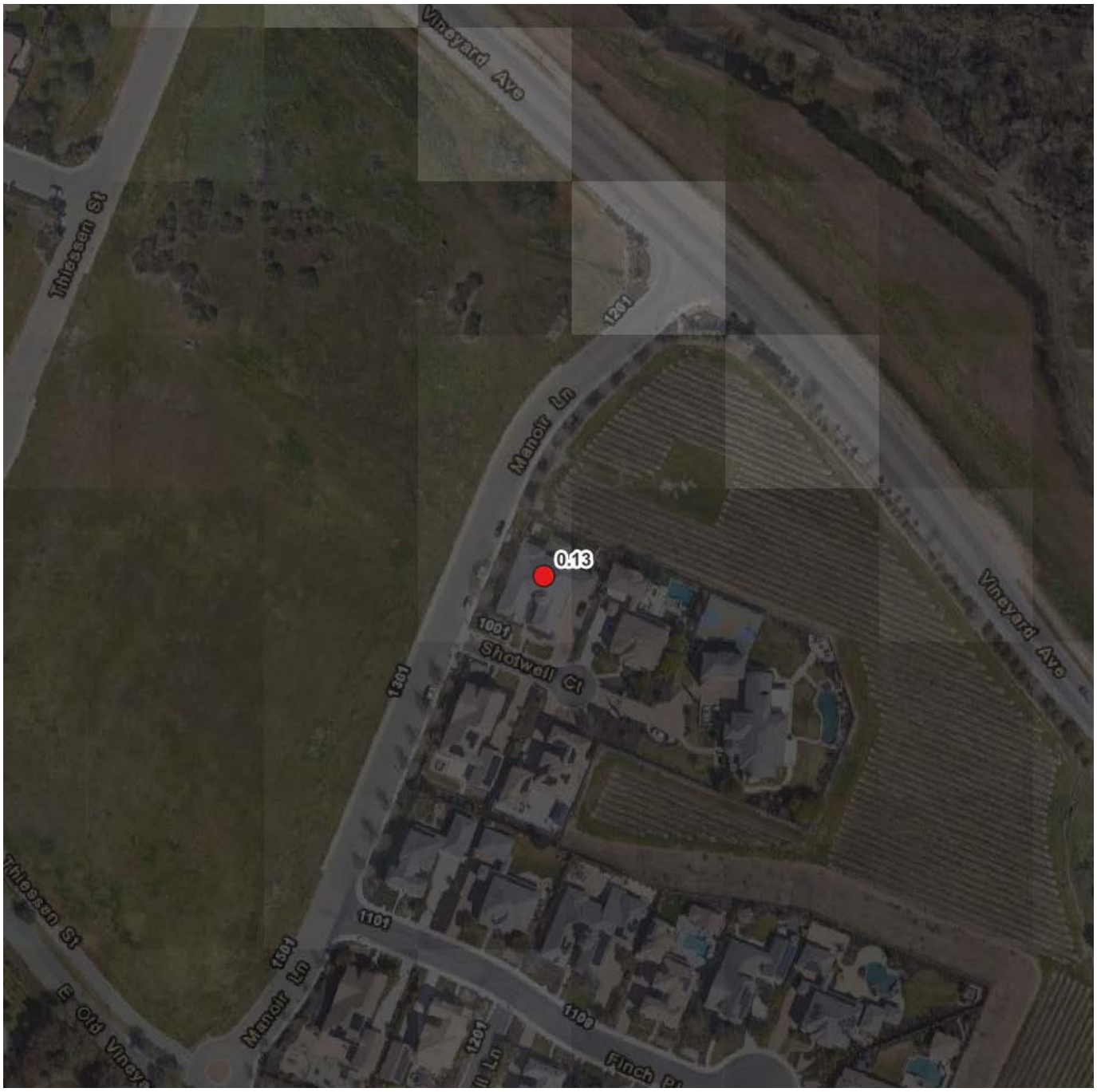
* Third trimester of pregnancy

Attachment 3: Cumulative Screening and Health Risk from Existing TAC Sources

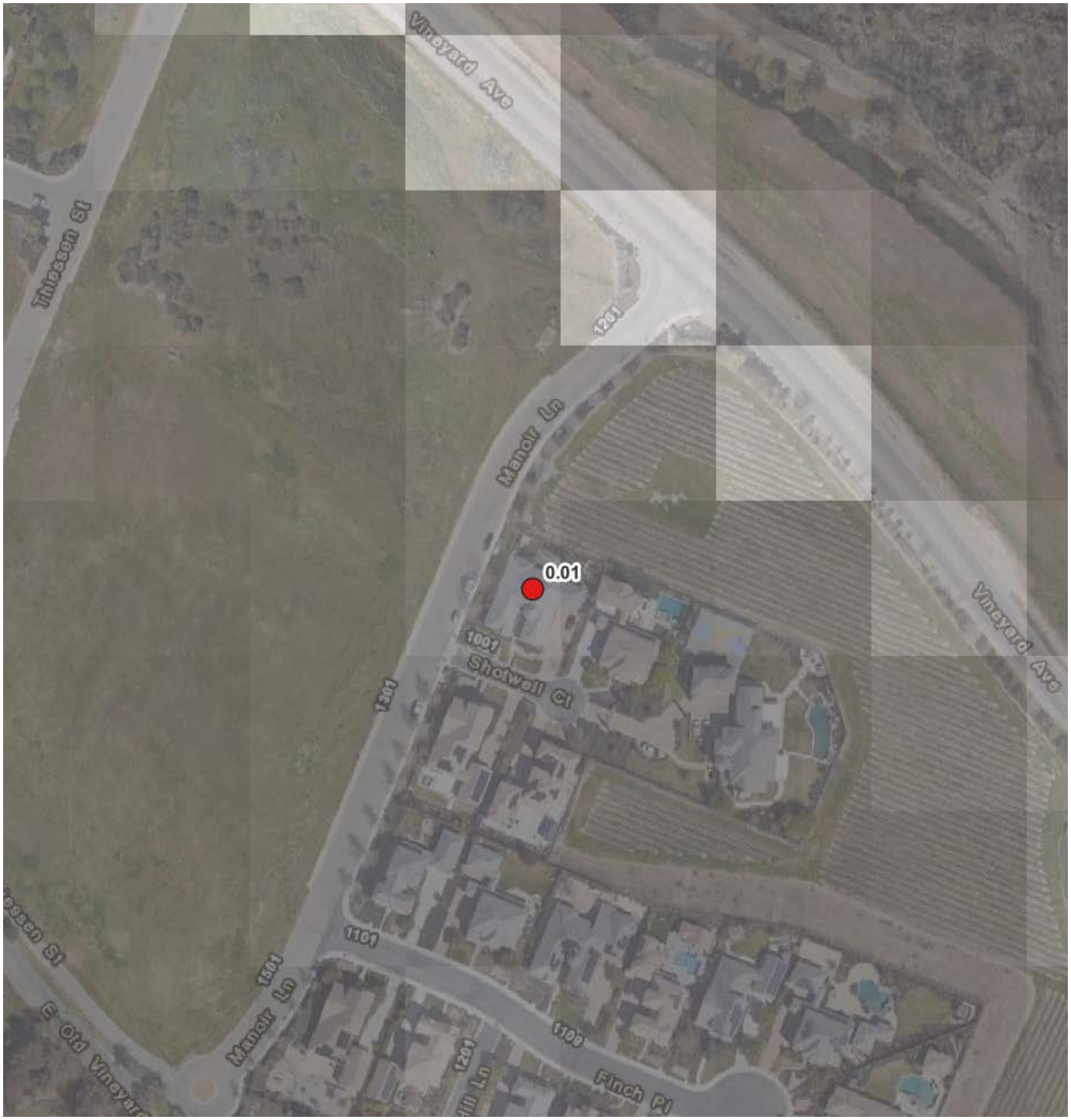
BAAQMD Roadway Cancer Risk Raster at MEI



BAAQMD Roadway Annual $PM_{2.5}$ Raster at MEI



BAAQMD Roadway Hazard Index Raster at MEI



BAAQMD Roadway Cancer Risk Raster at Project Site



BAAQMD Roadway Annual $PM_{2.5}$ Raster at Project Site



BAAQMD Roadway Hazard Index Raster at Project Site

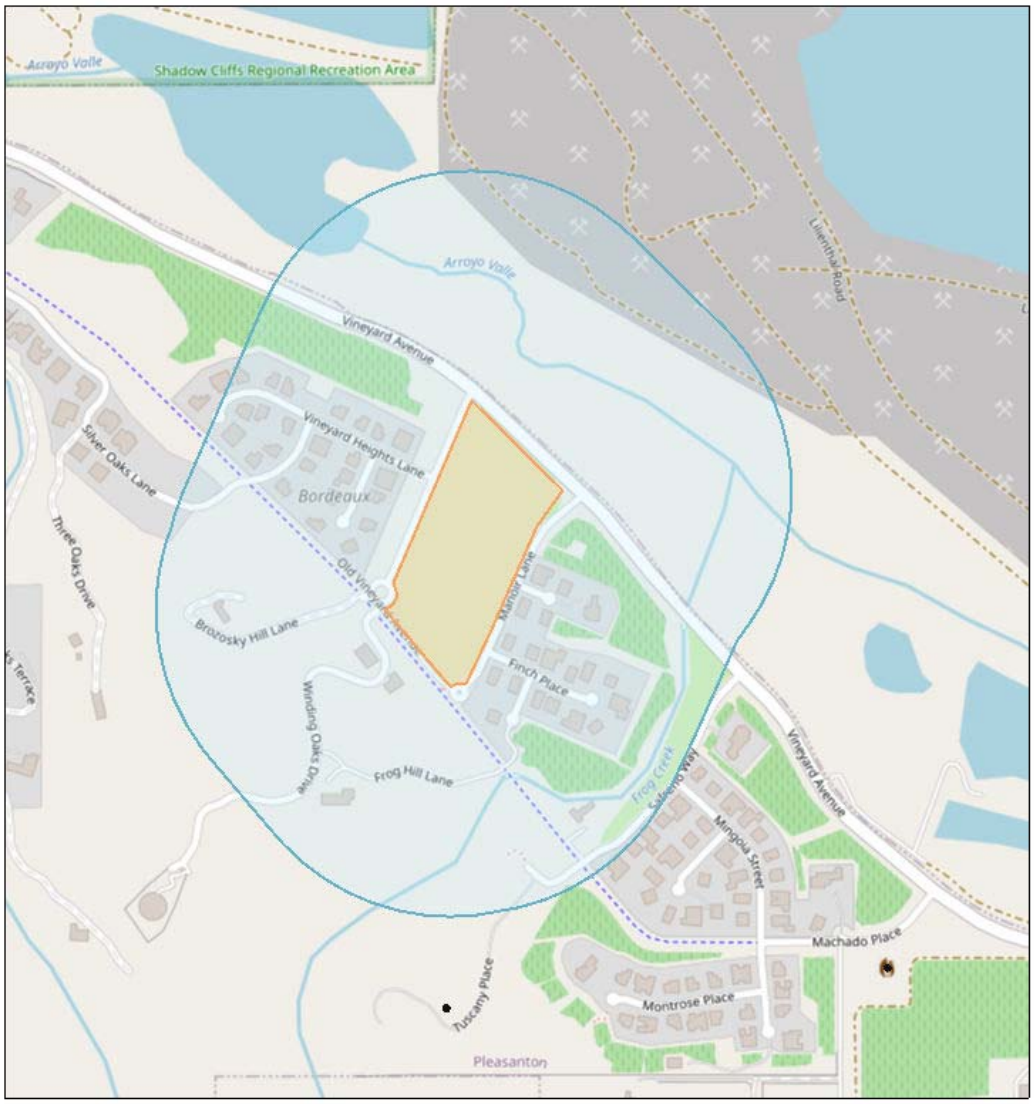


Screening Report

Area of Interest (AOI) Information

Area : 6,606,843.14 ft²

Sep 19 2024 10:23:16 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Permitted Stationary Sources	0	N/A	N/A

NOTE: A larger buffer than 1,000 may be warranted depending on proximity to significant sources.

Attachment 4: City of Pleasanton Climate Action Plan 2.0 Consistency Checklist

THE CITY OF PLEASANTON

Community Development Department
Planning Division
200 Old Bernal Avenue • P.O. Box 520
Pleasanton, California 94566-0802
Phone 925-931-5600 • pod@cityofpleasantonca.gov
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GHG EMISSION COMPLIANCE CHECKLIST

The City of Pleasanton has adopted the Climate Action Plan (CAP) 2.0 that establishes 2030 and 2045 greenhouse gas (GHG) emissions targets. The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 MTCO2e per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045. This is consistent with and exceeds California's goal of reducing GHG emissions to 40 percent below 1990 levels (per Senate Bill 32) by 2030 and neutrality (per Executive Order B-55-18) by 2045.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if it complies a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that are subject to discretionary review and trigger environmental review pursuant to the CEQA. The purpose of the following GHG Emission Compliance Checklist (herein referred to as "Checklist") is to assist with determining CAP 2.0 consistency for a future development project or plan (herein referred to as the "Project").

The CAP 2.0 includes actions that are both mandatory and voluntary actions, both contained in this Checklist. While mandatory actions that are required, voluntary actions are encouraged. Funding may be available for certain efforts as noted in the Checklist. Projects that are consistent with the CAP 2.0, as determined using this Checklist, may rely on the programmatic CAP 2.0 Initial Study-Negative Declaration GHG emissions analysis for the respective project- and cumulative-level GHG emissions impacts analysis. Inconsistency with any of the applicable mandatory actions in this Checklist would make a Project inconsistent with the overall Checklist. **Projects that are identified as inconsistent with the CAP 2.0 through the use of this Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the City's approved GHG thresholds. Said projects must still incorporate CAP 2.0 actions in this Checklist to the extent feasible.**

This Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs.

Checklist Applicability

The Checklist includes a column with the applicable regulation, project type, requirements, Project compliance, and explanation. The **Project Type** column of the Checklist indicates regulation applicability based on project type. Project types include:

- Renovations and additions
- New construction (which includes any new buildings irrespective of existing development on a lot as well as any development on a vacant lot)
- A development plan/planning document

- Covered Projects which includes:
    1. Construction of any City-Sponsored project
    2. Construction of any new commercial/industrial building
    3. Construction of any new residential unit(s) or mixed-use project
    4. Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings)
    5. Additions to any residential project that are 2,000 gross square-feet or greater
    6. Addition to any residential project of any size if it has been less than five years from the date of certificate of occupancy for original structure.
- All projects (which includes all the above listed project types)

It is possible for a project to fit multiple project types and all applicable regulations must be met.

All Project applicants should complete the **Compliance** column for each regulation (i.e., indicate yes, no, or N/A). The **Explanation** column should note the plan sheets where the action is shown in plan set, if applicable. It should also provide and explanation if it will not be achieved.

Submittal Requirements

This Checklist is required to accompany discretionary applications submittals as detailed in submittal requirement handouts. The Checklist is designed to assist the applicant in identifying the minimum CAP 2.0 and other applicable climate-focused requirements specific to a Project. However, it may be necessary to supplement the completed Checklist with supporting materials, calculations, or certifications to demonstrate compliance with CAP 2.0 and other requirements. If the minimum CAP 2.0 and other applicable climate-focused requirements are not already clearly committed to as part of the Project, the mandatory actions will be included as respective project conditions of approval.

Please note, cumulative GHG emissions associated with construction from a land use development project are generally orders of magnitude lower than the operational emissions from a project because construction emissions are generally short in duration compared to the project's overall lifetime, and thus can be assessed qualitatively as part of related CEQA GHG emissions analysis. However, some projects may have long construction periods or entail large quantities of cut and fill that could result in construction related GHG emissions that may be considered significant. Thus, the City retains the discretion on a project-by-project basis to consider whether a project's construction-related GHG emissions could be cumulatively considerable and require more detailed quantitative CEQA GHG emissions analysis and respective mitigation. The City also retains discretion to require additional analysis of GHG emissions on a case-by-case basis and require additional climate mitigations.

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. **Green Building.** Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes☑ No☐ N/A☐	
Municipal Code	Covered Projects[1]	4. **Green Building.** Will the Project comply with the Pleasanton Municipal Code Chapter 17.50 including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes☑ No☐ N/A☐	
CAP 2.0 (P11)	New Construction	5. **LEED Neighborhood.** If the project is neighborhood scale, does it incorporate elements of LEED ND? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes☐ No☐ N/A☑	This detail of information is not yet available

[1] Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-feet or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. **Energy Efficiency Upgrades.** Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. Rebates and financing may be available. *Voluntary*	Yes☐ No☐ N/A☑	
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. **Solar.** Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes☐ No☐ N/A☑	Min.solar sizing will be shown on the Title 24 calculations. Full Solar plans provided by solar installer.
CAP 2.0 (P4)	Covered Projects	8. **Energy Storage System.** When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes☐ No☐ N/A☑	We will provide code required battery ready provisions. This will be denoted on the architectural utility plans.
CAP 2.0 (P4)	All Projects	9. **Water Heater.** If a new water heater is being installed, will the Project include installation of a solar water heater? *Voluntary*	Yes☐ No☑ N/A☐	

Building Electrification				
CALGreen Code	New Construction	10. **All-Electric.** Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating?[2]	Yes☑ No☐ N/A☐	_____ _____ _____
CAP 2.0 (P2)	Additions and Renovations	11. **All-Electric Existing Buildings.** Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? Rebates may be available. *Voluntary*	Yes☐ No☐ N/A☑	_____ _____ _____ _____
CAP 2.0 (S1)	All Projects	12. **Refrigerant Management.** If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? *Voluntary*	Yes☐ No☑ N/A☐	_____ _____ _____ _____

[2] The Building Code includes limited exceptions including to commercial kitchens with a business-related need to cook with combustion equipment; industrial processes for labs, research, or educational related needs; and/or if the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

Vehicle Electrification				
CALGreen Code	New Construction	13. **EV Charging.** Will the Project install electric vehicle charging infrastructure as follows: • SFR: Two Level 2 EV Ready[3] spaces per unit • ADU: One Level 1 EV Ready space per unit (where parking is provided). • Multi-family: 15-percent of dwelling units shall provide one Level 2 EVCS[4] space, and 85-percent of dwelling units shall provide one Level 2 EV Ready[5]. • Offices: 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable[6]. • Hotels: 5-percent of required parking spaces shall be Level 2 EVCS, 25-percent shall be Level 2 EV Ready, and 10-percent shall be Level 2 Capable. • All other non-residential: 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable. Indicate the plan sheet(s) where EV Charging information is provided.	Yes☑ No☐ N/A☐	SFR will be EV Ready Will be shown on the electrical load calcs on EN1 sheet. Also will be denoted o the architectural plans.

[3] EV Ready includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). Level 2 must be capable of 8.3 kVa (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVa (110/120 volt, 20-amp).

[4] EVCS includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). and vehicle supply equipment.

[5] Five Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA- 480 volt, 100-amp).

[6] EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. **Transit Connections.** Will the project provide transit incentives as follows: • Multi-family: Comply with Municipal Code Chapter 17.26. *Mandatory* • Non-residential: If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. *Voluntary*	Yes☐ No☐ N/A☑	
Municipal Code (18.88)	All Projects (Commercial and Multi-family)	15. **Alternative Vehicle Parking.** Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes☐ No☐ N/A☑	
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi-family)	18. **Bicycle Amenities.** Will the Project include bicycle parking and/or protected bicycle storage as follows: • Multi-family: One short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. • Non-residential: Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-feet of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-feet of gross floor area	Yes☐ No☐ N/A☑	Bicycle Parking will be provided in the park.

		Additionally, for offices- will the Project include showers and changing areas as follows: • One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet. • One dressing area per shower facility Indicate the plan sheet(s) where bicycle amenities information is provided.		
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations[7]	19. **Landfill Diversion.** Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes☐ No☐ N/A☑	_____ _____ _____ _____
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. **Waste Requirements.** Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with Municipal Code Chapter 9.20? Indicate the plan sheet(s) where waste container information is provided.	Yes☑ No☐ N/A☐	Plans are not yet available. Project is in entitlement stage _____ _____

[7] All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-feet, demolition with a total value of $25,000 or greater, and/or non-residential alternations/renovations with a total value of $125,000 or greater.

Green Materials				
CAP 2.0 (S6)	All Projects	21. **Embodied Carbon.** Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? *Voluntary*	Yes☐ No☐ N/A☑	Thre are no existing building materials on site. Rural land.
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. **Water Conservation.** Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? Rebates may be available. *Voluntary*	Yes☑ No☐ N/A☐	
Municipal Code (17.14) and State WELO	All Projects	23. **Water Efficient Landscape.** If the project includes new landscape areas of greater than 500 square-feet or rehabilitated landscape areas of greater than 2,500 square-feet, will the Project comply with Municipal Code Chapter 17.14 and implement the City's Water Efficient Landscape Ordinance (WELO)?	Yes☑ No☐ N/A☐	
Water Recycling				
CAP 2.0 (S8)	All Projects	24. **Green Stormwater Infrastructure.** Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? *Voluntary*	Yes☑ No☐ N/A☐	

SF Bay Region Requirements	All Projects	25. **Stormwater Management.** For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City stormwater management requirements?	Yes☑ No☐ N/A☐	
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. **Tree Planting.** If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes☑ No☐ N/A☐	Plans are not yet available. Project is in entitlement stage
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. **Wildfire Prevention and Preparation.** Will the Project incorporate a wildfire-defensible space, fire hardening retrofits, and commit to fire prevention through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? *Voluntary*	Yes☐ No☐ N/A☑	The site is not within a wildfire designated area.

Appendix B:
Biological Resources Analysis

Vineyard Site Biological Resource Analysis

Pleasanton, CA

Prepared for
Trumark Homes
3001 Bishop Drive Suite 100
San Ramon, CA 94583

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August, 2024

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1 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

The purpose of this Biological Resource Analysis is to gather information necessary to complete a review of biological resources and potential Project effects to those resources under CEQA. The analysis herein considers the Project location in conjunction with proposed work activities to analyze potential Project-related impacts on the natural environment.

1.2 PROJECT LOCATION

The approximately 11.5-acre Project site is located in the City of Pleasanton, in Alameda County, California (the approximate center of the Project site is at 37.6602470°N. 121.8294637°W) (Figures 1 and 2). The Project site is bound to the northeast by Vineyard Avenue, the northwest by Thiessen Street, the southwest by an unnamed paved connector road with Old Vineyard Avenue just beyond, and the southeast by Manoir Lane. The Arroyo del Valle and Shadow Cliffs Regional Recreation Area are located just beyond Vineyard Avenue north of the Project site, while residential neighborhoods surround the Project site to the south, east, and west.

2 PROPOSED PROJECT

2.1 PROJECT OVERVIEW

The proposed Project includes the construction of an approximately 11.5-acre residential development with 27 townhome style residences, access roads, a 2.5-acre public park and landscaping, as well as stormwater quality basins (Figure 4). Project implementation would include the demolition and removal of vegetation, mass grading of the entire Project site, and construction of project components.

The Project would be constructed using typical site grading, site improvement, and Type 'I' concrete and Type 'III' wood-framed construction techniques per the California Building Code requirements. Project implementation would require the use of water trucks, scrapers, compactors, bulldozers, caterpillars, back-hoes, augers, concrete trucks, and assorted other hand tools and professional grade equipment. Crews would typically work during weekdays and daylight hours and be consistent with the City of Pleasanton's ordinances for construction.

2.2 SIGNIFICANCE THRESHOLDS FOR PROJECT IMPACTS

Potential impacts associated with implementation of the Project are addressed in the following sections. In accordance with Appendix G of the State CEQA Guidelines, Project-related impacts would be considered significant if the Project would result in one or more of the following effects:

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 CDFW or USFWS; or

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS; or

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or

e. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3 CURRENT SITE CONDITIONS

3.1 PERSONNEL AND SURVEY DATES

The Project site was initially surveyed on December 15 and 19, 2023 by Integral personnel Cameron Johnson and Luke Davies to determine the location and extent of potential waters of the U.S. and State (WOTUS). C. Johnson and L. Davies conducted meandering transects throughout the site to identify signs of wetland vegetation or hydrology, where additional site sampling may be required to demonstrate presence/absence of WOTUS. The Project site was then surveyed on April 4, 2024 by L. Davies and again on July 10 and December 5, 2024 when Integral personnel L. Davies and Sarah Beilman conducted a site visit to evaluate natural resources present on the Project site. These site assessments included reconnaissance level surveys of the Project site to characterize vegetation, topography and current and historic uses of the Project site. Observations made during the site visits were used to determine the potential for suitable habitat for special-status species (presence of habitat components necessary to support the species) and sensitive habitat types. Site surveys conducted in December of 2023 and 2024 included evaluations of the site for potential WOTUS. A total of six sample points were evaluated throughout the site to determine whether the vegetation, hydrology, and soils data supported a determination of wetland or non-wetland status using the methods outlined in the USACE 1987 Wetland Delineation Manuel for the Arid west region.

3.2 LIMITATIONS AND ASSUMPTIONS THAT MAY INFLUENCE SURVEY RESULTS

All necessary portions of the Project site were accessible to the surveying biologists. Wildlife species, however, may be cryptic, generally difficult to detect, transient, nocturnal, or migratory species that may only occur within the Project site for short or fleeting time periods. Wildlife species may only be active during particular times of the year, such as the breeding season, or may only use the Project site temporarily. For these reasons, plant and wildlife species may be present but not observed. This limitation may influence the study results.

3.3 EXISTING CONDITIONS

The Project site is dominated by a non-native grassland field that is subject to regular disking. Thickets of coyote brush (*Baccharis pilularis*) occur throughout the northern portion of the site and several Northern California black walnut trees (*Juglans hindsii*) occur along the northeastern boundary of the Project site along Vineyard Avenue. A single small valley oak (*Quercus lobata*) recruit (<4 feet tall) occurs in the southeast corner of the site. The grassland is dominated by non-native grasses and forbs that are commonly found on disturbed sites, including slender wild oat (*Avena barbata*), soft chess *(Bromus hordeaceus)*, and short podded

mustard *(Hirschfeldia incana)* (a full list of plant species observed onsite is included in Table 3). Two highly invasive species occur onsite - yellow star thistle *(Centaurea solstitialis)* and perennial pepperweed (*Lepidium latifolium*). Overall bare ground cover was low (5%) throughout the site, with the exception of the center of the western Project site boundary, which exhibited higher bare ground (65%) (likely due to increased foot and machinery traffic at this location).

The site exhibits a gentle north-facing slope, with elevations ranging between 390 and 420 feet above mean sea level. There are elevated mounds of dirt interspersed throughout the Project site, and active ground squirrel (*Otospermophilus beecheyi*) colonies occurred throughout the site.

In the northeast portion of the Project Site there is an approximately 200 square foot concrete slab. This area is dominated by the same non-native and upland herbaceous vegetation observed throughout the site, including slender wild oat, soft chess, short podded mustard, and bristly ox tongue (*Helminththeca echioides*). Consistent with the rest of the Project site, the northeastern portion of the Project site did not exhibit evidence of ponding or extended inundation sufficient to develop wetland characteristics - no dominance of hydrophytic soils, no hydric soils, and no evidence of hydrology was observed.

In the southern portion of the site there is a culvert that directs flows from drain inlets within the unnamed connector road immediately south of the Project site northward where it outlets onto the onsite grassland. During Integral's December 15 and December 19, 2023 site visits, the area surrounding the outlet was investigated for evidence of waters of the U.S./State. The area surrounding the culvert outlet did not exhibit evidence of ponding or extended inundation sufficient to develop wetland characteristics - no dominance of hydrophytic soils, no hydric soils, and no evidence of hydrology was observed. During the winter of 2023 / spring of 2024, the Project proponent installed an approximately 100-square-foot riprap field at the outlet of the culvert to further dissipate flows onsite.

3.3.1 Waters of the U.S./State

The Project site does not contain any waters or wetlands that would be regulated by the federal government or State of California.

3.3.2 Soils

According to the Natural Resource Conservation Service (NRCS), two soil map units occur within the Study Area (NRCS 2024): Pleasanton Gravelly Loam which comprises 92% of the study area, and Yolo loam which comprises the remaining 8% of the study are. These soils are composed of alluvium derived from sandstone, shale, and other sedimentary rocks. Neither of these soil types have a frequency for flooding or ponding; they are not considered hydric. The

soils that were sampled are classified as 10YR3/2 and exhibited less than 1% redoximorphic features.

3.3.3 Hydrology

The hydrology onsite is provided primarily by direct precipitation. The site is surrounded by curb and gutters and is not subject to sheet flow from offsite. Minor contributions to onsite hydrology are provided by flows from the unnamed southern connector road which are directed into the onsite grassland/riprap field via culvert.

4 POTENTIAL IMPACTS TO SPECIAL STATUS SPECIES

4.1 APPLICABLE LAWS

Special-status species include species considered to be rare by federal and/or state resource agencies (USFWS, National Marine Fisheries Service (NMFS), CDFW) and/or the scientific community (CNPS) and are accordingly legally protected pursuant to the federal, state, and/or local laws described below in addition to CEQA.

4.1.1 Endangered Species Act of 1973

The Endangered Species Act of 1973 (referred to as the Federal Endangered Species Act [FESA]) prohibits the "take" of any wildlife species listed by the USFWS or NMFS (collectively referred to as the Services) as threatened or endangered, including the destruction of habitat that could hinder species recovery. The term "take" is defined by FESA as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct, with habitat protected under the "harm" and "harass" definitions. The USFWS and NMFS oversee the implementation of FESA (50 Code of Federal Regulations (CFR) § 402.7, Section 305(b)(4)(B)) and have regulatory authority over listed plants, wildlife, and fish. When species are listed as endangered or threatened under FESA, the federal government is also directed to designate critical habitat for these species. To remain compliant with the FESA, federal agencies, such as USACE, are required to consult with the resource agencies prior to issuance of a permit if a project may adversely affect a federally listed species. If USACE is able to determine the project would have no effect on a listed species (when there is no potential for presence of a listed species), no additional consultation is required.

The USFWS and NMFS administer the FESA and authorize exceptions to the take provisions through issuance of Biological Opinions in consultation with the federal action agency (e.g., USACE or the Federal Emergency Management Agency). The USFWS has primary responsibility for terrestrial and freshwater organisms, whereas the responsibilities of the NMFS are mainly marine wildlife, such as whales, and anadromous fish, such as salmon.

4.1.2 Migratory Bird Treaty Act (MBTA)

The MBTA of 1918 (16 United States Code (U.S.C.) 703-712; Ch. 128; July 13, 1918; 40 Stat. 755; as amended in 1936; 1960, 1968, 1969, 1974, 1978, 1986, and 1998) (between the United States, Canada, Mexico, and Japan) prohibits the take (harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct) of any migratory bird or any part, nest, or egg of any such bird. The USFWS issues permits for take of migratory birds related to scientific collecting, banding and marking, falconry, raptor propagation, depredation, import, export, taxidermy, waterfowl sale and disposal, and special purposes.

4.1.3 California Endangered Species Act (CESA)

The CESA prohibits the "take" of any wildlife species listed as endangered and threatened by the State of California. The term "take" is defined by Fish and Game Code Section 86 as hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill. Section 2090 of the CESA requires state agencies to comply with regulations for protection and recovery of listed species and to promote conservation of these species. CDFW administers the CESA and authorizes exceptions to the take provisions through Section 2081 agreements (Incidental Take Permits) (except for designated "fully protected species"). Regarding rare plant species, the CESA defers to the California Native Plant Protection Act of 1977. Species that the California Fish and Game Commission has noticed as being under review for listing by CDFW are likewise given full CESA protection.

4.1.4 California Native Plant Protection Act and California Fish and Game Code (Plants)

The CNPS designates California Rare Plants through a ranking system. Ranks 1A, 1B, and 2 meet the definitions established in Section 1901, Chapter 10 (Native Plant Protection Act of 1977) or Sections 2062 and 2067 of the CESA and are eligible for state listing. Some Rank 3 and 4 plants may fall under Section 15380 of the CEQA Guidelines.

4.1.5 California Fish and Game Code (Fully Protected Species)

The State of California designated 37 species of wildlife that were rare or faced possible extinction with the classification of Fully Protected in the 1960s to provide additional protection to those species. To provide additional protections for wildlife that is rare or faces potential extinction, California Fish and Game Code Sections 3511, 4700, 5050, and 5515 designate "fully protected" status for specific birds, mammals, reptiles, amphibians, and fish. Fully protected species cannot be taken or possessed at any time and no licenses or permits can be issued for their take. Exceptions are established for scientific research collection, relocation of the bird species for the protection of livestock and take resulting from recovery activities for state-listed species.

4.1.6 California Fish and Game Code (Birds)

California Fish and Game Code Section 3503 prohibits the take of nest or eggs of any bird. Raptors and other fully protected bird species are further protected in Sections 3503.5 and 3511, which state that these species or parts thereof may not be taken or possessed at any time.

4.1.7 CDFW Species of Special Concern

A species of special concern is an administrative designation given by CDFW to a native species that meets one or more of the following criteria: is extirpated from the state; is federally (but not state) listed; is experiencing, or formerly experienced, population declines or range restrictions; or has naturally small populations at high risk of declines. While this designation carries no legal status, CEQA Guidelines Section 15380 clearly indicates that species of special concern should be included in an analysis of project impacts.

4.2 METHODOLOGY

Information about special status species that could occur on the Project site was obtained from the following sources:

- CNDDB RareFind 5 (CDFW 2024)
- CNPS Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2024)
- Inaturalist
- Bumble Bee Watch[1]
- Existing literature as cited in the text

The CNDDB was used to query all special-status species with known occurrences within 3 miles of the Project site. A query of the CNPS Inventory of Rare, Threatened, and Endangered Plants of California was conducted for state and federally listed and candidate species, as well as CNPS-ranked species known to occur the same USGS 7.5-minute quadrangle as the Project site (Livermore quad), to determine additional special-status plants with potential to occur on the Project site.

The species identified in these searches were compiled in tables (Tables 1 and 2) and evaluated for likelihood of occurrence on the Project site. The potential for species to be adversely affected by the Project was classified as high, moderate, low, or none using the following definitions:

- **High**: The potential for a species to occur was considered high when the Project site was located within the range of the species, recorded observations were identified within known dispersal distance of the Project site, and suitable habitat was present on the Project site.

- **Moderate**: The potential for a species to occur was considered moderate when the Project site was located within the range of the species, recorded observations were identified nearby but outside known dispersal distance of the Project site, and suitable habitat was present on the Project site. A moderate classification was also assigned when recorded observations were identified within known dispersal distance of the Project site but habitat on the Project site was of limited or marginal quality.

- **Low**: The potential for a species to occur was considered low when the Project site was within the range of the species, but no recorded observations within known dispersal distance were identified, and habitat on the Project site was limited or of marginal quality. The potential for a species to occur was also classified as low when the Project site was located at the edge of a species' range and recorded observations were extremely rare, but habitat on the Project site was suitable.

- **None**: The potential for a species to occur was considered none when a species was not expected to occur within or adjacent to the Project site due to lack of suitable habitat and recorded observations within dispersal distance from the Project site.

4.3 SPECIAL-STATUS PLANTS IN VICINITY OF THE PROJECT SITE

According to the CNDDB and the CNPS Inventory of Rare, Threatened, and Endangered Plants of California, a total of 13 special-status plant species are known to occur in the vicinity of the Project site. All of these species require specialized habitats that *do not* occur within the Project site's non-native grassland vegetation communities, including alkaline or mesic soils, and/or coastal scrub, chenopod scrub, chapparal, wetlands and vernal pools.

A brief description of each of these species is included within Appendix B (Table 1), including the species' status, habitat, and probability of occurring on the Project site.

4.4 SPECIAL-STATUS WILDLIFE IN VICINITY OF THE PROJECT SITE

According to the CNDDB and existing literature, a total of 9 special-status wildlife species are known to occur in the vicinity of the Project site. A brief description of each of these species is included in Appendix B (Table 2), including the species' status, habitat, and probability of occurring within the Project site.

4.4.1 Special-Status Wildlife Not Expected to Occur on the Project Site

Due to lack of suitable habitat and/or lack of regional population range overlap, 7 of the regionally known special-status wildlife species identified as occurring in the vicinity of the Project site are not expected to occur on the Project site.

4.4.1.1 Lack of Suitable Habitat

The non-native grassland present on the Project site do not provide necessary habitat components for these 6 special-status species, which require the following habitat types:

- Cliffs, tall structures, or large trees in open areas (American peregrine falcon [*alco peregrinus anatum*])
- Marshes, wet meadows, or emergent wetlands (tri-colored blackbird [*Agelaius tricolor*])
- Caves, crevices or hollowed out trees (Pallid bat [*Antrozous pallidus*] and Townsend's big-eared bat [*Corynorhinus townsendii*]
- Open grasslands with sufficient nectar sources and available (abandoned) burrows for nesting (Crotch's bumble bee [*Bombus crotchii*] and western bumble bee [*Bombus occidentalis*])

4.4.1.2 Lack of Records Within Dispersal Distance of the Project Site

The closest records for California red-legged frog (*Rana draytonii*) (CRLF) occur 2.3 miles (and greater) from the Project site (per records within the CNDDB and iNaturalist). Several records for other common and special-status amphibians that can co-occur with CRLF occur in closer proximity to the Project site (per records within the CNDDB and iNaturalist), and as such, the lack of records in this area is presumed to not be a function of lack of surveillance. The generally accepted dispersal range for CRLF is approximately 2.0 miles, which places the Project site outside of the dispersal range for the locally extant CRLF population. While technically potentially suitable CRLF upland dispersal habitat occurs onsite, this species is not expected to occur onsite due to excessive distance from proximal extant records.

4.4.2 Special-Status Wildlife with Potential to Occur on the Project Site

4.4.2.1 Burrowing Owl

The open grassland and ground squirrel burrows on the Project site provide the necessary nesting habitat components for burrowing owl (*Athene cunicularia*), which is known to occur in the vicinity of the Project site. The Project site could potentially support breeding burrowing owls.

4.4.2.2 California Tiger Salamander

The Project site provides suitable upland dispersal habitat for California tiger salamander (*Ambystoma californiense*) (CTS) within dispersal proximity of suitable breeding habitat. A CTS breeding pond has been reported within the Shadow Cliffs Regional Recreation Area proximal

to the Project site (no exact location reported) in 1992 (CNDDB Occurrence No. 530), however, this record is considered potentially extirpated. While no extant CTS breeding records occur within 1.3 miles of the Project site (generally accepted dispersal range for CTS), a freshwater pond (suitable breeding habitat) is documented occurring therein, and several records for juveniles and adults dispersing also occur within that that range. The closest record for dispersing adults occurs approximately 0.5 mile from the Project site on Vineyard Avenue (CNDDB Occurrence 169). As such, the project site provides potentially suitable upland dispersal habitat for CTS, and presence of CTS cannot be ruled out in the absence of protocol surveys.

4.4.2.3 Nesting Birds

The grassland and the onsite shrubs and trees provide suitable nesting habitat for a variety of birds including ground-, shrub-, and small tree-nesting passerines and raptors. No nests have been observed onsite, however, owing to the mobile nature of birds and the seasonality of their nesting cycle, and in light of the presence of abundant suitable nesting habitat onsite, it is possible that birds could nest on the Project site during future nesting seasons.

4.5 IMPACT ASSESSMENT

4.5.1 Special-Status Plants

Project implementation would not result in impacts to special-status plants.

4.5.2 Special-Status Wildlife

4.5.2.1 Burrowing Owl

As part of the site preparation activities, the Project site would be graded and compacted, resulting in permanent impacts to potentially suitable burrowing owl habitat. Implementation Mitigation Measure BIO-1, which requires preconstruction burrowing owl surveys as well as monitoring of any burrowing owl nests observed onsite until a qualified biologist determines that nesting is complete and young have fledged, would reduce impacts to burrowing owls to a level considered less than significant pursuant to CEQA through avoidance and minimization of impacts to species.

4.5.2.2 California Tiger Salamander

As part of the site preparation activities, the Project site would be graded and compacted, resulting in permanent impacts to potentially suitable CTS upland dispersal habitat. Implementation Mitigation Measure BIO-2, which requires protocol surveys for CTS in the year

prior to Project implementation and installation of wildlife exclusion fencing around the Project site prior to Project commencement, would reduce impacts to CTS to a level considered less than significant pursuant to CEQA through avoidance and minimization of impacts to species.

4.5.2.3 Nesting Birds

As part of the site preparation activities, the Project site would be graded and compacted, and onsite shrubs, trees, and herbaceous/grass vegetation would be removed, resulting in permanent impacts to suitable nesting bird habitat. Implementation Mitigation Measure BIO-3, which requires preconstruction nesting bird surveys as well as monitoring of any nests observed onsite until a qualified biologist determines that nesting is complete and young have fledged, would reduce impacts to burrowing owls to a level considered less than significant pursuant to CEQA through avoidance and minimization of impacts to species.

5 POTENTIAL IMPACTS TO SPECIAL-STATUS HABITATS

5.1 APPLICABLE LAWS

Special status species habitats are regulated by state and federal resource agencies (CDFW) and are accordingly legally protected via the federal and/or state laws defined below in addition to CEQA.

5.1.1 Section 404 Clean Water Act (CWA)

Section 404 of the CWA, administered by USACE, establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including open water. Per Section 404, a permit is required prior to discharge of fill material into waters of the United States, unless the activity is exempt from Section 404 regulation.

Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands. Other waters are non-tidal, perennial, and intermittent watercourses and tributaries to such watercourses [33 C.F.R. 328.3(a), 51 F.R. 41250, November 13, 1986].

5.1.2 National Pollutant Discharge Elimination System (NPDES) Permit Program

The NPDES Permit Program, also authorized by the CWA, controls water pollution by regulating point sources (discrete conveyances such as pipes or constructed ditches) that discharge pollutants into waters of the United States. The implementation of this federal program has been charged to the State of California for implementation through the SWRCB and Regional Water Quality Control Boards (Regional Water Board). In California, NPDES permits are also referred to as waste discharge requirements (WDR) that regulate discharges to waters of the United States.

Also implemented by the Regional Water Board is the Municipal Storm Water Permitting Program, which regulates storm water discharges from municipal separate storm sewer systems (MS4s). The MS4 Permit Program was established to restore and maintain the chemical, physical, and biological integrity waters of the U.S./State and reduce/eliminate storm water pollution.

5.1.3 Section 401 Clean Water Act (CWA)

The SWRCB and its nine regional water boards have been charged with the protection and enhancement of water quality in the state of California. Pursuant to the Porter Cologne Water

Quality Control Act (Porter Cologne), waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." This is generally taken to include all waters of the U.S., all surface waters not considered to be waters of the U.S. (non-jurisdictional wetlands), groundwater, and territorial seas (with territorial boundaries extending 3.0 nautical miles beyond outermost islands, reefs, and rocks and includes all waters between the islands and the coast). Per Porter Cologne, the Regional Water Board has authority to regulate discharges of fill and dredged material into Waters of the State.

5.1.4 FESA

When species are listed as endangered or threatened under FESA, the federal government is also directed to designate critical habitat for these species. Critical habitat is designated by the Services to protect areas that are essential to the survival of federally listed wildlife species. Under FESA, critical habitat is defined as a "specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection." When designating critical habitat, the Services focused on the principal biological or physical features in the defined area that are essential to the conservation of the listed species. These features are termed primary constituent elements. The 2016 critical habitat regulations (81 FR 7214, Feb. 11, 2016, codified at 50 CFR 402.02) replaced this term with physical or biological features (PBFs). The FESA requires Federal agencies to use their authorities to conserve endangered and threatened species and to consult USFWS and/or NMFS about actions that they carry out, fund, or authorize to ensure that they will not destroy or adversely modify critical habitat.

5.2 METHODOLOGY

Information about aquatic resources and special-status habitats that could occur on the Project site was obtained from the following sources:

- Integral site visit (July 2024, see Section 3.1)
- CNDDB RareFind 5 (CDFW 2024)
- USFWS Critical Habitat shapefiles
- Existing literature as cited in the text

The CNDDB was used to query all special-status habitats with known occurrences within 3 miles surrounding the Project site. USFWS shapefiles were used to map critical habitat in the vicinity of the Project site.

5.3 AQUATIC RESOURCES

The Project site does not support any potentially jurisdictional WOTUS under the jurisdiction of the USACE pursuant to the CWA (Section 404) or under the jurisdiction of the State Water Quality Control Board pursuant to the CWA (Section 401) and Porter Cologne.

5.4 CRITICAL HABITAT

No designated critical habitat occurs on or in the vicinity of the Project site.

5.5 WILDLIFE CORRIDORS AND NURSERY SITES

The Project site does not act as a wildlife corridor or a nursery site. A wildlife corridor is a portion of land that adjoins two or more larger areas of similar natural environment, often connecting wildlife populations separated by natural or created activities, disturbances, or structures. Wildlife corridors are used for dispersal and migration of wildlife, allowing for genetic exchange, population growth, and access to larger stretches of suitable habitats, and reducing habitat fragmentation. While the Project site provides marginal resting and roosting habitat, it is regularly disturbed, is surrounded on three sides by developed landscapes, and does not offer the necessary protection or resources required to be considered a wildlife corridor.

A nursery site is an area where juveniles occur at higher densities, avoid predation more successfully, or grow faster there than in a different habitat (Beck et. al. 2001). The Project site exhibits no evidence of being a nursery site. As an urban infill site, subject to regular disturbance, the Project site is not buffered from the adjacent urban landscape, and does not provide enhanced protection, foraging habitat, or nesting/roosting substrates that would be components of nursery sites. While suitable nesting bird habitat occurs onsite, the highly disturbed condition of the Projects site, in addition to its location within a developed and disturbed setting preclude its use as a nursery site.

5.6 SENSITIVE NATURAL COMMUNITIES

No Sensitive Natural Communities occur on the Project site. According to the CNDDB, a single Sensitive Natural Community occur in the vicinity of the Project site, Sycamore Alluvial Woodland, however presence of this community was summarily dismissed as no sycamores (*Platanus racemosa*) occur on or adjacent to the Project site. A single, small oak recruit occurs onsite and does not merit consideration for inclusion as a component of any Sensitive Natural Communities. However, Northern California black walnut (also referred to as Hind's walnut), a component of the Hinds' Walnut and Related Stands Sensitive Natural Community (Code 61.810.02), occurs in the northeastern corner of the Project site. The collective definition of

Juglans hindsii and Hybrids Forest & Woodland Special Stands and Semi-Natural Alliance (i.e., Hinds's walnut and related stands) provided by CNPS[2] includes Northern California black walnut co-occurring with native trees (including *Populus fremontii*, *Quercus lobata* and *Salix gooddingii*) and shrubs (including S*alix exigua* or *Sambucus nigra*) within intermittently flooded or saturated riparian corridors; floodplains, stream banks, and terraces. The six walnut trees that occur along Vineyard Avenue do not co-occur with any native trees or shrubs, and the Project site does not occur within a riparian corridor, floodplain, streambank, or terrace. Accordingly, the plant community associated with the Hinds's Walnut and Related Stands community does not occur onsite.

6 APPLICABLE LOCAL PLANS, ORDINANCES, AND LAWS

6.1 CITY OF PLEASANTON GENERAL PLAN 2005 – 2025

The General Plan was adopted by the City of Pleasanton in 2009 and updated in 2019. The General Plan is the guiding document for development within the City of Pleasanton and addresses issues related to land use, circulation, housing, public safety, conservation, open space, noise, public facilities and community programs, water, air quality, energy, community character, economic and fiscal, and subregional planning through Goals and Policies that are required for projects within the City of Pleasanton Planning Area. Within the City of Pleasanton Planning Area is the designated Urban Growth Boundary which distinguishes areas generally suitable for urban development from areas generally suitable for long-term open-space protection. The Project site is on the edge (but within) of the Urban Growth Boundary. The following elements of the General Plan are relevant to development of the Project site regarding biological resource constraints.

6.1.1 Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to conserve and manage natural resource and open space areas for the preservation, production, and enjoyment of natural and cultural resources, and for the promotion of open space recreation, protection of public health and safety, and preservation of valuable wildlands. The following goals of this element are relevant to the development of the Project site regarding biological resource constraints:

Goal 2: Preserve and enhance the natural resources of the Planning Area, including plant and wildlife habitats, heritage trees, scenic resources, and watercourses.

6.1.2 Water Element

The main purpose of the Water Element is to consolidate information and policies related to the conservation and management of water resources, riparian corridors, and watershed lands. The following goals of this element are relevant to the development of the Project site regarding biological resource constraints:

Goal 1: Preserve and protect water resources and supply for long-term sustainability

Goal 2: Provide healthy water courses, riparian functions, and wetlands for humans, wildlife, and plants.

Goal 6: Minimize stormwater runoff and provide adequate stormwater facilities to protect property from flooding.

Goal 7: Reduce stormwater runoff and maximize infiltration of naturally occurring rainwater so as to improve surface and subsurface water quality.

6.2 EAST ALAMEDA CONSERVATION STRATEGY

The East Alameda County Conservation Strategy (hereafter, Conservation Strategy) is intended to provide an effective framework to protect, enhance, and restore natural resources in eastern Alameda County, while improving and streamlining the environmental permitting process for impacts resulting from infrastructure and development projects. The Conservation Strategy focuses on impacts on biological resources such as endangered and other special-status species as well as sensitive habitat types (e.g., wetlands, riparian corridors, rare upland communities). Within the Conservation Strategy are specific conservation zones (CZs) that were developed to identify locations for conservation actions in areas with the same relative ecological function as those areas where impacts occur. The Vineyard Project site is within Conservation Zone 2 (CZ-2). Per the Conservation Strategy the following Conservation Goals that are relevant to the Project site the proposed Project regarding biological resource constraints are:

Goal 14 – California Tiger Salamander

Objective 14.1. *Avoid and minimize direct impacts on California tiger salamander (mortality of individuals and loss of occupied aquatic or upland habitat) during project construction and indirect impacts that result from postproject activities by implementing avoidance and minimization measures outlined in the Conservation Strategy.*

Objective 14.2. *Protect existing California tiger salamander populations and allow for expansion of metapopulations.*

While CTS were not observed during the site visits conducted in 2023 and 2024, potentially suitable CTS upland and dispersal habitat does occur onsite. Implementation of Mitigation Measure BIO-2, which requires preconstruction protocol presence/absence surveys, as well as wildlife exclusion fencing, and consultation with CDFW and USFWS if CTS is found on site is consistent with EACCS objectives for CTS.

Goal 19 – Burrowing Owl

Objective 19.1. *Avoid direct impacts on burrowing owls (mortality of individuals and loss of nests) during project construction or post project activities by implementing avoidance measures outlined in the Conservation Strategy.*

Objective 19.2**.** *Avoid and minimize direct loss of burrowing owl habitat (loss of breeding and non-breeding habitat) during project construction and indirect impacts that result from post project activities by implementing avoidance measures outlined in the Conservation Strategy.*

Objective 19.3. *Protect and monitor all burrowing owl nest sites, including surrounding foraging habitat, in the study area.*

While Burrowing owls were not observed during the site visits conducted in 2023 and 2024, potentially suitable burrowing owl habitat does occur onsite. Implementation Mitigation Measure BIO-1, which requires preconstruction burrowing owl surveys as well as monitoring of any burrowing owl nests observed onsite until a qualified biologist determines that nesting is complete and young have fledged, is consistent with EACCS objectives for burrowing owl.

6.3 CITY OF PLEASANTON TREE PRESERVATION ORDINANCE

The City of Pleasanton's tree preservation ordinance (City Code of Ordinances: Chapter 17.16 – Tree Preservation) contains provisions pertaining to the removal of trees on properties that are set to be developed. There are native trees that occur on the Project site, therefore the city may require the project applicant to provide a tree survey plan, including all trees which will be affected by the new development. The city may also require the project applicant to provide a tree report by a certified consulting arborist. The project will comply with any and all requirements set forth by the City of Pleasanton and the Tree Preservation Ordinance.

7 MITIGATION MEASURES

Potential impacts associated with implementation of the proposed Project are addressed below. With implementation of the specific mitigation measures recommended below, all Project-related impacts to natural resources can be reduced to a level considered less than significant.

7.1 BIOLOGICAL IMPACT 1: BURROWING OWLS

The Project site provides potentially suitable nesting habitat for Burrowing owls. Project-related activities could potentially result in take of owls in the form of disturbance causing nest abandonment or destruction. The mitigation measure presented below would reduce these impacts to a level considered less than significant pursuant to CEQA.

7.1.1 Mitigation Measure BIO-1

No less than 60 days prior to the start of Project-related activities, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012 or most recent version). If the habitat assessment demonstrates suitable burrowing owl habitat occurs onsite, then a minimum of two preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and again within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys shall be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation.

If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the “Mitigation Impacts” section of the 2012 Staff Report and shall

implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

7.2 BIOLOGICAL IMPACT 2: CALIFORNIA TIGER SALAMANDER

The Project site provides potentially suitable dispersal habitat for CTS. The mitigation measure presented below would reduce potential impacts to CTS to a level considered less than significant pursuant to CEQA.

7.2.1 Mitigation Measure BIO-2

Protocol presence/absence surveys for CTS (drift-fence surveys) shall be conducted by qualified biologists in the year prior to commencement of Project activities. If no CTS are observed during these protocol surveys, wildlife exclusion fencing shall be installed upon removal of the drift fence survey array, and the construction activities may commence as planned. If CTS are observed onsite during protocol-level surveys, or if protocol-level surveys cannot be conducted, CDFW and USFWS shall be consulted, and all compensatory mitigation requirements and additional avoidance and minimization measures (AMMs) identified by CDFW and USFWS shall be implemented. Work will be avoided within suitable habitat from October 15 (or the first measurable fall rain of 1” or greater, to May 1. If consulted, CDFW and USFWS may require AMMs such as Worker Environmental Awareness Training, ongoing preconstruction surveys, biological construction monitoring, and capture/relocation of individual CTS observed onsite. Final AMMs would be determined by CDFW and USFWS.

7.3 BIOLOGICAL IMPACT 3: NESTING BIRDS

The onsite vegetation and structures provide suitable nesting habitat for various birds protected pursuant to the Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503, 3503.5, and 3511. Project-related activities could result in take of protected birds in the form of disturbance causing nest abandonment or destruction. The mitigation measure presented below would reduce these impacts to a level considered less than significant pursuant to CEQA.

7.3.1 Mitigation Measure BIO-3

Vegetation removal or ground disturbance (collectively referred to as construction activities) shall be scheduled to avoid the bird nesting season to the greatest extent possible. The nesting season for most birds and raptors in the San Francisco Bay Area is February 1 through September 15.

If construction activities cannot be scheduled to occur between September 16 and January 31, pre-construction surveys for nesting birds and raptors shall be completed by a qualified ornithologist or biologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 5 days prior to the initiation of construction activities. During this survey, the qualified ornithologist/biologist shall inspect all suitable nesting habitat on the Project site and within the zone of influence (the area immediately surrounding the Project site that supports suitable nesting habitat that could be impacted by the proposed Project due to visual or auditory disturbance associated with the removal of vegetation and construction activities scheduled to occur during the nesting season). If no nesting birds are observed during the survey, the construction activities may commence as planned. Nesting bird surveys shall be repeated if there is a lapse in Project activities of seven days or more.

If an active nest is found, the qualified ornithologist/biologist shall determine an appropriately sized species-specific buffer around the nest in which no work will be allowed until the young have successfully fledged. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffer sizes may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest. The construction contractor shall establish a construction free buffer zone around the nest as determined by the qualified ornithologist/biologist to ensure that migratory bird and raptor nests shall not be disturbed during project construction. This buffer shall remain in place until such a time as the young have been determined (by a qualified ornithologist/biologist) to have fledged. Any birds that begin nesting amid construction activities shall be assumed to be habituated

8 REFERENCES

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CNPS (California Native Plant Society). 2024. Inventory of Rare and Endangered Plants of California (online edition, v9.5). Website https://rareplants.cnps.org. Accessed July 19, 2024

iNaturalist. 2024. Observations from Pleasanton, CA and surrounding area, United States. Accessed at https://www.inaturalist.org/observations?nelat=37.81374142213316&nelng=-121.44881915889994&place_id=any&subview=map&swlat=37.5207794875206&swlng=-122.10799884639994

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Table 1. Special-Status Plant Species Known to Occur of the Vicinity of the Vineyard Project site

Common Name	Scientific Name	Status	Habitat Type/Components	Occurrence Information	Probability of Occurring on the Project site
Lesser Saltscale	***Atriplex minuscula***	CNPS Rank 1B.1	Alkaline, sandy soils in chenopod scrub, playas, and valley and foothill grassland	CNPS 1 Quad Search	**None.** The onsite soils do not provide suitable habitat for this species.
Alkali Milk-vetch	***Astragalus tener* var. *tener***	CNPS Rank 1B.2	Alkaline soils in vernally wet playas, valley and foothill grassland, and vernal pools	CNPS 1-Quad Search	**None.** The onsite soils do not provide suitable habitat for this species.
Crownscale	***Atriplex coronata var. coronata***	CNPS Rank 4.2	Seasonally dry saline wetlands with alkaline soils, including alkali vernal meadows and shallow parts of alkali vernal pools; saline-sodic depressions including alkali sink scrub, growing with other salt desert shrubs and forbs	CNPS 1 Quad Search	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species
Brittlescale	***Atriplex depressa***	CNPS Rank 1B.2	Alkaline clays in chenopod scrub, meadows and seeps, playas, valley and foothill grassland, and vernal pools	CNPS 1 Quad Search	**None.** The onsite soils do not provide suitable habitat for this species.
Congdon's Tarplant	***Centromadia parryi* ssp. *congdonii***	CNPS Rank 1B.1	Seasonal wetlands on heavy clay, saline, or alkaline soils in grasslands and disturbed sites	The closest record for this species is located approximately 2.8 miles north of the Project site (CNDDB Occurrence No. 11).	**None.** The onsite do not provide suitable habitat for this species.
Palmate-bracted bird's beak	***Chloropyron palmatum***	Federal Endangered California Endangered CNPS Rank 1B.1	Alkaline soils in chenopod scrub, valley and foothill grassland	CNPS 1 Quad Search	**None.** The onsite soils do not provide suitable habitat for this species.
San Joaquin spearscale	***Extriplex joaquinana***	CNPS Rank 1B.2	Alkaline soils in chenopod scrub, meadows and seeps, playas, valley and foothill grassland	The closest record for this species is located approximately 2.8 miles northwest of the Project site (CNDDB Occurrence No. 35).	**None.** The onsite soils do not provide suitable habitat for this species.
Ferris' goldfields	***Lasthenia ferrisae***	CNPS Rank 4.2	Alkaline, clay, and vernal pools	CNPS 1 Quad Search	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species.

Prostrate vernal pool navarretia	***Navarretia prostrata***	CNPS Rank 1B.2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools	CNPS 1 Quad Search	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species.
Hairless popcornflower	***Plagiobothrys glaber***	CNPS Rank 1A	Marshes and swamps (coastal salt), Meadows and seeps (alkaline)	CNPS 1 Quad Search	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species.
Long-styled sand-spurrey	***Spergularia macrotheca var. longistyla***	CNPS Rank 1B.2	Marshes and swamps, Meadows and seeps (alkaline)	The closest record for this species is located approximately 2.4 miles east of the Project site (CNDDB Occurrence No. 2).	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species.
Saline Clover	***Trifolium hydrophilium***	CNPS Rank 1B.2	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools	CNPS 1 Quad Search	**None.** The onsite soils and non-native grassland communities do not provide suitable habitat for this species.
Caper-fruited tropidocarpum	***Tropidocarpum capparideum***	CNPS Rank 1B.1	Valley and foothill grassland (alkaline hills)	The closest record for this species is located approximately 1.7 miles east of the Project site (CNDDB Occurrence No. 11).	**None.** The onsite soils do not provide suitable habitat for this species.

Table 2. Special-Status Wildlife Species Known to Occur in the Vicinity of the Vineyard Project Site Project site

Scientific Name	Common Name	Status	Habitat Type/Components	Occurrence Information	Probably of Occurring on the Project site
Tricolored Blackbird	***Agelaius tricolor***	California Species of Special Concern	Nests in emergent wetland with tall, dense cattails or tules, or thickets of willow, blackberry, or tall herbs	A record for this species occurs in the vicinity of the Project site (CNDDB Occurrence No. 256), however exact location is unknown.	**None.** The onsite grassland vegetation community does not provide suitable habitat for this species.
California tiger salamander – central California DPS	***Ambystoma californiense pop. 1***	Federally Endangered California Threatened	Grasslands adjacent to seasonal wetlands and ponds	The closest record for this species occurs approximately 0.6 miles east of the Project site (CNDDB Occurrence No. 169).	**Low.** The Project site provides suitable upland dispersal habitat in proximity to several suitable breeding ponds and several records for dispersing adult salamanders.
Pallid bat	***Antrozous pallidus***	California Species of Special Concern	Dry rocky areas in grasslands, shrubland, woodlands, and forests with caves, crevices, and/or hollow trees	The closest record for this species is located approximately 2.3 miles south of the Project site (CNDDB Occurrence No. 105).	**None.** The onsite grassland vegetation community does not provide suitable habitat for this species.
Burrowing owl	***Athene cunicularia***	California Species of Special Concern	Open, dry grassland and desert habitats, and in grass, forb and open shrub habitats, with California ground squirrel (*Otospermophilus beecheyi*) burrows	The closest record for this species is located approximately 1.8 miles north of the Project site (CNDDB Occurrence No. 457).	**Low.** While no records for burrowing owls occur in the proximal portion of Pleasanton, the Project site provides suitable nesting habitat for this highly mobile species.
Crotch's bumble bee	***Bombus crotchii***	California Candidate Endangered	Hot and dry grasslands and shrublands historically from California south to Baja California del Norte, Mexico. Nests in underground cavities.	An historic record (1932) for this species occurs in the general vicinity of Pleasanton (CNDDB Occurrence No. 17). Exact location is unknown. No occurrences for this species have been recorded in alternative diversity tracking databases such as iNaturalist or Bumblebee Watch.	**None.** The regularly disturbed grassland community on the Project site provides insufficient foraging habitat and poor nesting habitat.
Western bumble bee	***Bombus occidentalis***	California Candidate Endangered	Open grassy areas, urban parks and gardens, chaparral and shrub areas, mountain meadows. Nests in underground cavities on open slopes within meadows and grasslands.	An historical record (1952) for this species occurs in the general vicinity of Pleasanton (CNDDB Occurrence No. 230). Exact location is unknown. No occurrences for this species have been recorded in alternative diversity	**None.** The regularly disturbed grassland community on the Project site provides insufficient foraging habitat and poor nesting habitat.

				tracking databases such as iNaturalist or Bumblebee Watch.	
Townsend's big-eared bat	***Corynorhinus townsendii***	California Species of Special Concern	Mesic habitats with brush and caves	The closest record for this species is located approximately 2 miles southwest of the Project site (CNDDB Occurrence No. 422).	**None.** The onsite grassland vegetation community does not provide suitable habitat for this species.
American peregrine falcon	***Falco peregrinus anatum***	California Fully Protected	Nests on high cliffs using a scrape on a depression or ledge in an open site (sometimes on human-made structures)	The closest record for this species is located approximately 2.3 miles south of the Project site (CNDDB Occurrence No. 43).	**None.** The onsite ruderal vegetation communities do not provide suitable habitat for this species.
California red-legged frog	***Rana draytonii***	Federally Threatened California Species of Special Concern	Grassland and riparian habitats adjacent to creeks/streams with plunge pools or ponds	The closest record for this species occurs approximately 2.3 miles southeast of the Project site (CNDDB Occurrence No. 449).	**None.** While the Project site provides marginal upland dispersal habitat, no records for this species occur within dispersal distance from the Project site.

Table 3. Plant Species Observed on the Project Site

Scientific Name	**Common Name**
Asclepias fascicularis	Narrowleaf milkweed
Avena barbata	Slender wild oat
Baccharis pilularis	Coyote brush
Bromus hordeaceus	Soft chess
Centaurea solstitialis	Yellow star thistle
Croton setiger	Turkey-mullein
Dittrichia graveolens	Stinkwort
Eschscholzia californica	California poppy
Festuca myuros	Rattail sixweeks grass
Hirschfeldia incana	Short podded mustard
Hordeum murinum	Foxtail barley
Juglans hindsii	Northern California black walnut
Juncus bufonius	Toad rush
Kickxia elatine	Sharpleaf cancerwort
Lepidium latifolium	Perennial pepperweed
Polygonum aviculare	Knotweed
Quercus lobata	Valley oak
Raphanus sativus	Wild radish
Rumex acetosella	Sheep sorrel
Rumex crispus	Curly dock

Table 4. Wildlife Species Observed on the Project Site

Scientific Name	**Common Name**
Aphelocoma californica	California scrub jay
Cathartes aura	Turkey vulture
Corvus brachyrhynchos	American crow
Euphagus cyanocephalus	Brewer's blackbird
Haemorhous mexicanus	House finch
Melanerpes formicivorus	Acorn woodpecker
Molothrus ater	Brown-headed cowbird
Otospermophilius beecheyi	California ground squirrel
Petrochelidon pyrrhonota	Cliff swallow
Sceloporus occidentalis	Western fence lizard
Sialia mexicana	Northern mockingbird
Spinus psaltria	Lesser goldfinch
Streptopelia decaocto	Eurasian collared dove
Sylvilagus bachmani	Brush rabbit

Appendix C:
Tree Inventory Report

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

VINEYARD AVENUE
PLEASANTON, CA

Prepared For:

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

September 13, 2024

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

September 13, 2024

Robin Miller
TruMark Homes
3001 Bishop Dr., Ste. 100
San Ramon, CA 94583

Re: Completed Tree Inventory Report, Vineyard Avenue, Pleasanton, California

Robin,

Attached you will find our completed *Tree Inventory Report* for the above noted site in Pleasanton. A total of 10 trees were evaluated and this includes all trees that were 6 inches or larger in trunk diameter and located on or near the property.

All trees in this report were evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed. A *Key to Tree inventory Chart* is included, along with *Tree Fencing Detail* and *Tree Preservation Guidelines*. A *Tree Location Plan* shows the location and numbering sequence of all evaluated trees.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their health or structural condition. No other trees beyond those listed have been included in this report. If other trees need to be included it is the responsibility of the client to provide that direction.

EXISTING SITE CONDITION SUMMARY

The project site consists of a large infill parcel of empty land surrounded by subdivision development.

EXISTING TREE SUMMARY

Three of the trees are Olives that are part of entry landscaping. These trees are being maintained and are in good condition. These can easily be preserved.

The balance of trees are Black Walnuts that appear to be remnants of past farming activities. The structural integrity of these trees is generally marginal due to their age and remnant status. They are located well outside the area that is being proposed for development and there are no targets in their general vicinity. They could easily be pruned and generally cleaned up if retention was desired, or their removal could be justified due to their age and condition.

CONSTRUCTION IMPACT SUMMARY

Six of the ten trees included in this report are located near the property line but on adjacent properties. Based on the conceptual plan that we evaluated the following summary of impacts is provided:

(4) Trees can be preserved on site

(6) Trees are located off the site and also appear to be preservable

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ



TREE INVENTORY CHART

Initial Tree Inventory based on a conceptual site plan

TREE INVENTORY
Vineyard Avenue
Pleasanton, CA

September 13, 2024

Tree #	Botanical Name	Common Name	Trunk Diameter DBH @ 4.5'	Height (±feet)	Radius (±feet)	Health	Structure	Construction Impacts	Recommendations
1	*Olea europaea*	Olive	3+3+3+3+3	12	12	4	3	0	1, 10
2	*Olea europaea*	Olive	1+2+2+2+2+3	12	8	4	3	0	1, 10
3	*Olea europaea*	Olive	1+1+1+2+2+2	10	8	4	3	0	1, 10
4	*Juglans nigra*	Black Walnut	6+6+8	18	12	4	3	0	1, 6, 7, 8, 9
5	*Juglans nigra*	Black Walnut	3+4+4+4+5	16	10	4	2	0	1, 6, 7, 8, 9
6	*Juglans nigra*	Black Walnut	8+9+11+17	25	18	4	2	0	1, 6, 7, 8, 9
7	*Juglans nigra*	Black Walnut	8+9+10+12	30	21	4	3	0	1, 6, 7, 8, 9
8	*Juglans nigra*	Black Walnut	28.5	30	15	4	2	0	1, 10
9	*Juglans nigra*	Black Walnut	9+9+18	30	18	4	2	0	1, 10
10	*Juglans nigra*	Black Walnut	10.5	12	15	4	2	0	1, 10

KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured in inches to document its diameter at 54" above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

(5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.

(4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.

(3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.

(2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

(1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

(4) Good structure - minor structural problems may be present which do not require corrective action.

(3) Moderate structure - normal, typical structural issues which can be corrected with pruning.

(2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

(1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Construction Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation.

(3) A significant impact on long term tree integrity can be expected as a result of proposed development.

(2) A moderate impact on long term tree integrity can be expected as a result of proposed development.

(1) A minor impact on long term tree integrity can be expected as a result of proposed development.

(0) No impacts are expected

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

(0) No action required

(1) Preservation appears to be possible.

(2) Removal is required due to significant development impacts.

(3) Removal is required due to poor health or hazardous structure.

(5) Removal is recommended due to poor species characteristics.

(6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.

(7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.

(8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.

(9) Prune to clean, raise, or clear the canopy, per International Society of Arboriculture pruning standards.

(10) This tree is located off the project site, but near the property line.

(11) Excavation may be required within the TPZ and the dripline for development. Excavation within the TPZ of any type must adhere to the following guidelines:

All roots encountered that are 2 inches or larger in diameter must be cleanly cut as they are encountered by excavating equipment.

Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool.

Pruned and exposed roots greater than 2 inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Cover cut roots with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled.

If excavation impacts more than 20% of the defined TPZ then supplemental irrigation may be required to offset loss of roots. Excavation in this case should be directed by the project arborist who will determine whether mitigation is required, when, and how.

Any excavation within the defined TPZ will require that the tree be monitored on a monthly basis by the project arborist for the duration of construction and for one year beyond completion of construction. Monitoring may determine other mitigation measures that may be required to offset root loss or damage.

(13) This species is exempt from mitigation, per the tree ordinance

(14) To effectively preserve this tree the foundation for the adjacent block wall must be a grade beam design inside the canopy dripline with less than 6"of excavation for the beam and maximum separation for the piers.

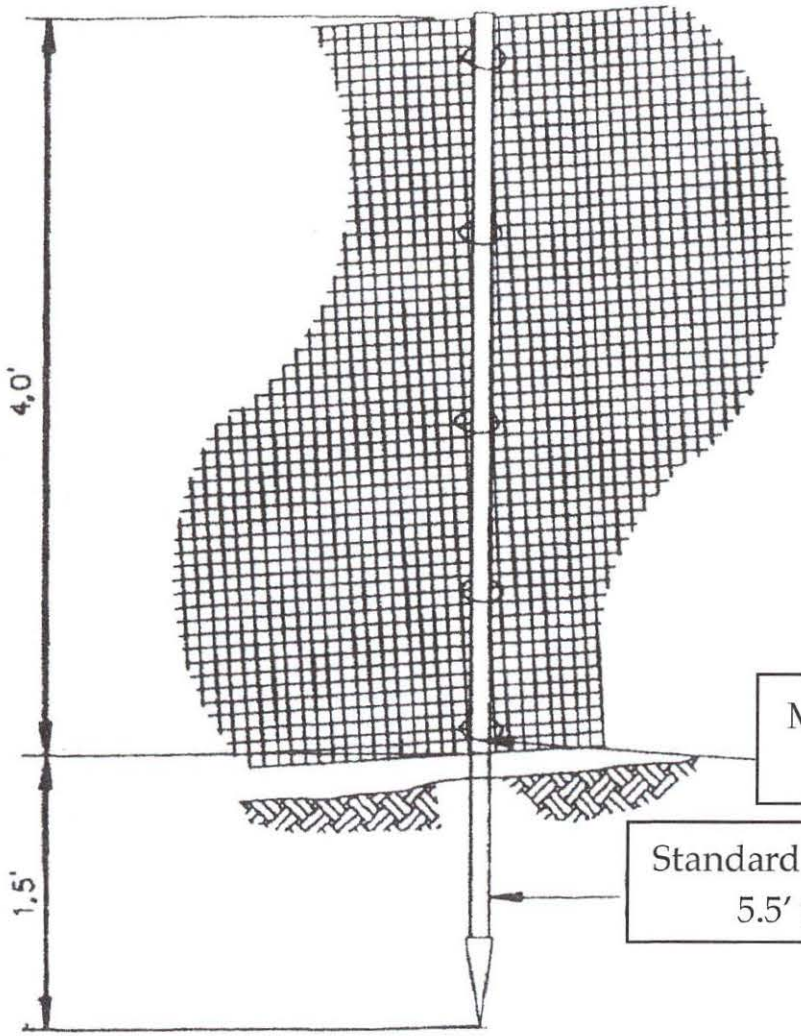
(15) All underground utilities and drains must be installed outside the canopy dripline of this tree.

TREE LOCATION PLAN



TREE LOCATION AND NUMBERING PLAN
Vineyard Avenue
Pleasanton, CA

TREE FENCING DETAIL



NOTE
Metal Wire Tree Protection Fencing

Minimum 4-ft high steel welded wire fencing with mesh size 2-in x 4-in, or arborist approved wire fence substitute. Cut and shape as needed for sloping terrain

Metal tie wire, flip tie, or equivalent, 5 per post

Standard farm quality metal 'T' post, 5.5' tall, placed 8' on center

METAL WIRE TREE PROTECTION FENCING

TREE PRESERVATION GUIDELINES

TREE PRESERVATION GUIDELINES
Summer Oaks Family Housing
Sonoma, CA

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at this site require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the specifications that follow are established to protect short and long term tree integrity. The purpose of this specification is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following specifications are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. Questions which arise, or interpretation of specifications as they apply to specific site activities, must be referred to the project arborist as they occur.

Horticultural Associates
P.O. Box 1261
Glen Ellen, CA 95442
707-935-3911

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.

2. No encroachment into the dripline is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

3. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health. This is to occur prior to installation of fencing and in conjunction with the fencing contractor

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree, or group of trees. Fencing shall be located at the dripline designated by the project arborist and generally illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable, however.

3. Fencing shall be installed tightly between steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip ties. See attached fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved and supervised by the project arborist. Approved dripline encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

2. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or during any grading activity. The tearing of roots by equipment shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

8. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

9. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design, especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is changed or eliminated.

TREE DAMAGE

1. Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

2. Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected.

3. Any tree that is significantly damaged and whose survivability is threatened, due to negligence by any contractor, shall be appraised using the Trunk Formula Method provided in the 9th Edition of the Guide For Plant Appraisal. This appraisal value will be the basis for any fines levied on the offending contractor.

MULCHING

1. Trees will benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the Tree Protection Zone. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, dyed bark, or chipped lumber will not function as beneficially. All trees that are expected to be

impacted in any way by project activities shall have mulch placed prior to the installation of protection fencing.

2. Mulch should be generated from existing site trees that are removed or pruned as part of the project. Much brought onto the site from an outside source must be from trees that are verified to be free of the Sudden Oak Death pathogen *Phytophtora ramorum*.

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ISA TREE PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

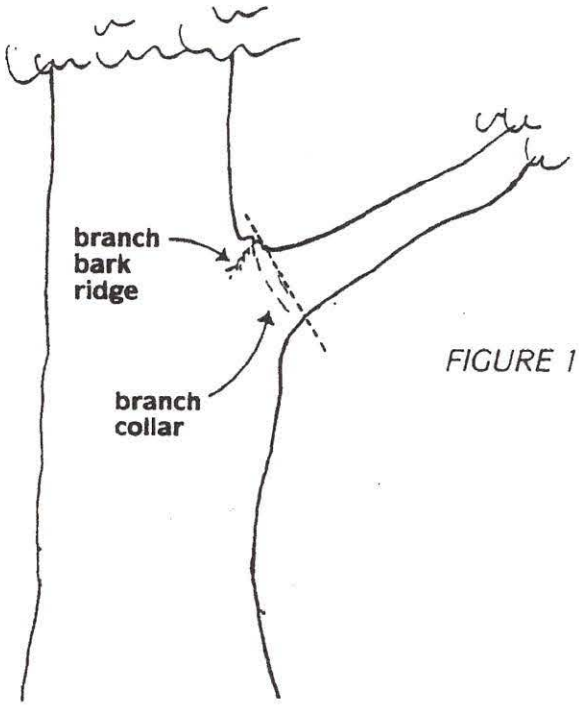


FIGURE 1. When removing a branch, the final cut should be just outside the branch bark ridge and collar.

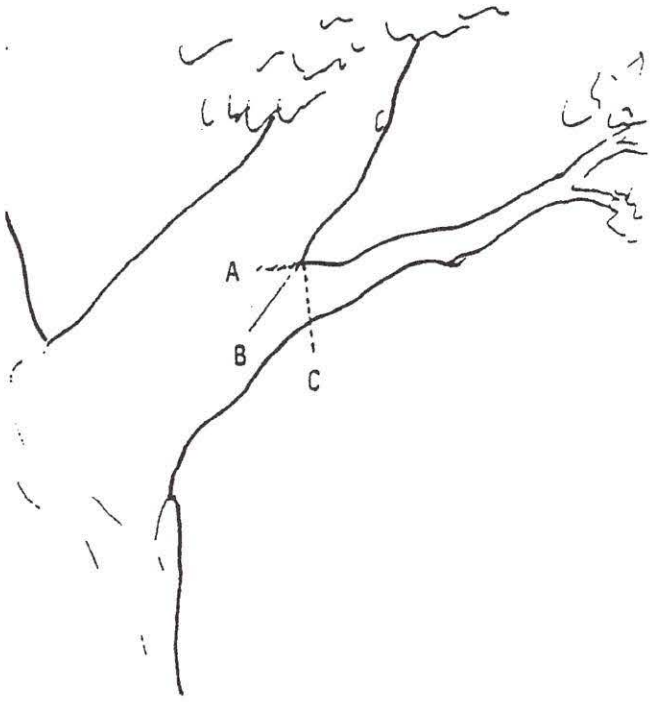


FIGURE 2. In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.

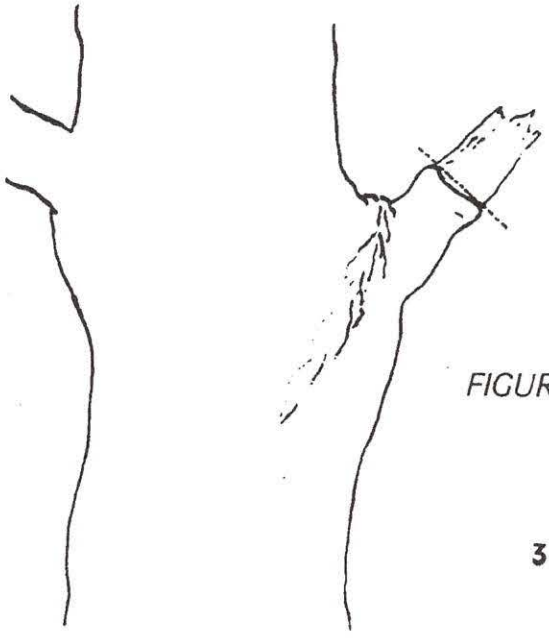


FIGURE 3. When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.

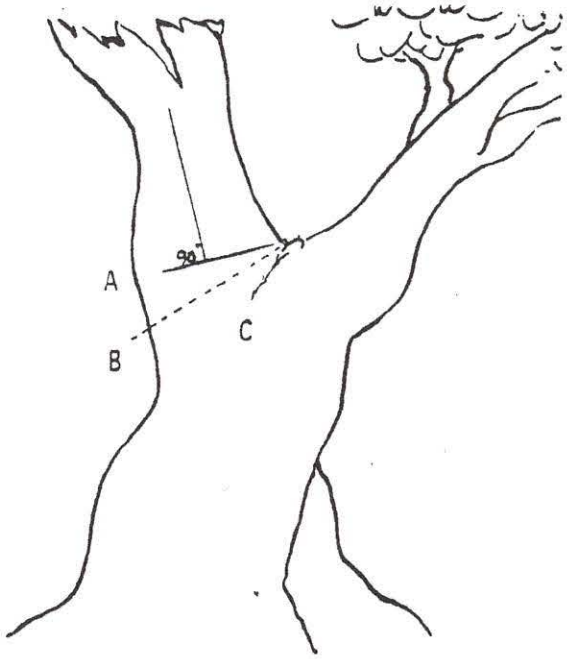


FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*



FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

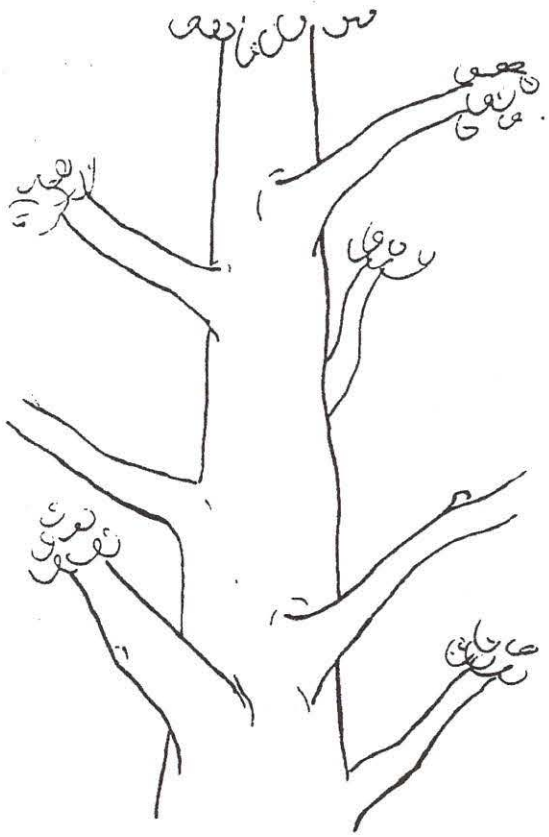


FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, water-sprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

Appendix D:
Tree Inventory Report Addendum

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

November 23, 2024

Robin Miller
Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

Re: Response to Planner questions; Addendum to Tree Inventory Report dated September 13, 2024, Vineyard Avenue between Thiessen Street and Manor Lane, Pleasanton, California

Robin,

After reading the City of Pleasanton's CEQA consultant's comments regarding our Arborist Report for the above referenced project site I am providing the following responses as an addendum to our original report:

Please clearly identify which tree numbers are located on-site and which tree numbers are off-site.

Tree # 4, #5, #7, and #9 are located on-site

Tree #1, #2,and #3 are located off-site and not in an area of planned work

Tree #6, #8, and #10 are located off-site and in an area of planned work

The Arborist Report says all 10 trees can be avoided. Is this true for both site plans?

Yes, all 10 trees can be preserved in either of the site plans provided for our review.

Notwithsstanding that all trees may be avoided, are there any of the trees protected pursuant to the City's Tree Ordinance

Protected trees are Heritage trees in Pleasanton and include any species with a trunk diameter of 55" in circumference (17.5 inches in diameter), or the largest 2 trunks 55" or larger, or greater than 35 feet in height.

Based on this definition there are 4 trees that are Heritage trees including #6, #7, #8, and #9. No trees are greater than 35 feet in height. None of these trees requires removal.

Additionally, the City's Landscape Architect would like the Arborist Report to be updated with a valuation of the trees.

Worksheets for each of the trees in our Tree Inventory document appraised Reproduction Method values using the Trunk Formula Technique based on the 10th

Edition of the Guide for Plant Appraisal and are attached. This summary of values is provided:

On-Site Trees

Tree #4- $5,300

Tree #5- 2,500

Tree #7- 14,800

Tree #9- $14,700

Off-Site Trees in Area of Planned Work

Tree #6- $17,500

Tree #8- $24,900

Tree #10- $3,400

Off-Site Trees Not in Area of Planned Work

Tree #1- $2,100

Tree #2- $1,600

Tree #3- $700

The total appraised value for all trees is $87,500.

Please feel free to contact me if additional discussion is required.

Regards,



John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

REPRODUCTION METHOD

Trunk Formula Technique

Work Sheets

Reproduction Method
Trunk Formula Technique

Client name Twyla Homes Date 11.2.24 Case # #1

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Olea europaea (Olive

1. Trunk diameter* (D) 7+7+7+7+7 @ 4.5' multi-trunk conversion to 7" — 38 in²
2. Cross-sectional area (line 1)² × 0.7854 — 87 %
3. Condition rating
   - Health .70
   - Structure .80
   - Form .90 — 90 %
4. Functional limitations — 90 %
5. External limitations

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 3,024
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 2121.

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 2,121
13. Total reproduction cost (line 11 + line 12) — $ 2,100
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.

† Apply depreciation if it is appropriate for the assignment.

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Glen Ellen, CA 95442-1261

Council of Tree & Landscape Appraisers (CTLA). 2019. *Guide for Plant Appraisal, 10th Edition*. International Society of Arboriculture, Atlanta, GA.

Reproduction Method
Trunk Formula Technique

Client name Tw Hartholmes Date 11.21.24 Case # #2

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Olea europaea (olive)

1. Trunk diameter* (D) 12+12+12+12 @ 4.5' mult. trunk conversion 6" — 20 in²
2. Cross-sectional area (line 1)² × 0.7854 — 87 %
3. Condition rating
   - Health .90
   - Structure .80
   - Form .90
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 2220
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 1570

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 1,570
13. Total reproduction cost (line 11 + line 12) — $ 1,600
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

Horticultural Associates
P.O. Box 1261
Glen Ellen, CA 95442-1261

Council of Tree & Landscape Appraisers (CTLA). 2019. *Guide for Plant Appraisal, 10th Edition*. International Society of Arboriculture, Atlanta, GA.

Reproduction Method
Trunk Formula Technique

Client name TW Park Homes Date 11.21.24 Case # #7

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Olea europaea (olive)

1. Trunk diameter* (D) HHHHHHHH @ 4.5' mult. trunk combined at 4" — 17 in²
2. Cross-sectional area (line 1)² × 0.7854 — 87 %
3. Condition rating
   - Health .90
   - Structure .80
   - Form .90
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 1035
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 729

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 729
13. Total reproduction cost (line 11 + line 12) — $ 700
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Tri Valley Homes Date 11.21.24 Case # #4

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Ficus nigra (Black Knight)

1. Trunk diameter* (D) Left + Right @ 4½' - multi-trunk conversion 12" — 113 in²
2. Cross-sectional area (line 1)² × 0.7854 — 73 %
3. Condition rating
   - Health .90
   - Structure .80
   - Form .50 — 90 %
4. Functional limitations — 90 %
5. External limitations

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered — $ 79.58

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 8993
10. Basic reproduction cost (line 2 × line 9) — $ 5217
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5)

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $
12. Total additional costs — $ 9,317
13. Total reproduction cost (line 11 + line 12) — $ 5,300
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Tri Valley Homes Date 11.21.24 Case # #5

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra (Black Walnut)

1. Trunk diameter* (D) 7+4+4+4+5 @ 4.5' multi-trunk conversion = 9" — 64 in²
2. Cross-sectional area (line 1)² × 0.7854 — 60 %
3. Condition rating
   - Health .70
   - Structure .40
   - Form .50
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 5097
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 2475

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 2475
13. Total reproduction cost (line 11 + line 12) — $ 2500
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Glen Ellen, CA 95442-1261

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Reproduction Method
Trunk Formula Technique

Client name Tuttle Homes Date 11.21.24 Case # #4

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra

1. Trunk diameter* (D) 8+9+11+17 @ 4.5' multi-trunk consolidated 24" — 452 in²
2. Cross-sectional area (line 1)² × 0.7854 — 60 %
3. Condition rating
   - Health .90
   - Structure .40
   - Form .50 — 90 %
4. Functional limitations — 90 %
5. External limitations

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 35,970
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 17,481

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $
13. Total reproduction cost (line 11 + line 12) — $ 17,481
14. Rounded — $ 17,500

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Twyla Thomas Date 11.21.24 Case # #7

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra (Black Walnut)

1. Trunk diameter* (D) 8+9+10+12 @ 4.5 multi-trunk conversion to 30" — 314 in²
2. Cross-sectional area (line 1)² × 0.7854 — 77 %
3. Condition rating
   - Health .90
   - Structure .80
   - Form .50
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 24,980
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 14,775

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 14,775
13. Total reproduction cost (line 11 + line 12) — $ 14,800
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Twyla Thomas Date 11.21.24 Case # #8

Phone E-mail

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra (Black Walnut)

1. Trunk diameter* (D) 28.5 @ 4.5' — 643 in²
2. Cross-sectional area (line 1)² × 0.7854 — 60 %
3. Condition rating
   - Health .90
   - Structure .40
   - Form .50 — 90 %
4. Functional limitations — 90 %
5. External limitations

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 91,170
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 24,869

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 24,869
13. Total reproduction cost (line 11 + line 12) — $ 24,900
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Tim Hartholmes Date 11.21.24 Case # #9

E-mail

Phone

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra (Black Walnut)

1. Trunk diameter* (D) 9+9+18 @ 4.5' multi-trunk considered to -22" — 380 in²
2. Cross-sectional area (line 1)² × 0.7854 — 60 %
3. Condition rating
   - Health .70
   - Structure .40
   - Form .50
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: $250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 30,240
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 14,697

Additional costs

- Cleanup — $
- Replacement tree installation — $
- Aftercare — $

12. Total additional costs — $ 14697
13. Total reproduction cost (line 11 + line 12) — $ 14,700
14. Rounded

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Reproduction Method
Trunk Formula Technique

Client name Turkey Homes Date 11.21.24 Case # #10

Phone _____ E-mail _____

Address Vineyard Avenue in Pleasanton

Subject tree

Species Juglans nigra (Black Walnut)

1. Trunk diameter* (D) 10.5 @ 4.5 — 87 in²
2. Cross-sectional area (line 1)² × 0.7854 — 60 %
3. Condition rating
   - Health .90
   - Structure .40
   - Form .50
4. Functional limitations — 90 %
5. External limitations — 90 %

Replacement tree

Species _____

6. Trunk diameter* (D) 2" @ 6" — 3.14 in²
7. Cross-sectional area (line 6)² × 0.7854 — $ 250.-
8. Replacement tree cost Source: #250/24" box delivered

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 79.58
10. Basic reproduction cost (line 2 × line 9) — $ 6927
11. Depreciated reproduction cost† (line 10 × line 3 × line 4 × line 5) — $ 2,216.5

Additional costs

- Cleanup — $ _____
- Replacement tree installation — $ _____
- Aftercare — $ _____

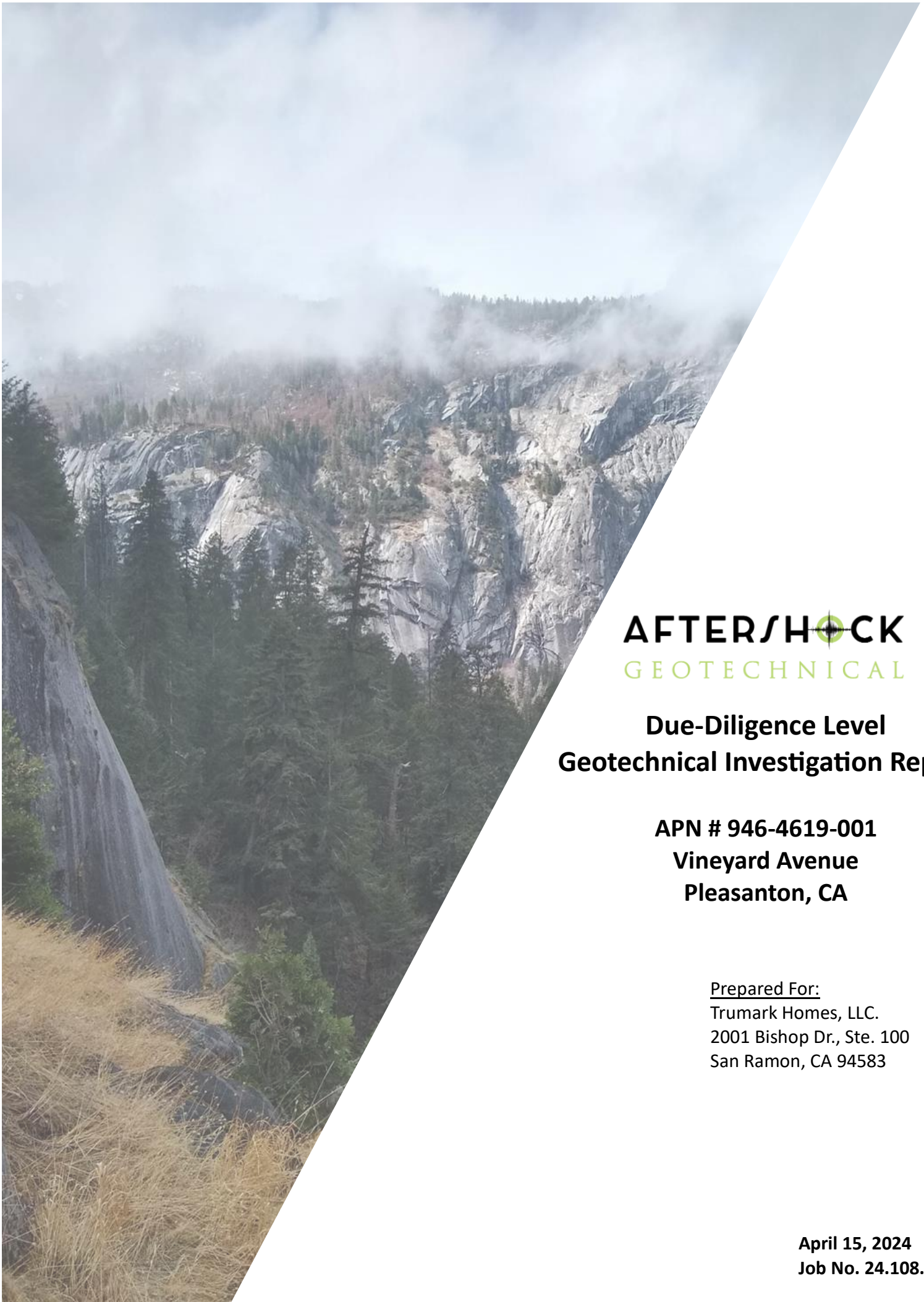
12. Total additional costs — $ 2,216.5
13. Total reproduction cost (line 11 + line 12) — $ 2,400
14. Rounded =

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
† Apply depreciation if it is appropriate for the assignment.

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Appendix E:
Geotechnical Investigation Report



AFTERSHOCK
GEOTECHNICAL

Due-Diligence Level Geotechnical Investigation Report

APN # 946-4619-001
Vineyard Avenue
Pleasanton, CA

Prepared For:
Trumark Homes, LLC.
2001 Bishop Dr., Ste. 100
San Ramon, CA 94583

April 15, 2024
Job No. 24.108.100

April 15 2024
Job No. 24.108.100

AFTERSHOCK GEOTECHNICAL

Ms. Heide Antonescu
Director Forward Planning
Trumark Homes, LLC.
3001 Bishop Dr., Ste. 100
San Ramon, California 94583

Subject: Due Diligence Level Geotechnical Investigation
APN# 946-4619-001
Vineyard Avenue
Pleasanton, California

Dear Ms. Antonescu

We are pleased to present this Due Diligence Level Geotechnical Investigation Report for the proposed Residential Development at Vineyard Avenue (APN# 946-4619-001) in Pleasanton, California. This document describes the subsurface conditions encountered during our subsurface exploration and provides preliminary recommendations for the proposed development.

If you have any questions or comments regarding this report, please feel free to call our office at (925) 400-7449.

Sincerely,

Aftershock Geotechnical

Prepared by:





Nicholas Cardanini
Director of Engineering Services
C88765

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Appendix B*- Laboratory Test Results*
Appendix C*- Hazard Reports*
Appendix *D- Aerial Photographs*

1 Introduction

1.1 Location

The project site is bound by Vineyard Avenue, Old Vineyard Avenue, Thiessen Street and Manoir Lane in Pleasanton, California. The site location is shown on the Vicinity Map (Plate 1).

1.2 Project Description

We were provided the Preliminary Grading Plan dated April 5, 2024 by CBG.

The proposed project consists of constructing 27 single family detached residences on the portion of the site south of Vineyard Heights Lane. The proposed residences are anticipated to be supported on Post-Tensioned Concrete Slab on Grade foundations. On the northern portion of the site approximately 1 ½ acres will be dedicated to open space and approximately 1 ½ acres of park.

Preliminary grading has the lots being terrace with pad grade separations created using approximately 3-foot-tall retaining walls. The majority of the lots being cut/fill transition lots with cuts and fills up to about 4 feet. Lots 25 through 27 are located in fill with fills up to about 9 ½ feet.

1.3 Purpose & Scope of Services

The purpose of this investigation is to explore subsurface soil and groundwater conditions and to provide preliminary conclusions, recommendations for further investigation and preliminary geotechnical recommendations.

Our scope of services consisted of the following:

- Reviewing geotechnical and geologic documents in our files pertaining to the site and the immediate vicinity;
- Reviewing aerial photographs in our files pertaining to the site and the immediate vicinity;
- Marking the site for USANorth to locate underground utilities;
- Drilling 10 borings up to a depth of 8 feet using a combination of powered augers and hand augers;
- Laboratory testing;
- Engineering analysis;
- Preparation of this report;

2 Subsurface Exploration & Laboratory Testing

2.1 Subsurface Exploration & Laboratory Testing

Our subsurface exploration was performed on March 30, 2024 and consisted of drilling ten borings. The borings were drilled up to a depth of 8 feet. The borings were drilled using a combination of gas powered augers and hand augers. Bulk samples were collected of the materials encountered in the borings. Upon completion of drilling and sampling, the boreholes were backfilled with onsite soils. The locations of the borings are shown on the attached Site Plan (Plate 2).

Materials encountered in the borings were logged in accordance with the United Soil Classification System (USCS) and Boring Logs were created. The Boring Logs are presented in the Appendix A.

2.2 Laboratory Testing

Samples from our subsurface exploration were transported to our laboratory for testing. Laboratory testing consisted of performing Atterberg Limits Testing & Sieve/Hydrometer Analysis on three samples. Atterberg Limits Testing resulted in Liquid Limits (LL) between 18 and 20 and Plasticity Indices between 3 and 6. The Sieve/Hydrometer Analysis showed the materials had between 55 and 73 percent passing the #200 sieve (fine grain soils).

The results of our laboratory testing are presented in Appendix B.

3 Site & Subsurface Conditions

3.1 Regional Geology

The site is located withing the Coastal Ranges Geomorphic Province. The Costal Ranges Geomorphic Province generally extends from the coast to the Central Valley. This province was formed as an interaction between the North American and Pacific Tectonic Plates. It consists of north-west trending mountain ranges and valleys. These mountain ranges and valleys are subparallel to the San Andreas Fault.

The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields.

The Dibblee JR. (2006) Geologic Map for the Livermore Quadrangle locates the portion of the site north of Vineyard Heights Lane as being within the Surficial Sediments (Qg) geologic unit. Qg is characterized as sand and gravel of major stream channels.

The southern portion of the site is located within the Surficial Sediments (Qa) geologic unit. Qa is characterized as Alluvial gravel, sand, and clay of valley areas.

3.2 Site Background

Historic aerial photographs of the site between 1949 and 1979 show the site as being an orchard. After 1979 the site appears to be open field. Between 1993 and 2002 Vineyard Avenue was constructed. By 2005 Thiessen Street and Manoir Lane had been improved. Additionally, it appears that minor grading has occurred on the northern portion of the site adjacent to Vineyard Avenue and on the western portion of the site near the intersection of Vineyard Heights Lane. It appears that additional minor grading occurred across the site in 2012. We have included some of the more pertinent aerial photographs in Appendix D.

3.3 Surface Conditions

The site has a gradual slope with the peak elevation of 428 feet occurring near the intersection of Manoir Lane and Old Vineyard Avenue. The low point occurs near the intersection of Thiessen Street and Vineyard Avenue with an elevation of 392 feet. Grades from the east and west fall towards the center of the site creating a valley. There appears to be some fill along the northern boundary (likely a result of grading Vineyard Avenue).

We identified a drain pipe with a rock apron discharging on to the southern portion of the site.

3.4 Subsurface Conditions

Materials encountered in the borings predominantly dark brown, moist, stiff sandy clay with trace subangular gravel to an approximate depth of 4 to 5 feet. Below 4 to 5 feet in depth the material generally remained sandy clay but the material became very stiff and dark to medium brown in color. For detailed descriptions of the materials encountered in our boring please refer to the Boring Logs presented in Appendix A.

3.5 Groundwater Conditions

Ground water was not encountered in our borings (to depths of 8 feet). Based on our experience with the neighboring site, we estimate groundwater could be between 25 and 30 feet deep.

4 Geologic Hazards

4.1 Existing Landslides

There are not existing landslides mapped at the site.

4.2 Earthquake Induced Landsliding

Strong ground shaking during a major earthquake on a nearby fault is likely to be felt at this site.
The stability of all slopes is lower during seismic events. The site is not mapped in a State of California Zone of Earthquake Induced Landsliding. Based on the relatively flat nature of the site and not being mapped in a Zone of Earthquake Induced Landsliding, it is our opinion from that the potential for earthquake induced landsliding is low.

4.3 Surface Fault Rupture

The site is located in the seismically active greater San Francisco Bay Area. The seismicity of the area is dominated by the San Andreas, Hayward and Calaveras faults. The surface fault rupture hazards posed by active and potentially active faults are evaluated by the California Geological Survey (CGS) in accordance with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act. We reviewed the CGS Earthquake Zones of Required Investigation Map. Based on our review, the site is not located within or immediately adjacent to a State of California Alquist-Priolo Earthquake Fault Zone.

4.4 Liquefaction and Associated Effects

Liquefaction is the temporary transformation of saturated soils into a viscous liquid during strong to violent ground shaking during a seismic event. This transformation occurs as a result of loss of strength due to rapid

increases in pore water pressure within the soil matrix. Clay soils are generally a less susceptible liquefaction, but are more likely to undergo cyclic softening, and loss in strength. The impact of liquefaction and cyclic softening to surface structures is generally limited to soils within 50 feet of the ground surface. Primary factors affecting the potential for a soil to undergo liquefaction or cyclic softening include groundwater depth, overburden pressure, soil type and intensity of the seismic event.

Lots 25 through 27 are mapped in a Liquefaction Zone of Required investigation. Based on our experience with the neighboring parcel liquefaction induced settlement potential is likely low. We recommend that a confirmation boring be performed as part of the Design Level Geotechnical Investigation.

4.5 Tsunami/Seiche

A tsunami is a series of waves or surges that can cause great loss of life and property damage in coastal areas. Very large tsunamis can cause damage to coastal regions thousands of miles away from the earthquake that caused them. Tsunamis are triggered by earthquakes, volcanic eruptions, submarine landslides, and by onshore landslides in which large volumes of debris fall into the water. The site is mapped out side of a Tsumani hazard area.

4.6 Flooding

Using the Federal Emergency Management Agency (FEMA) online flood map tool, the site is located in an X (unshaded) Zone. This zone is characterized as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

5 Geotechnical Discussions & Evaluations

5.1 Presence of Undocumented Fill

There appears to be undocumented fill along the northern property line. We believe that the fill was placed as part of grading Vineyard Avenue. Based on the Preliminary Grading Plan we do not anticipate a significant impact to the project. There also appears to have been minor grading across the site. Our borings did not identify any undocumented fill.

6 Preliminary Geotechnical Recommendations

6.1 2022 California Building Code Seismic Design Parameters

The following Seismic Design Parameters were determined using the OSHPD Seismic Design Maps online program using ASCE 7-16 as the Reference Code:

Criteria	Value
Latitude	37.6600
Longitude	-121.8295
Site Class	D (Default)
S_s	1.563
S_1	0.6
PGA	0.652

According to ASCE 7-16 Section 11.4.3 a Site Specific Response Analysis is required unless one of the specified exceptions is used by the structural engineer. If an exception is used, the following criteria may be used:

Criteria	Value
F_a	1.2
F_v	1.7
S_{MS}	1.876
S_{M1}	1.02
S_{DS}	1.251
S_{D1}	0.68

6.2 Preliminary Foundation Recommendations

6.2.1 Post-Tensioned Slab-On-Ground

It is our opinion that the proposed building can be supported on a post-tensioned (PT) slab-on-ground foundation. In accordance with the PTI DC10.5 (as specified by the CBC Section 1808.6.2) we recommend the following design criteria

Post-Tensioned Concrete Slab-On-Ground Foundation Design Parameters	
Allowable Bearing Capacity (may be increased by 33% for seismic and wind loads)	2,000 psf
Passive Equivalent Fluid Pressure (neglect the upper foot if ground surface is not confined)	250 pcf
Friction Coefficient – Sliding	0.35
Minimum Friction Coefficient – Prestress Loss (higher value may be warranted as determined by the Structural Engineer)	0.75
Edge Moisture Variation Distance Center Edge	 9.0 Feet 4.9 Feet
Differential Swell Center Edge	 0.88 Inches 1.32 Inches
Minimum Stiffness Coefficient, C_Δ Center Edge	 240 480

Where porches are tied into the building, the building's PT slab foundation should be designed such that it includes the porch.

PT slab foundations can be constructed on properly prepared subgrade soils. The upper foot of the subgrade soils should be pre-soaked to at least 5 percent above optimum moisture content prior to concrete placement. The pre-soaked pads should not be allowed to dry out to less than the recommended moisture content before concrete is placed. Subgrade moisture should be observed by a member of our staff prior to concrete placement. Compacted subgrade soils may become disturbed during utility trench excavation and backfilling.

These soils should be uniformly moisture conditioned to at least 5 percent above optimum moisture content and compacted prior to concrete placement.

6.2.2 Vapor Retarders

We recommend that a polyethylene vapor retarder be installed when flooring materials sensitive to moisture are used. The vapor retarder should be placed between the slab-on-ground and the subgrade or capillary break. Vapor retarders should have a minimum thickness of 10 mil. Joints should be lapped a minimum of 6 inches and sealed at the joints and all slab openings.

6.2.3 Capillary Breaks

If the structural engineer elects to include a capillary break, the capillary break should be in accordance with California Green Building Code 4.505.2.1

6.3 Retaining Walls

Masonry retaining walls can be supported on footing foundations founded on engineered fill or firm native soil. We recommend the following geotechnical criteria be incorporated into retaining wall design:

6.3.1 Lateral Earth Pressures

The following table presents lateral earth pressures to be used in the retaining wall design:

Criteria	Value
Active Lateral Earth Pressure (drained conditions) *level backfill*	50 pcf
Active Lateral Earth Pressure (drained conditions) *2H:1V backfill*	65 pcf

The above-recommended lateral pressures do not include surcharges. Therefore, the designer should include appropriate surcharge loads (including those for construction loads) in retaining wall designs.

The above criteria are applicable to walls up to 6 feet high. For taller walls, we should be requested to provide the seismic earth pressure for the walls.

6.3.2 Retaining Wall Back-Drains

The recommended lateral pressures assume drained condition. To prevent hydrostatic pressure build-up, retaining walls should be provided with permanent backdrains. The backdrain should consist of a blanket of Class 2 permeable material (conforming to Section 68-2.02F of the Caltrans Standard Specifications) and a 4-inch diameter perforated PVC pipe (SDR 35). The perforated pipe should be placed, perforations facing down, near the bottom of the wall to carry collected water to a suitable gravity discharge. The permeable material blanket should be at least 12 inches thick and should be placed from the base of the retaining wall to about 1 foot below finished grade at the top of the wall. A cap of compacted native soil should be placed over the permeable material to reach finished grade.

An acceptable alternative method of back drainage would be to use American Sitedrain (Model 186) and Sitedrain HQ (Model 246) or approved equivalent, installed in strict accordance with the manufacturer's recommendations. The product should be installed in accordance with the manufacture's details. If such a system is used, care should be taken so that the drain does not collapse during backfilling.

6.3.3 Shallow Foundations – Retaining Walls

The following criteria may be used when designing footings for retaining walls:

Design Criteria	Value
Allowable Bearing Capacity (May be temporarily increased by 1/3 for wind and seismic loading)	2,000 psf
Allowable Passive Equivalent Fluid Pressure	250 psf
Friction Factor – Concrete to Soil	0.35
Minimum Footing Depth	24 inches

Should passive pressure and friction be used in combination, the resistance provided by friction should be reduced by 50%.

6.3.4 Retaining Wall Backfill

Backfill material should conform to the following:

- Plasticity Index less than 20
- Largest particle should not exceed 2 inches in largest diameter

Backfill materials should be placed in level lifts about 6 to 8 inches in loose thickness. Backfill should be compacted in accordance with the following table:

Material Type	Moisture Condition	% Relative Compaction
Cohesive Soils (silts & clays)	At least 5% above optimum	85% to 90%
Granular Soils (sands & gravels)	At least 2% above optimum	At least 90%

6.4 Preliminary Earthwork Recommendation

6.4.1 Site Preparation & Grading

Site grading is not anticipated. Should grading occur, site preparation and grading should consist of the following:

1. Vegetation and debris should be removed. The cuttings should be scattered away from the area of the structural fill. It is preferential for cuttings to be spread in open space areas.

2. Area to receive engineered fill should be scarified a minimum of 12 inches, moisture conditioned and compacted. Moisture conditioning and compaction should be in accordance with the engineered fill specifications below.

3. Engineered Fill should be moisture conditioned in accordance with the following table.

Material Type	Moisture Condition	% Relative Compaction
Cohesive Soils (silts & clays)	At least 5% above optimum	85% to 90%
Granular Soils (sands & gravels)	At least 2% above optimum	At least 90%

4. Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density determined by ASTM D1557 compaction test procedure. Optimum moisture is the water content (percentage by dry weight) corresponding to the maximum dry density.

5. Engineered fill should be properly moisture conditioned and placed in thin lifts (normally 6 to 8 inches depending on the compaction equipment) and compacted as discussed above.

6. Observation and soil density tests should be performed during grading to assist the contractor in obtaining the required degree of compaction and proper moisture content.

7. The soils engineer should be notified at least 48 hours prior to any grading operations. The procedures and methods of grading may then be discussed between the contractor and the soils engineer.

6.4.2 Cut/Fill Transition Pads

For all cut/fill transition pads, the cut portion should be overexcavated at least 3 feet deep below pad grade and replaced with engineered fill. Where engineered fill depths are less than 3 feet then the ground should be overexcavated to create a minimum of 3 feet of engineered fill. The intent is for each of these building pads to be underlain by a minimum of 3 feet of engineered fill. (Overexcavation may consist of removing 2 feet and scarifying 1 foot).

6.4.3 Cut Transition Pads

Cut Pads should be scarified at least 12 inches below pad grade, moisture conditioned and compacted.

6.4.4 Fill Slopes

Based on the Preliminary Grading Plans, proposed fill slopes are less than 6 feet in height. It is our opinion that fill slopes less than 10 feet in height can be constructed at a gradient of 2 Horizontal to 1 Vertical (2H:1V) or flatter.

Based on the Preliminary Grading Plan, Keyways will likely be need for the fill slopes on Lots 9 & 18 and 25 & 27. Keyways may be assumed to include the following (Plate 5 for detail):

- Minimum Width – 15 feet
- Minimum Depth – 3 feet deep at the toe side
- Subdrain – 4-inch diameter SDR 35 perforated pipe, bedded on at least 6 inches of Class 2 Permeable Material, the sides covered by at least 10 inches and the top covered with at least 14 inches of Class 2 Permeable Material.

6.4.5 Cut Slopes

Based on the Preliminary Grading Plans, proposed cut slopes are less than 6 feet in height. It is our opinion that cut slopes less than 10 feet can be constructed at a gradient of 2 Horizontal to 1 Vertical (2H:1V) or flatter.

6.5 Preliminary Underground Utilities Recommendations

6.5.1 Trench Excavations

Excavations should conform to applicable State and Federal industrial safety requirements. Where trench excavations are more than 5 feet deep, they should be sloped and/or shored. Trench walls should be sloped no steeper than 1½ H:1V in dry granular soils, and no steeper than 1H:1V in dry cohesive soils. Flatter trench slopes may be required if seepage is encountered during construction or if exposed soil conditions differ from those encountered by the borings. If shoring is used, shoring systems should conform to the Construction Safety Orders of the State of California (Section 1541.1.).

6.5.2 Trench Backfill

Materials quality, placement procedures and compaction operations for utility pipe bedding and shading materials should meet applicable agency requirements. Utility trench backfill above the shading materials may consist of native soils processed to remove rubble, rock fragments over 4 inches in largest dimension, debris, vegetation and other undesirable materials. Backfill materials should be placed in level lifts about 6 to 8 inches in loose thickness. Backfill should be compacted in accordance with the following table:

Material Type	Moisture Condition (% Above Optimum)	% Relative Compaction
Cohesive Soils (silts & clays)	At least 5% above optimum	88% to 92%
Granular Soils (sands & gravels)	At least 2% above optimum	At least 90%
Upper Two Feet of Subgrade Soils	At least 5% above optimum	At least 95%

No jetting is permissible on this project.

6.6 Pavement Sections

6.6.1 Preliminary Flexible Pavement Sections

The following pavement analyses are based upon an assumed R-value of 5 for the subgrade soil, the Caltrans Design Method for Flexible Pavement (20-year life cycle), and traffic indices (TI), which are indications of load frequency and intensity.

Traffic Index	AC (in)	Class 2 AB (in)	Total (in)
5	3	10	13
6	3	14	17
7	4	15 ½	19 ½

We recommend samples be collected for R-Value testing during the Design Level Geotechnical Investigation. R-Values above 5 may result in reduced pavement sections.

6.6.2 Subgrade

Prior to subgrade preparation, utility trench backfill should be properly placed and compacted. Subgrade soils for asphalt concrete pavement should be compacted to at least 95 percent relative compaction to provide a

smooth, unyielding surface. Subgrade soils should be maintained in a moist and compacted condition until covered with the complete pavement section.

6.6.3 Aggregate Base

Class 2 aggregate base should conform to the requirements in Section 26, Caltrans Standard Specifications. The aggregate base should be placed in thin lifts in a manner to prevent segregation, uniformly moisture conditioned, and compacted to at least 95 percent relative compaction to provide a smooth, unyielding surface.

6.6.4 Pavement Edge Drains

Pavement edge drains are a pavement drainage system designed to collect and divert ponding water at the aggregate base and subgrade contact. Ponding water can result in a weakend subgrade and potentially result in premature pavement failure.

Pavement edge drains should consist of a 4 inch diameter perforated SDR 23.5 or Schedule 40 pipe surrounded by at least 2 inches of Class 2 Permeable Material. The top of Class 2 Permeable Material should be located at the bottom of the Class 2 Aggregate Base.

For planning purposes, a pavement edge drain will likely need to be installed at the northern terminus of B Court and extend along A Street in front of Lots 25 and 26.

6.7 Drainage & Landscaping

Proper site drainage is important for the long-term performance of the proposed buildings and site improvements. Positive surface drainage should be provided around the buildings to direct surface water away from foundations. We recommend the ground surface within five feet of the building perimeters slope down, away from the buildings with a surface gradient of at least two percent. Roof downspouts should be discharged away from the foundations into controlled drainage facilities.

When selecting landscaping, we recommend that drought resistant and low water plants be selected. When possible, trees should be avoided adjacent to buildings, concrete flatwork and roadways. Once landscaped, watering and maintenance should be consistent in improved areas as changes in soil moisture can cause volumetric changes in expansive soils.

7 Limitations

The conclusions and recommendations of this report are based upon the information provided to us regarding the proposed project, subsurface conditions encountered at the field exploration locations, and professional judgment. This study has been conducted in accordance with currently accepted standards of geotechnical engineering practice; no other warranty is expressed or implied.

The field exploration locations were determined by pacing from the existing surface features and should be considered approximate only. Site conditions described in the text are those existing at the time of our field explorations and are not necessarily representative of such conditions at other locations and times.

The Boring Logs show subsurface conditions at the locations and on the date indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. In the event that changes in the nature,

design or location of the proposed project are planned or if subsurface conditions differ from those described in this report, then the conclusions and recommendations in this report shall be considered invalid, unless the changes are reviewed and the conclusions and recommendations are modified or approved in writing.

8 Additional Services

Prior to construction, our firm should be provided the opportunity to review the plans and specifications to determine if the recommendations of this report have been implemented in those documents. We would appreciate the opportunity to meet with the contractors prior to the start of construction to discuss the procedures and methods used. This can facilitate the performance of the construction operation and minimize possible misunderstanding and construction delays.

To a degree, the performance of the proposed project is dependent on the procedures and quality of the construction. Therefore, we should observe the contractor's procedures, the exposed soil conditions, and field and laboratory testing during construction. These observations will allow us to check the contractor's work for conformance with the intent of our recommendations and to observe any unanticipated soil conditions that could require modification of our recommendations.

9 Selected References

California Building Standards Commission, 2022 California Building Code, Volumes 1 and 2. Sacramento, California.

California Department of Transportation, 2012, Highway Design Manual.

California Department of Transportation, 2022, Standard Specifications.

California Geological Survey, August 27, 2018, Earthquake Zones of Required Investigation, Livermore Quadrangle.

California Geological Survey, 2008, Guidelines for evaluating and mitigating seismic hazards in California. Special Publication 117A.

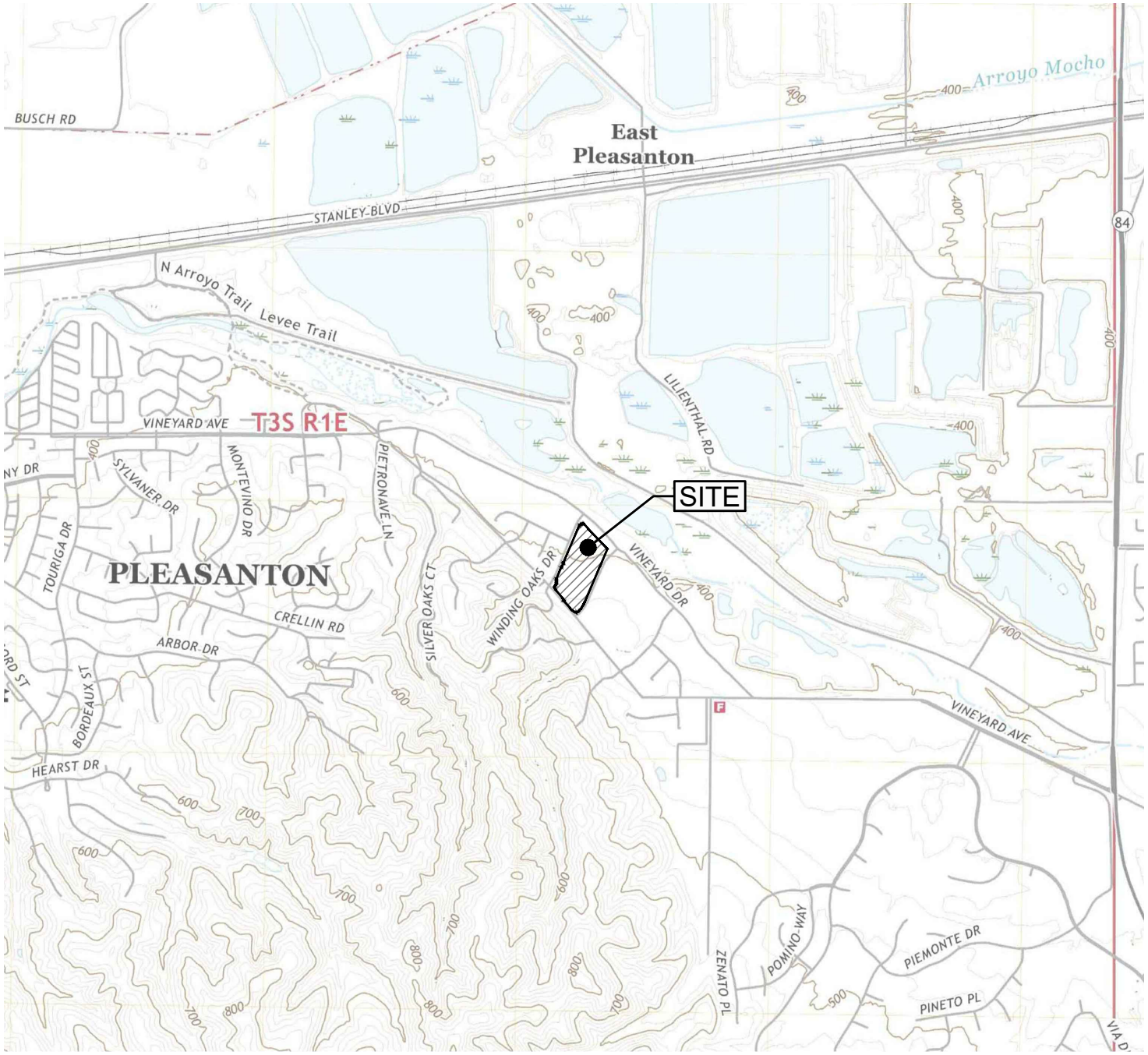
Dibblee, Thomas, 2005, Geologic Map of the Livermore Quadrangle.

Post-Tensioning Institute, 2019, Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations on Expansive and Stable Soils.

State of California, 1982, State of California Earthquake Fault Zones Map, Livermore -7.5' Quadrangle, California Division of Mines and Geology.

Working Group on California Earthquake Probabilities, 2015, UCERF3: A new earthquake forecast for California's complex fault system: U.S. Geological Survey 2015–3009, 6 p.

Plates



BASE: PORTIONS OF U.S.G.S. 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, LIVERMORE

N

0 2000

1"=2000'

AFTERSHOCK GEOTECHNICAL

VICINITY MAP

Vineyard Avenue - APN 946-4619-001

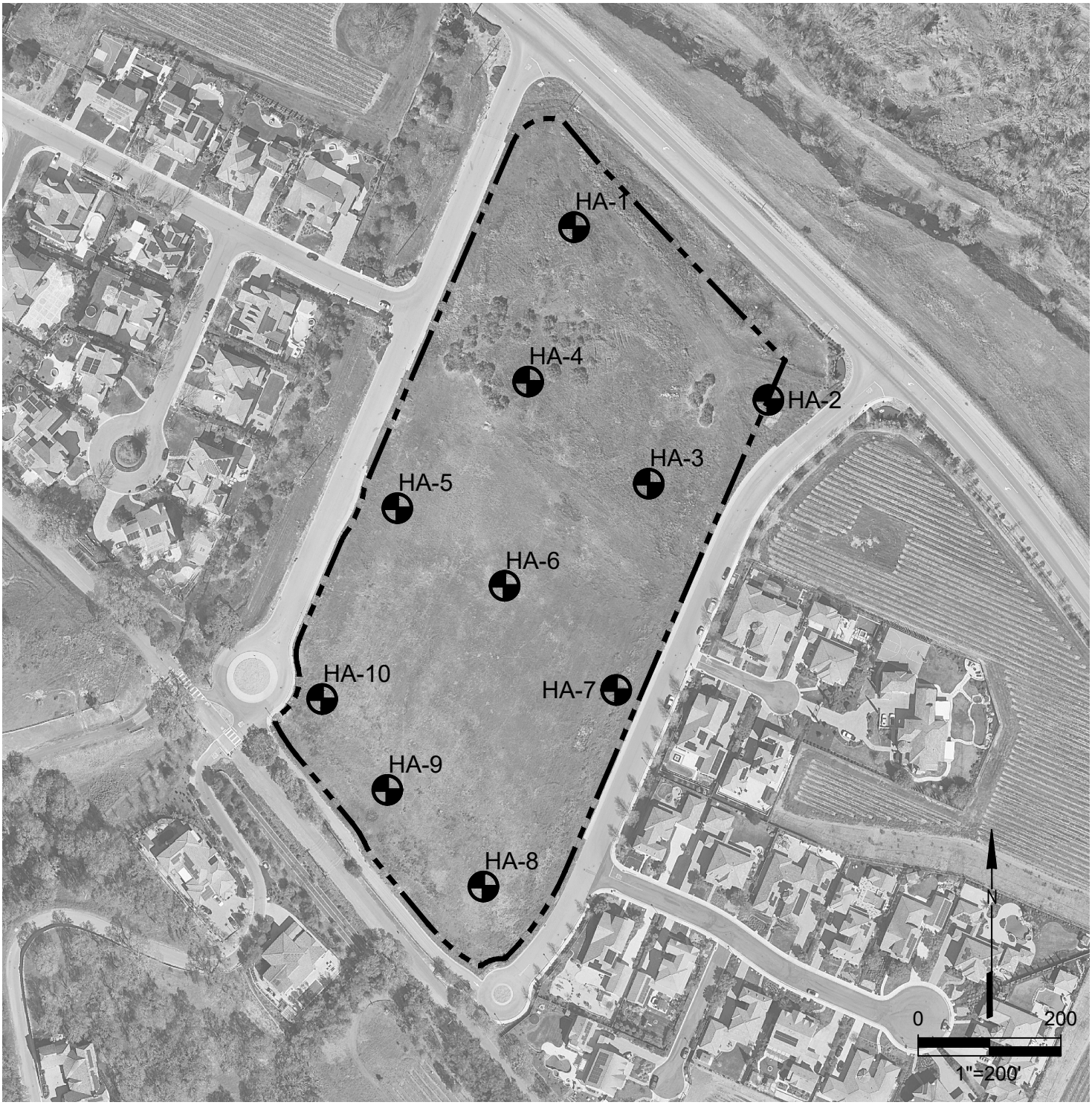
Pleasanton, CA

For

Trumark Homes

Date: 4-14-2024	Project No. 24.108.100

PLATE 1



EXPLANATION

PROJECT BOUNDARY

HA-10 BORING LOCATION (AFTERSHOCK GEOTECHNICAL, THIS STUDY)

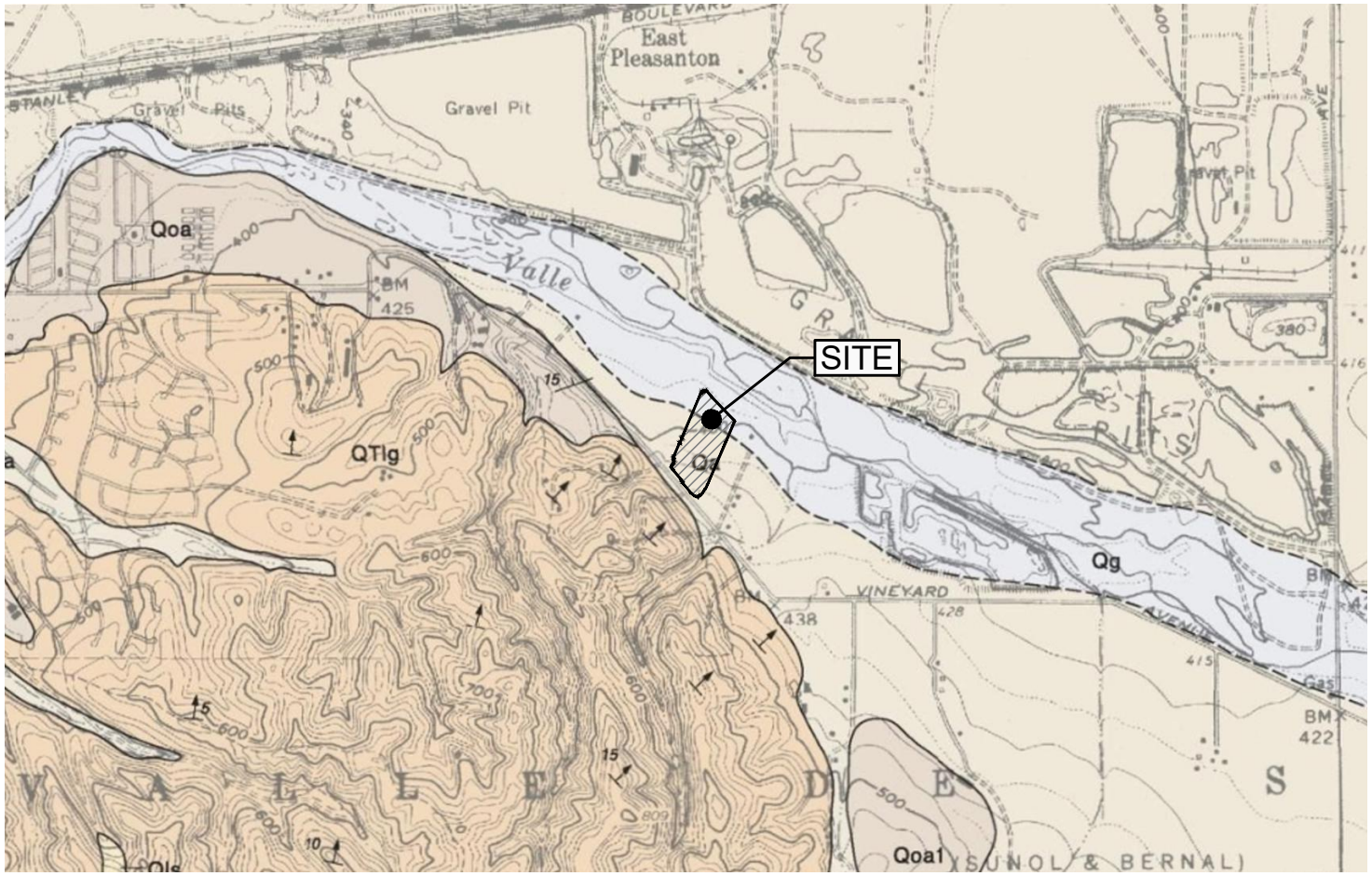
AFTERSHOCK GEOTECHNICAL

SITE PLAN

Vineyard Avenue - APN 946-4619-001
Pleasanton, CA
For
Trumark Homes

Date: 4-14-2024 | Project No. 24.108.100

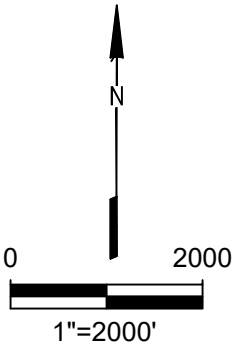
PLATE 2



BASE: PORTIONS OF GEOLOGY OF THE LIVERMORE QUADRANGLE, CALIFORNIA, BY: DIBBLEE, T.W., AND MINCH, J.A

EXPLANATION

———	CONTACT - DEPOSITIONAL OR INTRUSIVE CONTACT, DASHED WHERE APPROXIMATELY LOCATED, DOTTED WHERE CONCEALED	Qg	SAND AND GRAVEL OF MAJOR STREAM CHANNELS
		Qa	ALLUVIUAL GRAVEL, SAND AND CLAY OF VALLEY AREAS
		Qoa1	ALLUVIAL GRAVEL AND SAND AT LOW LEVELS
— — —	FAULT - DASHED WHERE APPROXIMATELY LOCATED, DOTTED WHERE CONCEALED SAWTEETH ARE ON UPPER PLATE OF LOW ANGLE THRUST FAULT	QTig	LIVERMORE GRAVEL

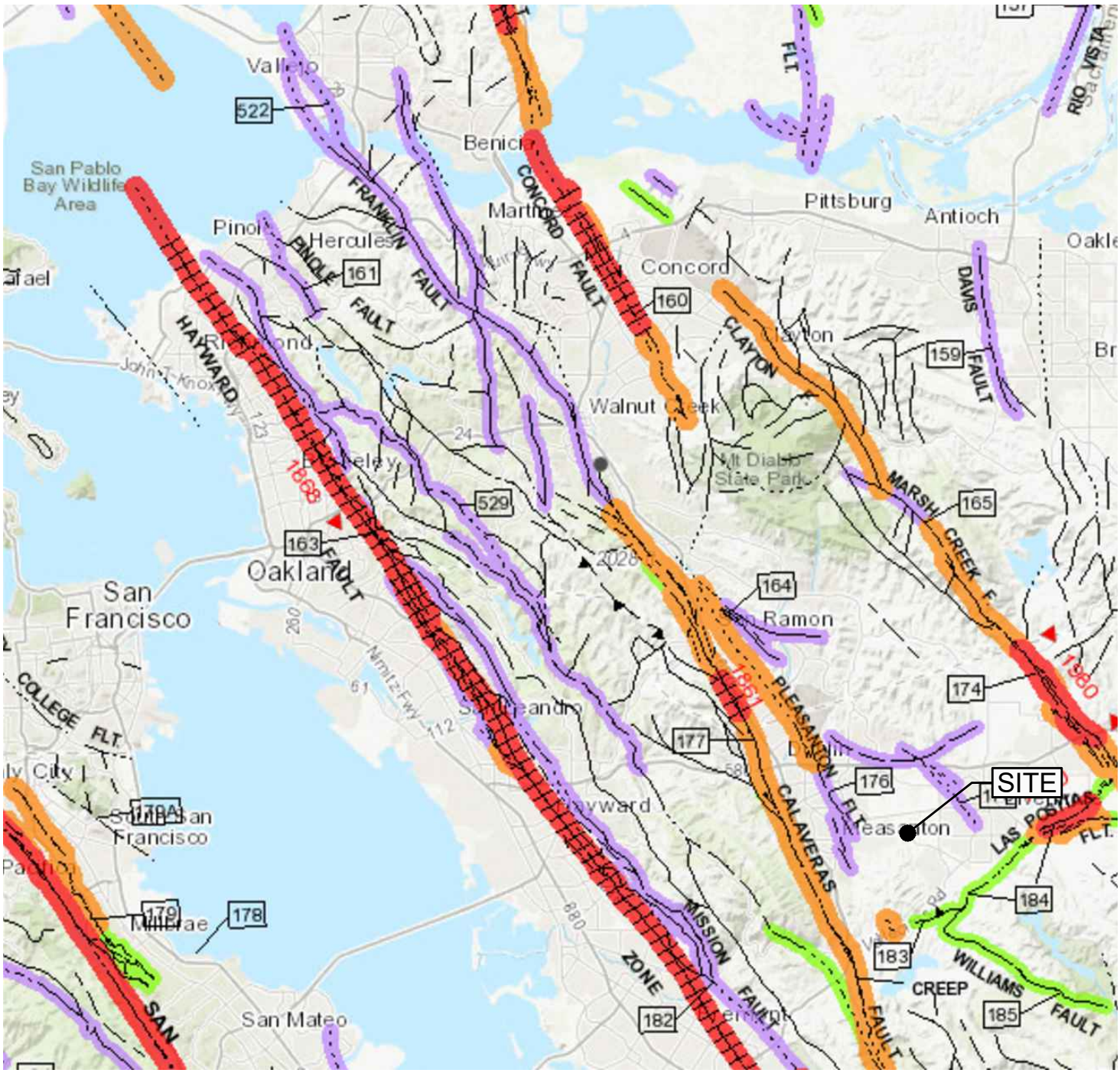


AFTERSHOCK GEOTECHNICAL

REGIONAL GEOLOGIC MAP

Vineyard Avenue - APN 946-4619-001
Pleasanton, CA
For
Trumark Homes

Date: 4-14-2024 | Project No. 24.108.100



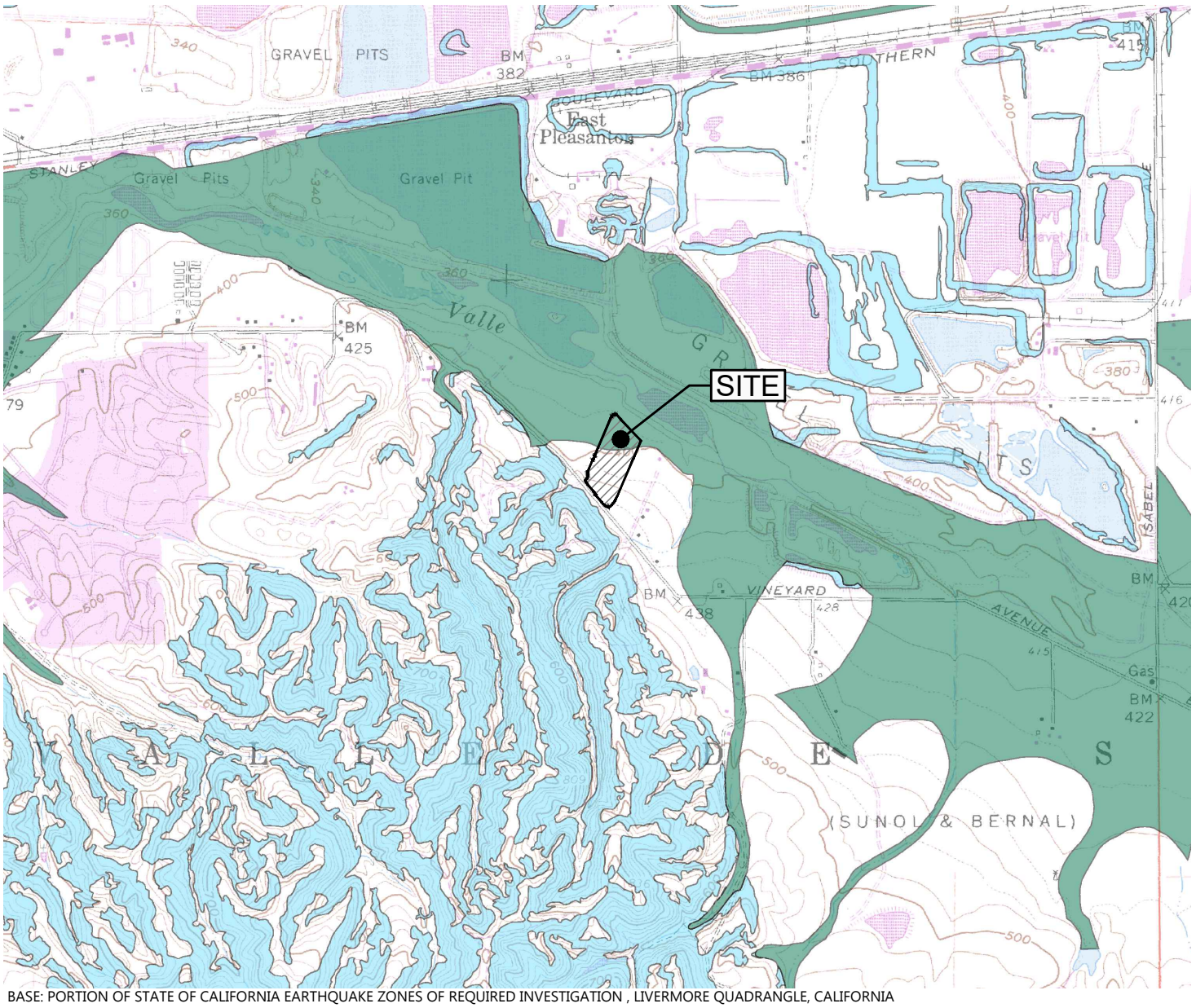
AFTERSHOCK GEOTECHNICAL

REGIONAL FAULT MAP

Vineyard Avenue - APN 946-4619-001
Pleasanton, CA
For
Trumark Homes

Date: 4-14-2024	Project No. 24.108.100

PLATE 4



BASE: PORTION OF STATE OF CALIFORNIA EARTHQUAKE ZONES OF REQUIRED INVESTIGATION , LIVERMORE QUADRANGLE, CALIFORNIA

EXPLANATION

LIQUEFACTION ZONES
Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

EARTHQUAKE-INDUCED LANDSLIDE ZONES
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

N

0 2000

1"=2000'

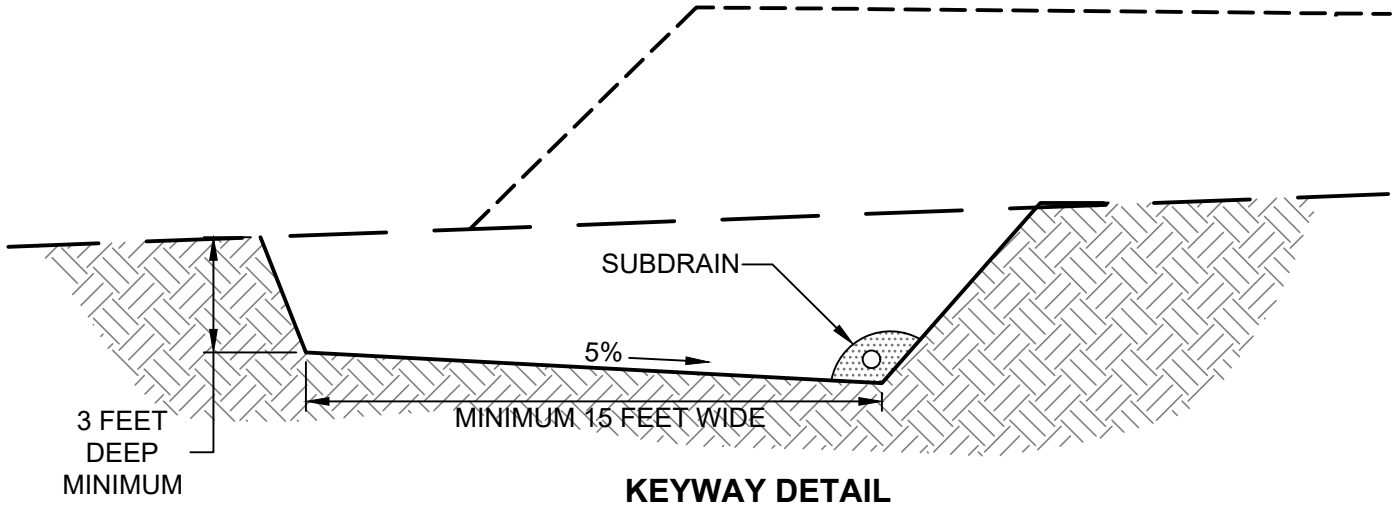
EARTHQUAKE ZONES OF REQUIRED INVESTIGATION

Vineyard Avenue - APN 946-4619-001
Pleasanton, CA
For
Trumark Homes

Date: 4-14-2024	Project No. 24.108.100

AFTERSHOCK GEOTECHNICAL

PLATE 5



KEYWAY DETAIL

AFTERSHOCK
GEOTECHNICAL

TYPICAL DETAILS	
Vineyard Avenue - APN 946-4619-001 Pleasanton, CA For Trumark Homes	
Date: 4-14-2024	Project No. 24.108.100

Appendix A
Boring Logs

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-1

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4 - 5		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand
			5 - 6		CL	SILTY CLAY, medium to dark brown, moist, very stiff
			7 - 8 - 9 - 10			Hand Auger terminated at 6-1/2 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-2

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
			0			**SURFACE CONDITIONS:**
			0 - 1 - 2 - 3 - 4 -		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, some subangular gravel
			5 - 6 -		CL	SILTY CLAY, medium to dark brown, moist, very stiff
			7 - 8 - 9 - 10			Hand Auger terminated at 6-1/2 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-3

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4		CL	SANDY CLAY, dark brown, moist, stiff, fine-to medium-grained sand, trace fine gravel
			4 - 5 - 6		CL	SILTY CLAY, medium to dark brown, moist, very stiff
			- 7 - 8 - 9 - 10			Hand Auger terminated at 6 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-4

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4 - 5		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			5 - 6 - 7 - 8		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			8 - 9 - 10			Hand Auger terminated at 8 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-5

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4 - 5		CL	SANDY CLAY, dark brown, moist, stiff, fine-to medium-grained sand, trace subangular gravel
			5 - 6 - 7		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			7 - 8 - 9 - 10			Hand Auger terminated at 7 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-6

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4 - 5 -		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			6 - 7 - 8		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			- 9 - 10			Hand Auger terminated at 8 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-7

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			4 - 5 - 6 - 7 - 8		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			8 - 9 - 10			Hand Auger terminated at 8 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-8

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			3 - 4 - 5 - 6 - 7 - 8		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			8 - 9 - 10			Hand Auger terminated at 8 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-9

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			3 - 4 - 5 - 6 - 7 - 8		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand, trace semi-angular fine gravel
			- 9 - 10			Hand Auger terminated at 8 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

LOG OF BORING HA-10

Project No.: 24.108.100	**Client:** Trumark Homes	**Date Drilled:** 3-29-2024
Project Name: Vineyard Avenue APN 946-4619-001	**Drilling Method:** Hollow-stem Auger	**Elevation:** n/a

SAMPLER TYPE:	DRIVE WEIGHT (LBS.)	HEIGHT OF FALL (IN.)

Moisture Content (%)	Dry Unit Weight (PCF)	Penetration Resistance (blows/foot)	Depth (feet)	Sample Symbol	USCS Classification	MATERIAL DESCRIPTION AND REMARKS
						SURFACE CONDITIONS:
			0 - 1 - 2 - 3 - 4 -		CL	SANDY CLAY, dark brown, moist, stiff, fine-to coarse-grained sand, trace semi-angular fine gravel
			5 - 6 - 7 -		CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand
			8 - 9 - 10			Hand Auger terminated at 7-1/2 feet No Groundwater encountered

AFTERSHOCK GEOTECHNICAL

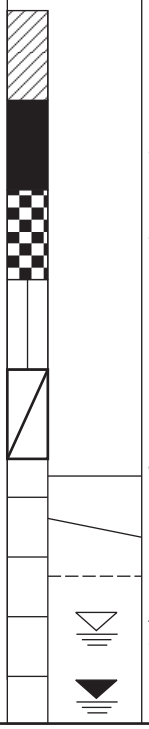
UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			CLASSIFICATION SYMBOL	TYPICAL NAMES
COARSE GRAINED SOILS MORE THAN HALF OF THE MATERIAL IS LARGER THAN NO. 200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE TO NO FINES	GW	WELL GRADED GRAVELS, GRAVEL/SAND MIXTURES
			GP	POORLY GRADED GRAVELS, GRAVEL/SAND MIXTURES
		GRAVEL WITH OVER 12% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL/SAND/SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL/SAND/CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE TO NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, POORLY GRADED SAND/SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND/CLAY MIXTURES
FINE GRAINED SOILS MORE THAN HALF OF THE MATERIAL IS SMALLER THAN NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 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 CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 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 SILTS
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SILTS

KEY TO BORING LOG SYMBOLS

Depth in Feet	Moisture Content (%)	Dry Unit Weight (pcf)	Blows per foot	Unified Soil Classification System

Note: Soils described as dry, moist, and wet are estimated to be dry of optimum, near optimum, and more wet than optimum moisture content, respectively. Saturated soils are estimated to be within areas of free groundwater.



Bulk Sample

2.5-inch I.D. Split Barrel Sample

2.8-inch I.D. Shelby Tube Sample

No Sample recovered

Standard Penetration Test interval

Well-defined stratum change

Gradual stratum change

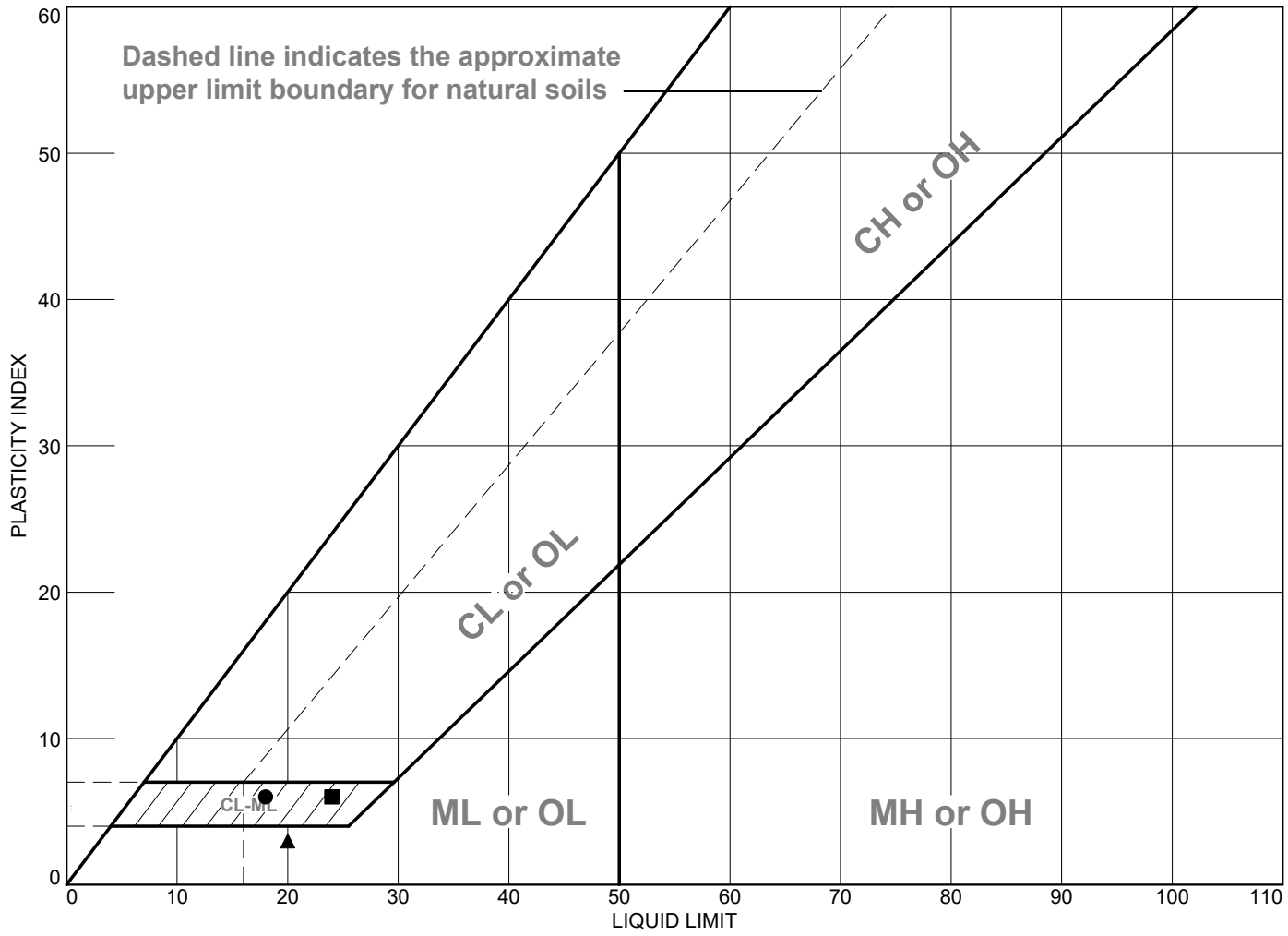
Interpreted stratum change

Apparent ground water level measured at date noted; seasonal weather conditions, site topography, etc., may cause fluctuations in water level indicated on boring logs

Stabilized ground water level measured at date noted

Appendix B
Laboratory Test Results

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Sandy Clay, medium brown	18	12	6	82.9	63.4	CL-ML
■	Sandy Clay, Dark to Medium Brown	24	18	6	92.9	73.2	CL-ML
▲	Sandy Clay, Medium Brown	20	17	3	74.9	55.8	ML
◆							

Project No. 24.108.100 **Client:** Trumark Homes

Project: Vineyard Ave Pleasanton, CA

● **Source of Sample:** B1 **Depth:** 5-6

■ **Source of Sample:** B5 **Depth:** 5.5-6.5

▲ **Source of Sample:** B10 **Depth:** 1.5-4.5

◆ **Source of Sample:** **Depth:**

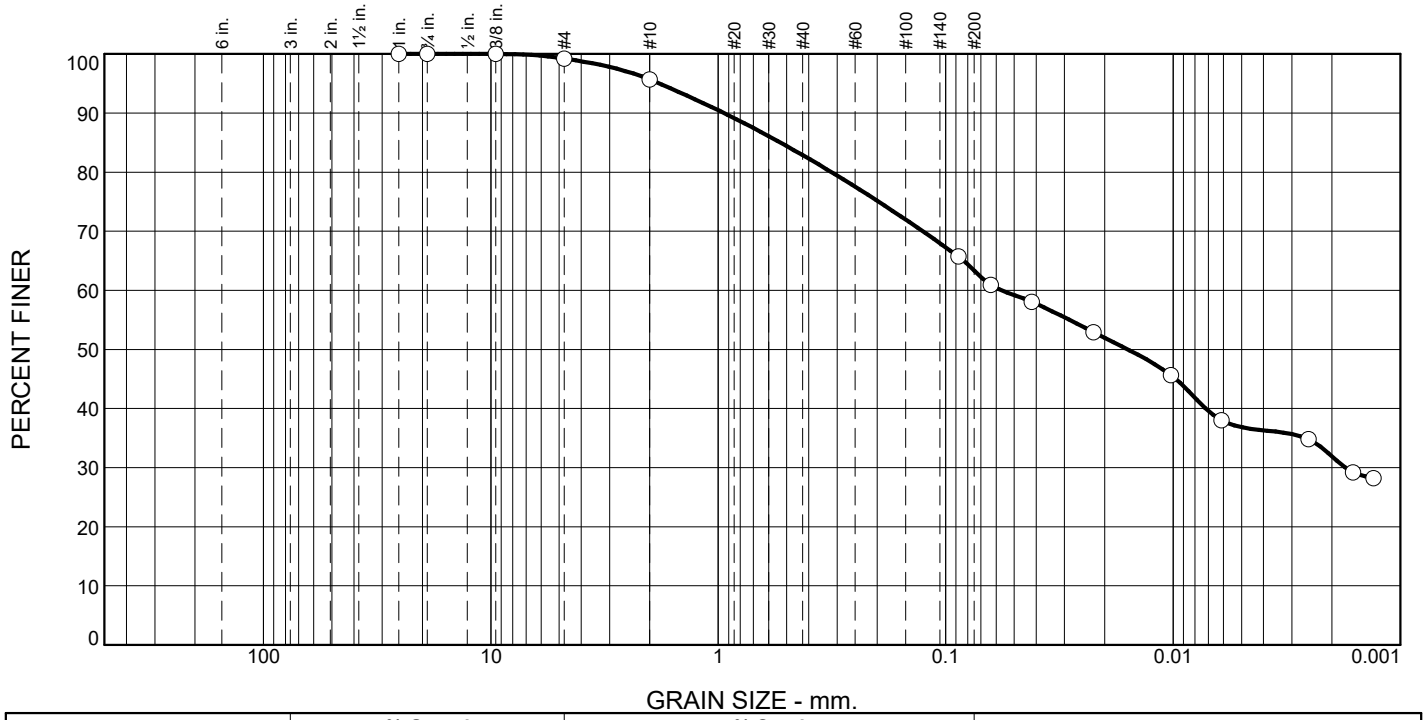
Remarks:

AFTERSHOCK GEOTECHNICAL

Figure

Tested By: NC **Checked By:** NC

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines
	Coarse	Fine	Coarse	Medium	Fine	
0.0	0.0	0.8	3.5	12.8	19.5	63.4

Test Results (ASTM D6913 and D422)

Sieve Size or Diam. (mm.)	Finer (%)	Spec.* (%)	Out of Spec. (%)
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	99.2		
#10	95.7		
0.0878 mm.	65.7		
0.0633 mm.	61.0		
0.0418 mm.	58.1		
0.0224 mm.	52.9		
0.0102 mm.	45.7		
0.0061 mm.	38.0		
0.0025 mm.	34.8		
0.0016 mm.	29.2		
0.0013 mm.	28.2		

* (no specification provided)

Source of Sample: B1 **Depth:** 5-6

Material Description

Sandy Clay, medium brown

Sieve Test (ASTM D6913)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Hydrometer Test (ASTM D422)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Atterberg (ASTM D4318)

PL= 12 **LL=** 18 **PI=** 6

Coefficients

D_{90}= 0.9442 D_{85}= 0.5326

D_{60}= 0.0570 D_{50}= 0.0158

D_{30}= 0.0017 D_{15}=

D_{10}=

C_u= C_c=

USCS (ASTM D2487)

CL-ML

Date Sampled: 3/30/24

Date Received:

Checked By: NC

Title:

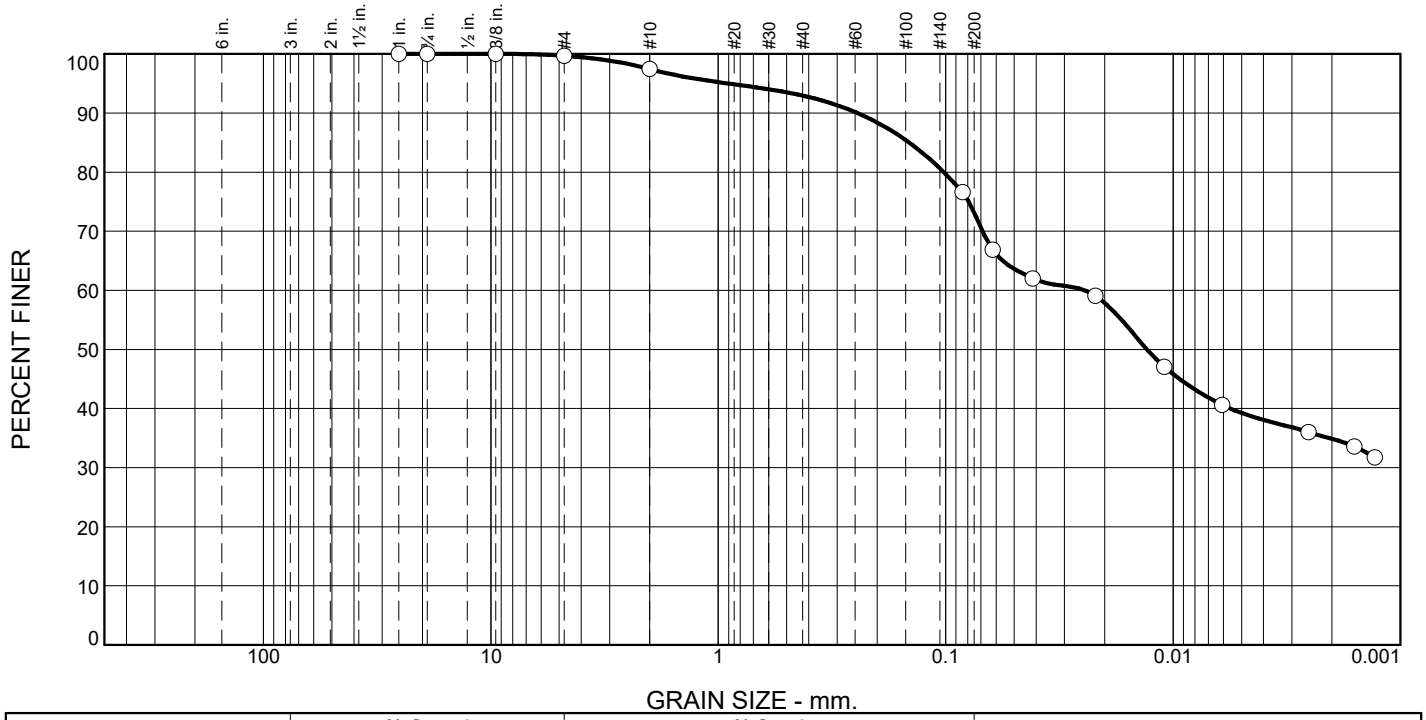
AFTERSHOCK GEOTECHNICAL

Client: Trumark Homes

Project: Vineyard Ave Pleasanton, CA

Project No: 24.108.100 **Figure**

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines
	Coarse	Fine	Coarse	Medium	Fine	
0.0	0.0	0.3	2.2	4.6	19.7	73.2

Test Results (ASTM D6913 and D422)

Sieve Size or Diam. (mm.)	Finer (%)	Spec.* (%)	Out of Spec. (%)
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	99.7		
#10	97.5		
0.0842 mm.	76.6		
0.0621 mm.	66.9		
0.0414 mm.	62.0		
0.0219 mm.	59.1		
0.0109 mm.	47.1		
0.0061 mm.	40.7		
0.0025 mm.	36.0		
0.0016 mm.	33.6		
0.0013 mm.	31.7		

* (no specification provided)

Source of Sample: B5 **Depth:** 5.5-6.5

Material Description

Sandy Clay, Dark to Medium Brown

Sieve Test (ASTM D6913)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Hydrometer Test (ASTM D422)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Atterberg (ASTM D4318)

PL= 18 **LL=** 24 **PI=** 6

Coefficients

D_{90}= 0.2441 D_{85}= 0.1446

D_{60}= 0.0244 D_{50}= 0.0130

D_{30}= D_{15}=

D_{10}=

C_u= C_c=

USCS (ASTM D2487)

CL-ML

Date Sampled: 3/30/24

Date Received:

Checked By: NC

Title:

AFTERSHOCK GEOTECHNICAL

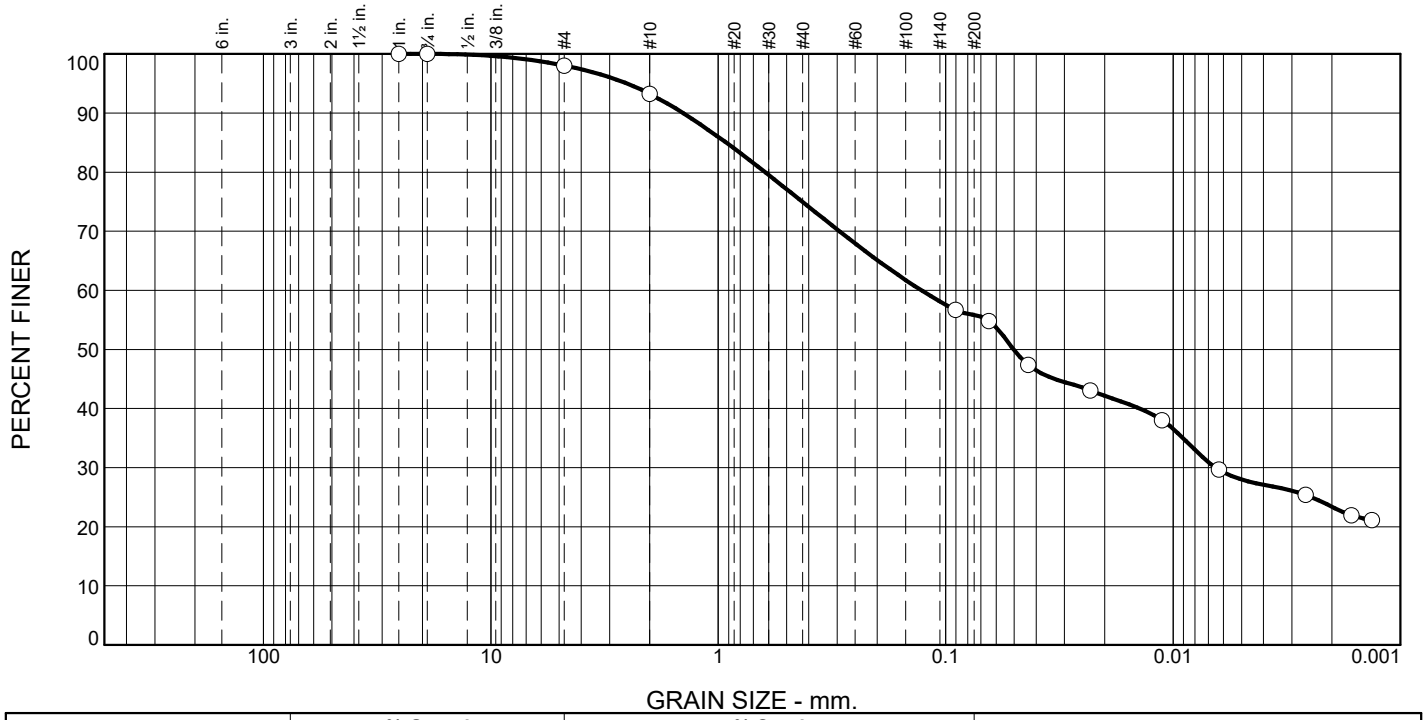
Client: Trumark Homes

Project: Vineyard Ave Pleasanton, CA

Project No: 24.108.100

Figure

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines
	Coarse	Fine	Coarse	Medium	Fine	
0.0	0.0	2.0	4.8	18.3	19.1	55.8

Test Results (ASTM D6913 and D422)

Sieve Size or Diam. (mm.)	Finer (%)	Spec.* (%)	Out of Spec. (%)
1"	100.0		
3/4"	100.0		
#4	98.0		
#10	93.2		
0.0905 mm.	56.7		
0.0645 mm.	54.8		
0.0433 mm.	47.3		
0.0231 mm.	43.1		
0.0112 mm.	38.0		
0.0063 mm.	29.6		
0.0026 mm.	25.4		
0.0016 mm.	21.9		
0.0013 mm.	21.1		

· (no specification provided)

Material Description

Sandy Clay, Medium Brown

Sieve Test (ASTM D6913)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Hydrometer Test (ASTM D422)

Test Date: 4/12/24 **Technician:** NC

Test Notes

Atterberg (ASTM D4318)

PL= 17 **LL=** 20 **PI=** 3

Coefficients

D_{90}= 1.4288 D_{85}= 0.9221

D_{60}= 0.1277 D_{50}= 0.0502

D_{30}= 0.0065 D_{15}=

D_{10}=

C_u= C_c=

USCS (ASTM D2487)

ML

Date Sampled: 3/30/24

Date Received:

Checked By: NC

Title:

Source of Sample: B10 **Depth:** 1.5-4.5

AFTERSHOCK GEOTECHNICAL

Client: Trumark Homes

Project: Vineyard Ave Pleasanton, CA

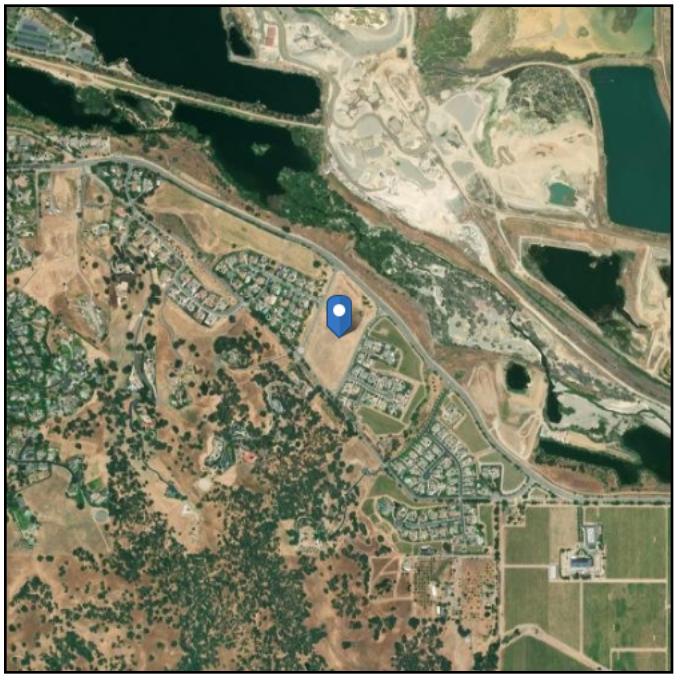
Project No: 24.108.100 **Figure**

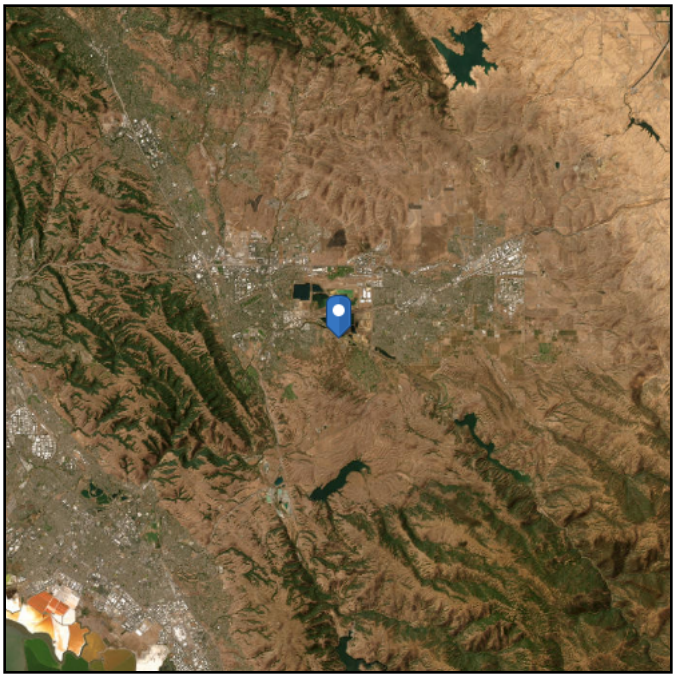
Appendix C
Hazard Reports

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	37.66
Risk Category:	II	**Longitude:**	-121.8295
Soil Class:	D - Default (see Section 11.4.3)	**Elevation:**	405.8250547088423 ft (NAVD 88)





Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	1.563	S_{D1} :	N/A
S_1 :	0.6	T_L :	8
F_a :	1.2	PGA :	0.652
F_v :	N/A	PGA_M :	0.782
S_{MS} :	1.876	F_{PGA} :	1.2
S_{M1} :	N/A	I_e :	1
S_{DS} :	1.251	C_v :	1.413

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Mon Apr 15 2024

Date Source: USGS Seismic Design Maps

Flood

Results:

Flood Zone Categorization: X (unshaded)

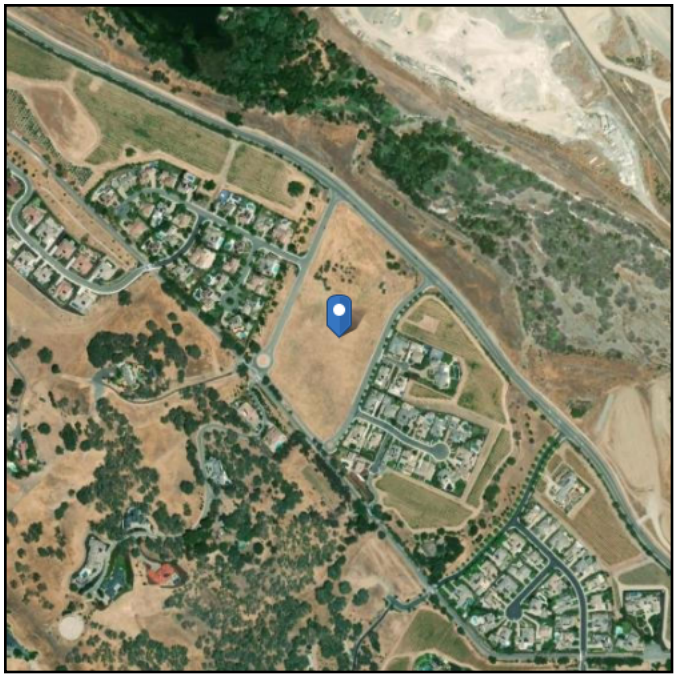
Base Flood Elevation:

Data Source: FEMA National Flood Hazard Layer - Effective Flood Hazard Layer for US, where modernized (https://msc.fema.gov/portal/search)

Date Accessed: Mon Apr 15 2024

FIRM Panel: If available, download FIRM panel here

Insurance Study Note: Download FEMA Flood Insurance Study for this area here



Tsunami

Results:

Tsunami: Not in mapped tsunami design zone.

Data Source: ASCE Tsunami Design Geodatabase

Date Accessed: Mon Apr 15 2024

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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Appendix D
Aerial Photographs



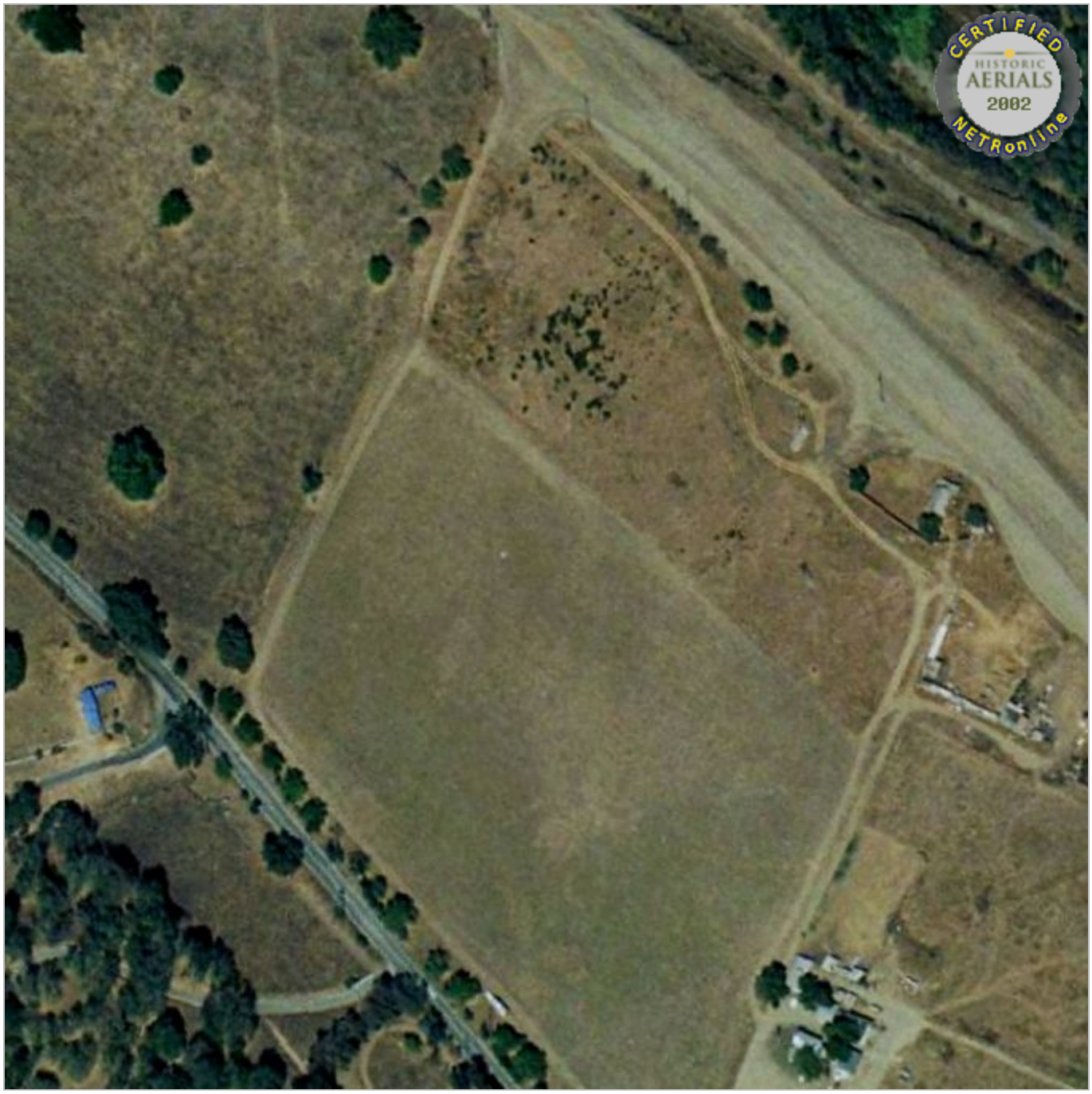
50m
300f





1949 aerial photograph
USGS (1949-10-13 - 1949-11-12)
USGS (1949-10-13 - 1949-11-12)

prepared April 16, 2024 -- Historic Aerial imagery © 2024 , NETRonline, LLC.



50m
300f

N
W
E
S



2002 aerial photograph
USGS Hi-Res Orthoimagery (2002-10-01 - 2002-10-01)

prepared April 16, 2024 -- Historic Aerial imagery © 2024 , NETRonline, LLC.



50m
300f

N
W
E
S



2005 aerial photograph
US Departmen of Agriculture (2005-05-29 - 2005-09-29)

prepared April 16, 2024 -- Historic Aerial imagery © 2024 , NETRonline, LLC.



50m
300f

N
W
E
S



2012 aerial photograph
USDA (2012-04-23 - 2012-07-20)

prepared April 16, 2024 -- Historic Aerial imagery © 2024 , NETRonline, LLC.

Appendix F:
Phase I Environmental Site Assessment



THE VINEYARD, PLEASANTON
PLEASANTON, CALIFORNIA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBMITTED TO
Ms. Heide Antonescu
Trumark Homes, LLC
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

PREPARED BY
ENGEO Incorporated

June 28, 2024

PROJECT NO.
24773.002.001

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ENGEO
Expect Excellence

Project No.
24773.002.001

June 28, 2024

Ms. Heide Antonescu
Trumark Homes, LLC
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

Subject: The Vineyard, Pleasanton
1 Vineyard Avenue
Pleasanton, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. Antonescu:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property) located in Pleasanton, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and the American Society for Testing and Materials (ASTM) Practice E1527-21. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM E1527-21.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Lauren Becker, PE

Jeffrey A. Adams, PhD, PE

lb/jaa/ca

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APPENDIX G – Environmental Site Assessment Questionnaire

APPENDIX H – Qualifications of Environmental Professional

EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment (ESA) for the subject property located at Vineyard Avenue and Thiessen Street in Pleasanton, California (Property). The Property is approximately 10.34 acres in area and is identified by Assessor's Parcel Number (APN) 946-4619-001-00.

The Property consists of vacant, undeveloped land with seasonal grasses and shrubs. An asphalt roadway is located along the southern Property boundary and connects to roundabouts at Thiessen Street and Manoir Lane. Review of historical records indicates that the Property was cultivated with row crops by 1940 or earlier. By 1979, row crops no longer appeared on the Property. Between 1998 and 2006, the roadways on and surrounding the Property were constructed. The Property has appeared similar since. The proposed development for the Property includes 28 single-family residential lots in the center, a park in the northern area, and vineyards in the southern area of the Property.

The Property was previously considered for a Pleasanton Unified School District elementary school site and is listed as a school investigation site on EnviroStor under ID 01010006. Berlogar Geotechnical Consultants (Berlogar) conducted a phase II ESA for the Property in 2000 to assess the potential presence of residual organochlorine pesticides (OCPs), chlorinated herbicides, and metals in preparation for site redevelopment. The scope of the investigation included drilling 13 borings (B-1 through B-13) to a total depth of 6 feet below ground surface (bgs) and collection of samples at depths of 1.5, 3.5, and 6 feet bgs. The analytical results indicated that pesticides and herbicides were not detected above laboratory reporting limits. All metal concentrations were below current residential screening levels and/or naturally occurring background levels. Based on the records review and sampling results, Berlogar concluded that there was no evidence of the on-site use, handling, generation, or storage of hazardous materials or wastes; and that no remediation would be necessary for the Property. The California Department of Toxic Substances Control (DTSC) reviewed Berlogar's report and issued a letter dated March 24, 2000, indicating that no further action was necessary with respect to additional investigation and remediation of the Property.

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

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

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

Based on the site reconnaissance, we present information on a feature of potential environmental concern that were either contained in the databases or observed on the Property. This feature was not considered to be an REC. We briefly discuss the feature below.

- The origin of the gravel stockpile is not known at this time. If the material is to be used as fill within the Property, records of their source should be made available and reviewed to confirm it is appropriate for use at a residential development, which may include a review of representative analytical data.

We have performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-21 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exception to, or deletions from this practice are described in Sections 6.0 and 8.1 of the report.

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified.

- A completed Key Site Manager-based environmental site questionnaire was not provided to us prior to the preparation of this report.

The data gap identified during this process does not affect the conclusions as to the presence or lack of presence of RECs at the Property. This assessment has revealed no evidence of RECs in connection with the Property. We recommend no further environmental studies at this time.

Please note, the findings from this report are valid until March 24, 2025, and updates of portions of the assessment may be necessary after September 24, 2024.

1.0 INTRODUCTION

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Trumark Homes, LLC, for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E1527-21, an REC is "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment."

1.2 DETAILED SCOPE OF SERVICES

The scope of services performed included the following.

- A review of previous environmental reports prepared for the Property.
- A review of publicly available and practicably reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practicably reviewable standard historical sources, aerial photographs, fire insurance maps, and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production, or disposal of hazardous or potentially hazardous materials.
- Written/oral interviews with owners/occupants and public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

1.3 SITE LOCATION AND DESCRIPTION

The Property is located at Vineyard Avenue and Thiessen Street, Pleasanton, California (Figures 1 and 2). The approximately 10.34-acre Property is identified as APN 946-4619-001-00 (Figure 3) and is vacant, consisting of seasonal grasses and vegetation. An asphalt roadway is located in the southern area of the Property. The roadway connects to the roundabouts at Thiessen Street and Manoir Lane and was constructed when the Property was under consideration for an elementary school site.

1.4 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

The Property is presently zoned as OZ/OS (Housing Opportunity Zone/Open Space) public/institutional land (PUD-Elementary School) based on review of the online City of Pleasanton Zoning Lookup tool. The proposed development for the Property includes 28 single-family residential lots in the south and central area of the Property, and vineyards in the northern area of the Property.

Based on a review of current records and our site reconnaissance, the adjoining site uses are summarized below.

TABLE 1.4-1: Adjoining Site Uses

DIRECTION	SITE USE
North	Stormwater collection channel
South	Old Vineyard Avenue roadway; single-family residential houses
East	Single-family residential houses; vineyards
West	Single-family residential houses

1.5 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, site grades at the Property range from approximately Elevation 425 feet (NAD27) in the south to approximately Elevation 385 feet to the north. Review of the Geologic Map of the Livermore quadrangle (Dibblee and Minch, 2006) found that the Property is underlain by Holocene-aged surficial sediments consisting of sand and gravel of major stream channels (Qg) and alluvial gravel, sand, and clay of valley areas (Qa).

Geocheck – Physical Setting Source Summary of the Environmental Data Resources, Inc. (EDR) report (Appendix A) indicated seven federal United States Geological Survey (USGS) and 28 state wells located within 1 mile of the Property. Well Number T10000000095 - W-2 is mapped approximately 0.45 mile west of the Property, and 50 groundwater level measurements are reported for this well between 2011 and 2023. Groundwater in the vicinity of Property was observed between 73.38 feet and 76.67 feet below the ground surface (bgs).

We reviewed the Department of Water Resources Online Water Data Library for depth to groundwater in the vicinity of the Property. The website identified five wells within 1 mile of the Property. Groundwater depth has been recorded at depths ranging between approximately 47 and 175 feet bgs.

The site-specific depth to groundwater and direction of groundwater flow were not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation, and other factors.

We reviewed the Department of Conservation, Geologic Energy Management (CalGEM), website and map database to determine if any historical oil and gas wells were located within the Property. no oil or gas wells were mapped within 1 mile of the Property.

We reviewed the National Pipeline Mapping System (NPMS) public viewer website for information about petroleum, natural gas, or hazardous liquid storage, processing, or transmission facilities in the vicinity of the Property. No facilities or pipelines were mapped within ¼ mile of the Property.

1.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Public Health has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 27 tests have been

conducted within the Property zip code, with two tests exceeding the current United States Environmental Protection Agency (EPA) action level of 4 picocuries per liter (pCi/L)[1].

In accordance with ASTM E2600-15 (Tier 1) (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions); there are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property.

2.0 PREVIOUS ENVIRONMENTAL REPORTS

Berlogar Geotechnical Consultants. 2000. Phase II Environmental Investigation, Brian Lin Property, Vineyard Avenue, Pleasanton, California. February 17, 2000.

Berlogar Geotechnical Consultants (Berlogar) prepared a phase II ESA for the Property in 2000. At the time of the assessment, the Property was used as fenced grazing land. The Property consisted of 12 acres situated along the western part of the larger Brian Lin property and was under consideration for an elementary school site.

The phase II ESA summarized a 1999 phase I ESA also prepared by Berlogar (not available for ENGEO's review), which noted that the Property had been used as grazing land and an orchard for approximately the past 40 years, though the crop grown in the orchard was unknown. Although there was no evidence of storage or application of large quantities of pesticides or herbicides, because the Property was being considered for a school site, the report recommended that near-surface soil samples be collected and analyzed for these constituents to evaluate their presence in soil. The phase I ESA also noted the presence of a trailer and small outbuildings on the proposed school site. The trailer was about 20 feet in length and located in the northeastern corner of the Property and appeared to be vacant at the time.

The scope of the investigation included drilling 13 borings (B-1 through B-13) to a total depth of 6 feet bgs and collection of samples at depths of 1.5, 3.5, and 6 feet bgs. The shallowest two samples from each boring (total of 26) were analyzed for organochlorine pesticides (OCPs) by EPA Method 8080, chlorinated herbicides by EPA Method 8150, and CAM 17 metals by EPA Method 6010B/7471A. The two shallowest samples from soil Boring B-13 collected near the northeastern corner of the Property were also analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015M.

The analytical results indicated that pesticides, herbicides, and TPH were not detected above laboratory reporting limits. Several metals were detected above laboratory reporting limits. The results were compared to the EPA Region 9 Preliminary Remediation Goals in effect at the time of the assessment. Results are compared to the current San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) environmental screening levels (ESLs) for residential soil[2] and, for arsenic only, its naturally occurring background level for the Bay Area (11 milligrams per kilogram (mg/kg)).[3] All metal concentrations are below the residential ESLs and/or naturally occurring background levels.

[1] California Department of Public Health – Radon Program – (https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf).
[2] San Francisco Bay Regional Water Quality Control Board (SFBRWQCB); Environmental Screening Levels (ESLs); Direct Exposure Human Health Risk Levels: Residential Shallow Soil Exposure (Table S-1); 2019 (Rev. 2).
[3] Duverge, D.J., Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region, December 2011.

Based on the records review and sampling results, Berlogar concluded that there was no evidence of the on-site use, handling, generation, or storage of hazardous materials or wastes, and no indications that underground storage tanks had been on the site. Berlogar concluded that no remediation would be necessary for the Property.

The Department of Toxic Substances Control (DTSC) issued a letter dated March 24, 2000, indicating that no further action was necessary with respect to additional investigation and remediation of the Property. DTSC noted that if previously unidentified contamination was discovered at the Property, additional assessment, investigation, and/or cleanup may be required. ENGEO concurs with Berlogar's and DTSC's findings and recommends no additional environmental studies at this time.

ENGEO. 2024. Phase I Environmental Site Assessment. Vineyard Avenue, Pleasanton, California. February 1, 2024.

ENGEO prepared a phase I ESA for the Property in 2024. At the time of the assessment, the property was vacant, undeveloped land with seasonal grasses and shrubs. The phase I ESA was performed as part of environmental due diligence for the proposed development of 28 single-family residential lots in the center, a park in the northern area, and vineyards in the southern area of the Property.

The site reconnaissance and records review did not find documentation or physical evidence of soil, soil gas, or groundwater impairments associated with the use or past use of the Property. Based on the findings of the assessment, no RECs, no historical RECs, and no controlled RECs were identified in connection with the Property, and no further environmental studies were recommended.

3.0 RECORDS REVIEW

3.1 PROPERTY RECORDS

3.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources. ENGEO assumes that any environmental liens, activity use limitations (AULs), and/or institutional controls for the Property are noted in the Preliminary Title Report.

A Preliminary Title Report for the Property, prepared by First American Title Company and dated February 15, 2024, was provided for our review. The Property title is vested in *PLEASANTON UNIFIED SCHOOL DISTRICT, A CALIFORNIA KINDERGARTEN THROUGH TWELFTH GRADE EDUCATIONAL INSTITUTION*.

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

3.1.2 Environmental Liens and Activity Use Limitations

The Preliminary Title Report did not reference environmental liens, deed restrictions, or other potential environmental issues. We also reviewed two engineering control (EC) and institutional control (IC) registries: EnviroStor, a website maintained by the State of California Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California Water Resources Control Board, for environmental liens or AULs associated with the Property. No records of environmental liens or AULs were noted.

3.2 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding areas to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

3.2.1 Historical Topographic Maps/Aerial Photographs/Sanborn Maps

Historical USGS topographic maps and aerial photographs were reviewed to determine if discernible changes pertaining to the Property had been recorded. EDR provided the following maps and photographs, presented in Appendices C and D. A Sanborn fire insurance map search did not identify maps for the Property; the search report is presented in Appendix E.

TABLE 3.2.1-1: Historical Review Summary

HISTORICAL MAP/PHOTOGRAPH	YEARS
Topographic Maps	1906, 1941, 1947, 1953, 1961, 1968, 1973, 1980, 2012, 2015, 2018, 2021
Aerial Photographs	1940, 1949, 1958, 1966, 1968, 1979, 1982, 1993, 1998, 2006, 2009, 2012, 2016, 2020
Sanborn Maps	N/A

In the 1906 topographic map, the Property is depicted as undeveloped. Old Vineyard Avenue is depicted along the southern Property boundary. A creek is depicted north of Vineyard Avenue. In the 1940 aerial photograph, the Property appears to be cultivated with crops in wide rows. Nearby sites are also used for agricultural purposes, including orchards and row crops. The Property appears similar until the 1979 aerial photograph, in which crops no longer appear on the Property. Between 1998 and 2006, the streets surrounding the Property were constructed, including Vineyard Avenue, Thiessen Street, Manoir Lane, and the connecting roundabouts. The Property has appeared similar since.

3.2.2 City Directory

City Directories, published since the 18th century for major towns and cities, list the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F. The Property is not listed in the city directory listings, as it is not associated with an address. Nearby properties consist of residential listings.

3.3 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A.

A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below.

3.3.1 Environmental Records

3.3.1.1 Property

The Property is not listed on Environmental Record source databases. However, the Property is listed on EnviroStor as Brian Lin Property/Joshua Neal Elementary School (ID 01010006). The Department of Toxic Substances Control (DTSC) reviewed the 1999 Phase I ESA and 2000 Phase II ESA prepared by Berlogar during the Property's evaluation for a potential school site. DTSC issued a letter dated March 24, 2000, stating that the soil sampling data and site visit provided sufficient data to conclude that no actual or potential hazardous materials releases were found that would post a threat to human health or the environment under any land use.

3.3.1.2 Other Properties

The following databases include facilities listed within the appropriate ASTM search distances of the Property on Environmental Records sources.

TABLE 3.3.1.2-1: Environmental Database Listings for Nearby Properties

FACILITY	STREET	DATABASES
Topcon Solutions Center/ Topcon Positioning Systems, Inc.	1751 Vineyard Avenue	CERS, CERS HAZ WASTE, RCRA NONGEN / NLR
Gravel Pits	Not listed	MINES MRDS
RMC Lonestar (Toxic) / RMC Pacific Materials, Inc.	1544 Stanley	ALAMEDA COUNTY CS, CA FID UST, CERS, CHMIRS, CIWQS, CORTESE, CPS-SLIC, EMI, ENF, HIST CORTESE, LUST, NOTIFY 65, NPDES, SWEEPS UST, WDS
Pietronave LF	750 Pietronave Lane	SWF/LF

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. One property is listed on the "Orphan Summary" list, but it appears to be located beyond the ASTM recommended radius search criteria.

3.4 REGULATORY AGENCY FILES AND RECORDS

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

TABLE 3.4-1: Regulatory Agency Records

NAME OF AGENCY	RECORDS REVIEWED
City of Pleasanton Building and Planning Departments	We contacted the City of Pleasanton Building and Planning Departments on March 25, 2024, regarding historical building permit records for the Property. The Building and Planning Departments indicated they have no files pertaining to the Property.

NAME OF AGENCY	RECORDS REVIEWED
Livermore-Pleasanton Fire Department	We contacted the Livermore-Pleasanton Fire Department on March 25, 2024, regarding environmental records for the Property. The Livermore-Pleasanton Fire Department indicated they have no files pertaining to the Property.
City of Pleasanton Code Enforcement Department	We contacted the City of Pleasanton Code Enforcement Department on March 25, 2024, regarding records of illegal dumping and other code violations for the Property. The Code Enforcement Department indicated they have no files pertaining to the Property.
Alameda County Department of Environmental Health	We contacted the Alameda County Department of Environmental Health on March 25, 2024, regarding environmental records for the Property. The Alameda County Department of Environmental Health indicated they have no files pertaining to the Property.
Zone 7 Water Agency	We contacted Zone 7 Water Agency on March 25, 2024, regarding well records for the Property. Zone 7 provided a map indicating that a groundwater well is potentially located in the northern area of the Property, but noted that wells are plotted based on limited information. We did not observe this well during the site reconnaissance and confirmed with the Property owner that no groundwater wells are located on the Property.
Alameda County Assessor's Office	We reviewed online parcel maps provided by the Alameda County Assessor's Office. The property boundary and APNs provided in the EDR radius map report are consistent with the online parcel maps.
California State Water Resources Control Board (SWRCB)	We reviewed GeoTracker, the website maintained by SWRCB, for files pertaining to the Property. No listings were found for the Property.
Department of Toxic Substances Control (DTSC)	We reviewed EnviroStor, the website maintained by DTSC, for files pertaining to the Property. The Property is listed under case ID 01010006. DTSC has determined no further action is necessary for the Property. Refer to Section 3.3.1.1 for more information.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

We conducted a reconnaissance of the Property on June 14, 2024. The reconnaissance was performed by Viridiana Navarro, a Staff Engineer of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or pre-existing underground storage tanks. Photographs taken during the site reconnaissance are presented in Figures 4A and 4B.

4.2 GENERAL SITE SETTING

The Property is accessed via a gate on Thiessen Street. The Property consists of vacant, undeveloped land with seasonal grasses and shrubs. An asphalt roadway is located in the southern area of the Property. The roadway connects to the roundabouts at Thiessen Street and Manoir Lane and was constructed when the Property was under consideration for an elementary

school site. A culvert that drains water from the area south of the Property is located in the south-central area of the Property. The Property slopes downhill to the north. A depressed stormwater channel is located to the north of the Property.

4.3 EXTERIOR OBSERVATIONS

The following table summarizes our observations during the reconnaissance.

TABLE 4.3-1: Exterior Site Observations

FEATURE TYPE	OBSERVATIONS
Structures	No structures were observed during the site reconnaissance.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	No hazardous substances or petroleum products were observed within the Property during the site reconnaissance.
Storage Tanks (underground and above-ground)	No above-ground storage tanks or evidence of existing underground storage tanks were observed during the site reconnaissance.
Roads	The Property is accessed via a gate on Thiessen Street. No roads are located on the Property.
Strong, Pungent, or Noxious Odors and Their Sources	No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.
Standing Surface Water and Pools or Sumps Containing Liquids	No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.
Drums, Totes, and Intermediate Bulk Containers	No drums were observed on the Property at the time of the reconnaissance.
Polychlorinated Biphenyls (PCBs) Containing Equipment	No potential PCB-containing equipment, including transformers, were observed within the Property during our site reconnaissance.
Hazardous Substances and Petroleum Product Containers	No Hazardous substances or petroleum product containers were observed on the Property at the time of our reconnaissance.
Stains or Corrosion on Floors, Walls, or Ceilings (Except Water Staining)	No stains or corrosion on floors, walls, or ceilings were observed on the Property at the time of our reconnaissance.
Drains and Sumps	No sumps were observed within the Property at the time of our reconnaissance. A culvert outlet with riprap was observed in the south-central area of the Property. Stormwater flows from the south, outside of the Property, and collects in an area with riprap.
Pits, Ponds, and Lagoons	No pits, ponds, or lagoons were observed within the Property at the time of our reconnaissance.
Stained Soil/Pavement	No stained soil or pavement was observed within the Property at the time of our reconnaissance.
Stressed Vegetation	No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.
Solid Waste/Debris	No disposal of solid waste was observed at the Property.
Stockpiles/Fill Material	Gravel stockpiles were observed on the Property during the reconnaissance. See Figure 4A, Photo 3.
Wastewater	No wastewater conveyance systems were observed at the Property during the reconnaissance.
Wells	No wells were found within the Property during our site reconnaissance.

FEATURE TYPE	OBSERVATIONS
Septic Systems	No septic systems were found within the Property during our site reconnaissance.

4.4 ASBESTOS, LEAD, AND PCB-CONTAINING MATERIALS

An asbestos, lead, and PCB-containing building material survey was not conducted as part of this assessment. Additionally, no structures are currently located on the Property.

5.0 INTERVIEWS

Ms. Heide Antonescu of Trumark completed a Client-based environmental site questionnaire pertaining to applicable environmental information regarding the Property on June 5, 2024. In the questionnaire, Ms. Antonescu did not identify potentially environmentally related issues with the Property. Ms. Antonescu is unaware of commonly known, reasonably ascertainable, or specialized knowledge indicative of releases or threatened releases that is material to the potential presence of RECs. The questionnaire is presented in Appendix G.

A completed Key Site Manager-based environmental site questionnaire was not provided to us prior to the preparation of this report.

6.0 FINDINGS AND OPINIONS

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

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

Based on the findings of this assessment, no RECs, no historical RECs, and no controlled RECs were identified for the Property.

Based on the site reconnaissance, we present information on a feature of potential environmental concern that were either contained in the databases or observed on the Property. This feature was not considered to be an REC. We briefly discuss the feature below.

- The origin of the gravel stockpile is not known at this time. If the material is to be used as fill within the Property, records of their source should be made available and reviewed to confirm it is appropriate for use at a residential development, which may include a review of representative analytical data.

6.1 DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified.

- A completed Key Site Manager-based environmental site questionnaire was not provided to us prior to the preparation of this report.

The data gap identified during this process does not affect the conclusions as to the presence or lack of presence of RECs at the Property.

6.2 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

There were no significant deviations from ASTM Standard Practice E1527-21 in the preparation of this report.

7.0 CONCLUSIONS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC.

We have performed a phase I environmental site assessment of the Property in general conformance with the scope and limitations of ASTM E1527-21 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exception to, or deletions from this practice are described in Sections 6 and 8.1 of the report.

This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property. We recommend no further environmental studies at this time.

8.0 LIMITATIONS

8.1 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports, and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. We assume no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for 1 year after from the

earliest date of the following components: records review, site reconnaissance, interviews, declaration by environmental professional. Updates of portions of the assessment may be necessary after a period of 180 days of the earliest date of the four components.

A more extensive assessment that would include a subsurface exploration with laboratory testing of soil, soil gas, and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies, or other changes necessary to reflect changed field or other conditions.

8.2 SPECIAL TERMS AND CONDITIONS

We have prepared this report for the exclusive use of our client, Trumark Homes, LLC. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

This phase I environmental site assessment is not intended to represent a complete soil, soil gas, or groundwater characterization, nor define the depth or extent of soil, soil gas, or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. Laboratory testing of soil, soil gas, or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), or a mold survey. A radon evaluation was not performed.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. We would not be aware of site contamination, such as dumping and/or accidental spillage, which occurred subsequent to the reconnaissance conducted by ENGEO personnel.

SELECTED REFERENCES

Berlogar Geotechnical Consultants. 2000. Phase II Environmental Investigation, Brian Lin Property, Vineyard Avenue, Pleasanton, California. February 17, 2000.

CalGEM Well Finder (https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.94276/37.12009/6)

California Department of Public Health – Radon Program– (https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf).

California Department of Water Resources (http://www.water.ca.gov/waterdatalibrary/)

California Geologic Energy Management Division (CalGEM) (https://www.conservation.ca.gov/calgem)

City of Pleasanton – Zoning Lookup tool. https://experience.arcgis.com/experience/78affb1fda3445e2bf3710a0c75796c4

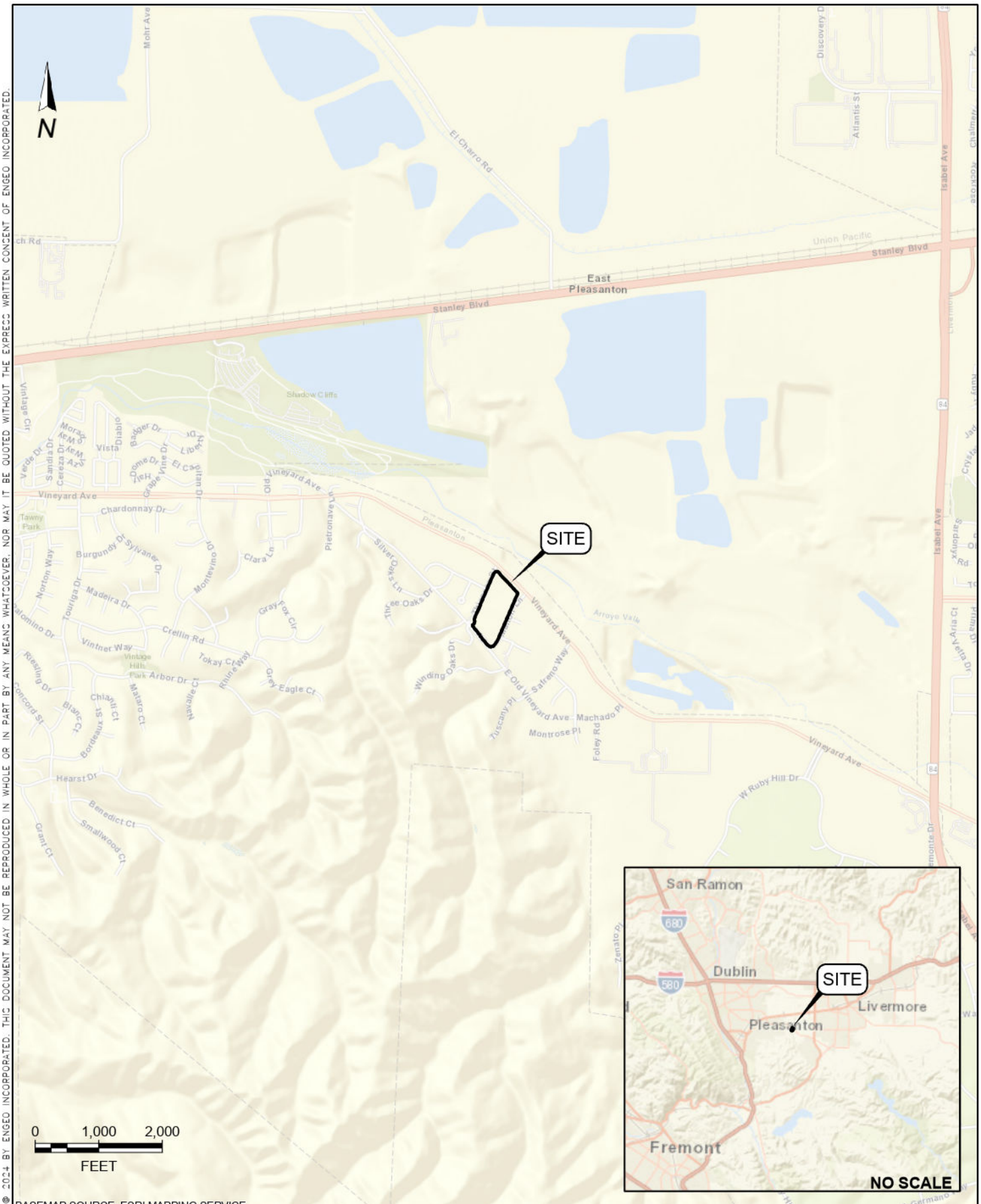
Dibblee, T.W. and Minch, J.A. 2006. Geologic Map of the Livermore Quadrangle, Contra Costa & Alameda Counties, California. Map scale 1:24,000.

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



FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Assessor's Parcel Map
FIGURES 4A AND 4B: Site Photographs



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BASEMAP SOURCE: ESRI MAPPING SERVICE

ENGEO Expect Excellence

VICINITY MAP

VINEYARD AVENUE

PLEASANTON, CALIFORNIA

PROJECT NO. :	24773.002.001
SCALE:	AS SHOWN
DRAWN BY: SPPE	CHECKED BY: SPM

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24773\24773002001\ENVIRONMENTAL\ECA\24773002001-ECA-1_3-0624.APRX
LAYOUT: 01. VICINITY 8.5 X 11 PORTRAIT USER: GESPINOSA

ORIGINAL FIGURE PRINTED IN COLOR



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SITE PLAN

VINEYARD AVENUE

PLEASANTON, CALIFORNIA

PROJECT NO. :	24773.002.001
SCALE:	AS SHOWN
DRAWN BY: SPPE	CHECKED BY: SPM

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24773\24773002001\ENVIRONMENTAL\EGA\24773002001-EGA-1_3-0624.APRX
LAYOUT: 02. SITE PLAN 8.5 X 11 PORTRAIT USER: GEOPINOSA

ORIGINAL FIGURE PRINTED IN COLOR



BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2024 AND COUNTY ASSESSOR'S OFFICE

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ASSESSOR'S PARCEL MAP

VINEYARD AVENUE

PLEASANTON, CALIFORNIA

PROJECT NO. :	24773.002.001
SCALE:	AS SHOWN
DRAWN BY:	SPPE
CHECKED BY:	SPM

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS_24000 TO 25999\24773\24773002001\ENVIRONMENTAL\ECA\24773002001-ECA-1_3-0624.APRX
LAYOUT: 03. PARCEL 8.5 X 11 PORTRAIT USER: DESPINOSA

ORIGINAL FIGURE PRINTED IN COLOR



VIEW OF NORTHEASTERN CORNER LOOKING SOUTHWEST



VIEW OF NORTHWESTERN CORNER OF SITE LOOKING EAST



VIEW OF SOUTHEASTERN CORNER OF SITE WITH GRAVEL STOCKPILE AND CONCRETE SLAB



VIEW OF SOUTHWESTERN CORNER LOOKING NORTHEAST



ROADWAY NORTH OF SITE



VIEW OF FARMING EQUIPMENT NEAR GATE ENTRANCE

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SITE PHOTOGRAPHS

VINEYARD AVENUE

PLEASANTON, CALIFORNIA

PROJECT NUMBER: **24773.002.001**	FIGURE NO. **4A**
SCALE: **NO SCALE**	
DRAWN BY: **SPPE**	CHECKED BY: **SPM**

Path: G:\Drafting\PROJECTS_24000 to 25999\24773\24773002001\Environmental\ESA\Photos-0624

ORIGINAL FIGURE PRINTED IN COLOR



VIEW OF DRAIN ROCK AND CULVERT NEAR THE WESTERN PERIMETER OF SITE



UTILITY STUB ON-SITE

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SITE PHOTOGRAPHS
VINEYARD AVENUE
PLEASANTON, CALIFORNIA

PROJECT NUMBER: **24773.002.001**		FIGURE NO. **4B**
SCALE: **NO SCALE**		
DRAWN BY: **SPPE**	CHECKED BY: **SPM**	



APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Radius Map Report

The Vineyard
Vineyard Avenue
Pleasanton, CA 94566

Inquiry Number: 07605110.2r
March 25, 2024

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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

VINEYARD AVENUE
PLEASANTON, CA 94566

COORDINATES

Latitude (North):	37.6601350 - 37° 39' 36.48''
Longitude (West):	121.8295880 - 121° 49' 46.51''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	603235.9
UTM Y (Meters):	4168546.8
Elevation:	408 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50003379 LIVERMORE, CA
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200525
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
VINEYARD AVENUE
PLEASANTON, CA 94566

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	TOPCON SOLUTIONS CEN	1751 VINEYARD AVE	CERS HAZ WASTE, CERS	Lower	196, 0.037, ENE
A2	TOPCON PISTIONING SY	1751 VINEYARD AVE	RCRA NonGen / NLR	Lower	196, 0.037, ENE
3	GRAVEL PITS		MINES MRDS	Lower	795, 0.151, NE
4	GRAVEL PIT		MINES MRDS	Lower	829, 0.157, ENE
B5	RMC PACIFIC MATERIAL	1544 STANLEY BOULEVA	EMI, Notify 65, CERS	Lower	1736, 0.329, North
B6	RMC PACIFIC MATERIAL	1544 STANLEY	UST FINDER RELEASE	Lower	1736, 0.329, North
B7	RMC LONESTAR	1544 STANLEY BLVD	UST FINDER RELEASE	Lower	1736, 0.329, North
B8	RMC LONESTAR	1544 STANLEY BLVD	LUST, CPS-SLIC, Alameda County CS, SWEEPS UST, CA...	Lower	1736, 0.329, North
9	PIETRONAVE LF	750 PIETRONAVE LN	SWF/LF	Higher	2507, 0.475, WNW

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

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

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

Lists of Federal RCRA generators

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

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR ..... EnviroStor Database

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

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

Lists of state and tribal voluntary cleanup sites

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

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds 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
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
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
HIST UST ---- Hazardous Substance Storage Container Database
CA FID UST ---- Facility Inventory Database
CERS TANKS ---- California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations

EXECUTIVE SUMMARY

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
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HWTS	Hazardous Waste Tracking System
HAZNET	Facility and Manifest Data
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
HAZMAT	Hazardous Material Facilities
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)
UST FINDER ---------- UST Finder Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PIETRONAVE LF	750 PIETRONAVE LN	WNW 1/4 - 1/2 (0.475 mi.)	9	60
Database: SWF/LF (SWIS), Date of Government Version: 11/06/2023				
Facility ID: 01-CR-0035				
Operational Status: Closed				

Regulation Status: Unpermitted

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC LONESTAR	***1544 STANLEY BLVD***	***N 1/4 - 1/2 (0.329 mi.)***	***B8***	***38***

Database: LUST, Date of Government Version: 12/04/2023
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Id: 01-0555
Facility Status: Case Closed
Status: Completed - Case Closed
Global Id: T0600171421
Global Id: T0600100508
date9: 6/25/1993

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC LONESTAR	***1544 STANLEY BLVD***	***N 1/4 - 1/2 (0.329 mi.)***	***B8***	***38***

Database: CPS-SLIC, Date of Government Version: 12/04/2023
Facility Status: Completed - Case Closed
Global Id: T06019735827

Alameda County CS: 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).

A review of the Alameda County CS list, as provided by EDR, and dated 01/09/2019 has revealed that there is 1 Alameda County CS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC LONESTAR	***1544 STANLEY BLVD***	***N 1/4 - 1/2 (0.329 mi.)***	***B8***	***38***

Record Id: RO0000613
Record Id: RO0002603
Record Id: RO0002690

Status: No Action
Status: Leak Confirmation
Status: Preliminary Site Assessment Workplan Submitted
Status: Case Closed

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

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.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/16/2023 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOPCON SOLUTIONS CEN	***1751 VINEYARD AVE***	***ENE 0 - 1/8 (0.037 mi.)***	***A1***	***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 12/04/2023 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOPCON PISTIONING SY EPA ID:: CAL000374403	1751 VINEYARD AVE	ENE 0 - 1/8 (0.037 mi.)	A2	17

MINES MRDS: Mineral Resources Data System

A review of the MINES MRDS list, as provided by EDR, and dated 08/23/2022 has revealed that there are 2 MINES MRDS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GRAVEL PITS		NE 1/8 - 1/4 (0.151 mi.)	3	20
GRAVEL PIT		ENE 1/8 - 1/4 (0.157 mi.)	4	21

EXECUTIVE SUMMARY

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 12/13/2023 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC LONESTAR	***1544 STANLEY BLVD***	***N 1/4 - 1/2 (0.329 mi.)***	***B8***	***38***
Cleanup Status: COMPLETED - CASE CLOSED				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC LONESTAR	***1544 STANLEY BLVD***	***N 1/4 - 1/2 (0.329 mi.)***	***B8***	***38***
Reg Id: 01-0555				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 12/06/2023 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC PACIFIC MATERIAL	***1544 STANLEY BOULEVA***	***N 1/4 - 1/2 (0.329 mi.)***	***B5***	***22***

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RMC PACIFIC MATERIAL	1544 STANLEY	N 1/4 - 1/2 (0.329 mi.)	B6	37
RMC LONESTAR	1544 STANLEY BLVD	N 1/4 - 1/2 (0.329 mi.)	B7	37

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
VINEYARD HILL VINEYARD VIEW	NPDES, CIWQS

OVERVIEW MAP - 07605110.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

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

SITE NAME: The Vineyard ADDRESS: Vineyard Avenue Pleasanton CA 94566 LAT/LONG: 37.660135 / 121.829588	CLIENT: Engeo Inc. CONTACT: Lauren Becker INQUIRY #: 07605110.2r DATE: March 25, 2024 3:08 pm

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DETAIL MAP - 07605110.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME: The Vineyard ADDRESS: Vineyard Avenue Pleasanton CA 94566 LAT/LONG: 37.660135 / 121.829588	CLIENT: Engeo Inc. CONTACT: Lauren Becker INQUIRY #: 07605110.2r DATE: March 25, 2024 3:09 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
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
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
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
Federal institutional controls / engineering controls registries								
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
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1

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
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
Alameda County CS	0.500		0	0	1	NR	NR	1
Lists of state and tribal registered storage tanks								
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
Lists of 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
Lists of state and tribal brownfield 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
CERS HAZ WASTE	0.250		1	0	NR	NR	NR	1
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	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
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
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		1	0	NR	NR	NR	1
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
MINES MRDS	0.250		0	2	NR	NR	NR	2
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	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

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
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	1	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	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	1	0	NR	1
HAZMAT	0.250		0	0	NR	NR	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

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
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	2	NR	NR	2
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	2	2	9	0	0	13

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **TOPCON SOLUTIONS CENTER** **CERS HAZ WASTE** **S121748454**
ENE **1751 VINEYARD AVE** **CERS** **N/A**
< 1/8 **PLEASANTON, CA 94566**
0.037 mi.
196 ft. **Site 1 of 2 in cluster A**

Relative:
Lower

Actual:
397 ft.

CERS HAZ WASTE:
Name: TOPCON SOLUTIONS CENTER
Address: 1751 VINEYARD AVE
City,State,Zip: PLEASANTON, CA 94566
Site ID: 162774
CERS ID: 10158113
CERS Description: Hazardous Waste Generator

CERS:
Name: TOPCON SOLUTIONS CENTER
Address: 1751 VINEYARD AVE
City,State,Zip: PLEASANTON, CA 94566
Site ID: 162774
CERS ID: 10158113
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-27-2018
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/30/2018. OBSERVATION: The facility failed to adequately implement the Hazardous Materials Business Plan (HMBP) as indicated by the following observation: - The initial/annual training documents for the last three years for all applicable employees were not available for review during this inspection. CORRECTIVE ACTION: Adequately implement an HMBP by providing proof of initial/annual training documentation to ACDEH within 30 days.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-27-2018
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner’s agent within five working days after receiving a request for a copy from the owner or the owner’s agent.
Violation Notes: Returned to compliance on 07/30/2018. OBSERVATION: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions. CORRECTIVE ACTION: Provide verification to the ACDEH that the property owner has been properly notified within 30 days.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	06-05-2015
Citation:	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
Violation Description:	Failure of the facility to test and maintain all communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment.
Violation Notes:	Returned to compliance on 07/06/2015. OBSERVATION: Owner/Operator failed to test and maintain all communication or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment at the facility. All fire extinguishers onsite were last certified 8/27/2013. CORRECTIVE ACTION: Owner/Operator shall immediatly test and maintain all required safety equipment in accordance with Title 22 regulations and submit verification of compliance to the CUPA within 30 days.
Violation Division:	Alameda County Environmental Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	06-27-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 06/27/2018. OBSERVATION: The following deficiency was noted in the Hazardous Materials Inventory Page. - Observed at least 5 tractors/buldozers that has an approximately >55 gallon fuel tank and not reported in the California Environmental Reporting System (CERS). CORRECTIVE ACTION: - Update the Hazardous Materials Inventory Page and include the fuel tank >55-gallons. - Submit electronically through CERS website at http://cers.calepa.ca.gov/ within 30 days.
Violation Division:	Alameda County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	06-27-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 06/27/2018. OBSERVATION: The facility failed to review and electronically certify that the Hazardous Materials Business Plan (HMBP) is ocmplete, accruate, and up-to-date. CORRECTIVE ACTION: Update the Hazardous Materials Inventory Page and correct the deficiency observed. Submit electronically through the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov/ within 30 days.
Violation Division:	Alameda County Environmental Health
Violation Program:	HMRRP

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Violation Source:	CERS,
Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	06-05-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 07/06/2015. OBSERVATION: The annotated site map submitted to the CUPA does not include Emergency Equipment (fire extinguishers and spill kits), Hazardous Material storage areas (all diesel locations), Emergency Evacuation Areas, and Exit/Access Points. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Alameda County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	11-12-2013
Citation:	HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description:	Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	Returned to compliance on 06/05/2015.
Violation Division:	Alameda County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	08-02-2022
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Not reported
Violation Division:	Alameda County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	162774
Site Name:	Topcon Solutions Center
Violation Date:	06-05-2015
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 07/06/2015. OBSERVATION: Annual training documentation for all applicable employees was not available. Senior

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Manager, John Dice does not have annual training documentation onsite. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that employees have received training on safe handling of hazardous materials and the Emergency Response Plan.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-27-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 07/30/2018. OBSERVATION: The initial/training documents for the last three years for all applicable employees were not available for review during this inspection. CORRECTIVE ACTION: Please locate the initial and annual training documents for the last three years for all applicable employees and submit to ACDEH within 30 days.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-27-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 06/27/2018. OBSERVATION: The facility failed to submit an adequate electronic submission of the Hazardous Materials Business Plan (HMBP) as indicated by the following observation. - Observed at least 5 machinery that has an approximately >55 gallons of diesel fuel tank. CORRECTIVE ACTION: - Submit an adequate electronic submission of the HMBP by updating the Hazardous Materials Inventory page. - Submit electronically through the California Environmental Reporting System (CERS) at http://cers.calepa.ca.gov/ within 30 days.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-05-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 06/05/2015. "OBSERVATION: The facility has not annually reviewed and certified that the business plan is complete, accurate, and up-to-date. The most recent submittal was

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

3/26/2013. CORRECTED ONSITE: Facility had updated their HMBP in CERS, but forgot to hit the submit button. Facility submitted Business Plan while onsite.

Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 07-10-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 07/24/2019.
Violation Division: Alameda County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 162774
Site Name: Topcon Solutions Center
Violation Date: 06-05-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 07/06/2015. OBSERVATION: Facility had one 5 gallon bucket of used oil with a blank hazardous waste label. All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Facility properly labeled the hazardous waste label on the 5 gallon bucket of used oil. Since it cannot be determined how long the 5 gallon bucket of used oil has been on site, immediately contact RGW and submit documentation of removal to the CUPA by 7/5/2015.
Violation Division: Alameda County Environmental Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-05-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite to conduct a hazardous waste generator inspection with Facilities Manager/Health & Safety Engineer, Rosa Kuntz at Topcon Positioning Systems - 1751 Vineyard Ave., Pleasanton, CA 94566. Senior Manager, John Dice showed inspector around facility. Facility is located withing Unincorporated Alameda County.
Eval Division: Alameda County Environmental Health
Eval Program: HW
Eval Source: CERS,

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Eval General Type: Other/Unknown
Eval Date: 08-02-2022
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-07-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site at Topcon Solutions located at 1751 Vineyard Ave. Pleasanton for the HW Generator inspection. The facility no longer does their own maintenance. RGW is the maintenance contractor hired to service the equipment. RGW removes all Hazardous Waste upon completion of the service and disposes of the HW. Please close the HW Generator program for this facility.
Eval Division: Alameda County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-05-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite to conduct a Hazardous Materials Business Plan inspection with Facilities Manager/Health & Safety Engineer, Rosa Kuntz at Topcon Positioning Systems - 1751 Vineyard Ave., Pleasanton, CA 94566. Senior Manager, John Dice showed inspector around facility. Facility previously submitted their HMBP in CERS to Livermore Pleaston Fire Department. Facility is located within Unincorporated Alameda County. CERTIFICATION OF RETURN TO COMPLIANCE I certify that the violation(s) noted in the Inspection Forms have been corrected. I have personally examined any documentation attached to the certification to establish that the violations have been corrected.
PRINT:_____
SIGN:_____
TITLE:_____
DATE:_____
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-10-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-12-2013
Violations Found: Yes

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Eval Type: Other, not routine, done by local agency
Eval Notes: ENTER HMBP NOV LETTER
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-07-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site at Topcon Solutions located at 1751 Vineyard Ave. Pleasanton for the HMBP inspection.
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-27-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: The purpose of the inspection was to determine TOPCON SOLUTIONS CENTER compliance with applicable Health and Safety Code, Division 20, Chp. 6.95 and California Code of Regulations Title 22. Alameda County Dept. of Environmental Health (ACDEH) inspector arrived on-site at TOPCON SOLUTIONS CENTER to conduct a routine inspection of Hazardous Materials Business Plan. ACDEH met with Tanner Bautista one of the facility's Environmental Tech Specialist who granted consent and assisted ACDEH with this inspection. - Topcon Solutions develop products for industries such as construction, forestry, mining, utilities, precision agriculture, forensics, etc. - The facility is mainly used for testing their products including, Excavator GPS's, Softwares for monitoring and mapping, etc. - At the time of inspection, the facility did not have any hazardous wastes on site. According to Mr. Bautista, the facility hires contractors such as Pape, RGW, and CAT to conduct services to [Truncated]
Eval Division: Alameda County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-27-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: The purpose of the inspection was to determine TOPCON SOLUTIONS CENTER compliance with applicable Health and Safety Code, Division 20, Chp. 6.95 and California Code of Regulations Title 22. Alameda County Dept. of Environmental Health (ACDEH) inspector arrived on-site at TOPCON SOLUTIONS CENTER to conduct a routine inspection of Hazardous Materials Business Plan. ACDEH met with Tanner Bautista one of the facility's Environmental Tech Specialist who granted consent and assisted ACDEH with this inspection. FACILITY/SITE DESCRIPTION: - Topcon Solutions develop products for industries such as construction, forestry, mining, utilities, precision agriculture, forensics, etc. - The facility is mainly used for testing their products including, Excavator GPS's, Softwares for monitoring and mapping, etc. - The facility stores hazardous materials including 225-gallon Diesel Tank used to power the generator for the trailer offices and Diesel Fuel in

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

the tractors fuel [Truncated]
Eval Division: Alameda County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Rosa Ruiz
Entity Title: Not reported
Affiliation Address: 7400 National Drive
Affiliation City: Livermore
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94550
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Rosa Ruiz
Entity Title: Sr. Facilities Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: Topcon Positioning Systems, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: RMC Pacific Materials, Inc.
Entity Title: Not reported
Affiliation Address: 6601 Koll Center Parkway
Affiliation City: Pleasanton
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94566
Affiliation Phone: (925) 426-8787,

Affiliation Type Desc: Document Preparer
Entity Name: Rosa Ruiz
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District

TOPCON SOLUTIONS CENTER (Continued) **S121748454**

Entity Name:	Alameda County Env Health
Entity Title:	Not reported
Affiliation Address:	1131 Harbor Parkway, Suite 240
Affiliation City:	Alameda
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94502-6577
Affiliation Phone:	(510) 567-6700,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	7400 National Drive
Affiliation City:	Livermore
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94550
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Topcon Positioning Systems, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(925) 245-8300,
Affiliation Type Desc:	Legal Owner
Entity Name:	Topcon Positioning Systems, Inc.
Entity Title:	Not reported
Affiliation Address:	7400 National Drive
Affiliation City:	Livermore
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94550
Affiliation Phone:	(925) 245-8300,

A2 **TOPCON PISTIONING SYSTEMS INC** **RCRA NonGen / NLR** **1024834223**
ENE **1751 VINEYARD AVE** **CAL000374403**
< 1/8 **PLEASANTON, CA 94566**
0.037 mi.
196 ft. **Site 2 of 2 in cluster A**

Relative: **Lower**

Actual: **397 ft.**

RCRA Listings:

Date Form Received by Agency:	20120511
Handler Name:	Topcon Pistioning Systems Inc
Handler Address:	1751 VINEYARD AVE
Handler City,State,Zip:	PLEASANTON, CA 94566
EPA ID:	CAL000374403
Contact Name:	ROSA KUNTZ
Contact Address:	7400 NATIONAL DRIVE
Contact City,State,Zip:	LIVERMORE, CA 94550
Contact Telephone:	925-245-8430
Contact Fax:	Not reported
Contact Email:	EHS@TOPCON.COM

TOPCON PISTIONING SYSTEMS INC (Continued) **1024834223**

Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	7400 NATIONAL DR
Mailing City,State,Zip:	LIVERMORE, CA 94551-0000
Owner Name:	Topcon Positioning Systems Inc
Owner Type:	Other
Operator Name:	Rosa Kuntz
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

TOPCON PISTIONING SYSTEMS INC (Continued) **1024834223**

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: TOPCON POSITIONING SYSTEMS INC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 7400 NATIONAL DR
Owner/Operator City,State,Zip: LIVERMORE, CA 94551-0000
Owner/Operator Telephone: 925-245-8430
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ROSA KUNTZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 7400 NATIONAL DRIVE
Owner/Operator City,State,Zip: LIVERMORE, CA 94550
Owner/Operator Telephone: 925-245-8430
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20120511
Handler Name: TOPCON PISTIONING SYSTEMS INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 334111
NAICS Description: ELECTRONIC COMPUTER MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

3
NE
1/8-1/4
0.151 mi.
795 ft.

GRAVEL PITS
ALAMEDA (County), CA

MINES MRDS **1025644629**
N/A

Relative:
Lower

Actual:
389 ft.

MINES MRDS:

Name:	GRAVEL PITS
Address:	Not reported
Deposit identification Number:	10163155
City,State,Zip:	CALIFORNIA
URL:	https://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10163155
MRDS Identification Number:	W023450
MAS/MILS Identification Number:	0060010110
Region:	NA
Country:	United States
Primary Commodities:	Sand and Gravel, Construction
Secondary Commodities:	Not reported
Tertiary Commodities:	Not reported
Operation Type:	Surface
Deposit Type:	Not reported
Production Size:	Not reported
Development Status:	Past Producer
Ore Minerals or Materials:	Not reported
Gangue Minerals or Materials:	Not reported
Other Minerals or Materials:	Not reported
Ore Body Form:	Not reported
Workings Type:	Not reported
Mineral Deposit Model:	Not reported
Alteration Processes:	Not reported
Concentration Processes:	Not reported
Previous Names:	Not reported
Ore Controls:	Not reported
Reporter:	Western Field Operations Center (WFOC)
Host Rock Unit Name:	Not reported
Host Rock Type:	Not reported
Associated Rock Unit Name:	Not reported
Associated Rock Type Code:	Not reported
Structural Characteristics:	Not reported
Tectonic Setting:	Not reported
References:	Not reported
First Production Year:	Not reported
Began Before/After FPY:	Not reported
Last Production Year:	Not reported
Ended Before/After LPY:	Not reported
Year Discovered:	Not reported
Found Before/After YD:	Not reported
Production History:	Not reported
Discovery Information:	Not reported
Latitude:	37.66301
Longitude:	-121.82713

4
ENE
1/8-1/4
0.157 mi.
829 ft.

GRAVEL PIT
ALAMEDA (County), CA

MINES MRDS **1025569300**
N/A

Relative:
Lower

Actual:
360 ft.

MINES MRDS:

Name:	GRAVEL PIT
Address:	Not reported
Deposit identification Number:	10076450
City,State,Zip:	CALIFORNIA
URL:	https://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10076450
MRDS Identification Number:	W023450
MAS/MILS Identification Number:	Not reported
Region:	NA
Country:	United States
Primary Commodities:	Sand and Gravel, Construction
Secondary Commodities:	Not reported
Tertiary Commodities:	Not reported
Operation Type:	Unknown
Deposit Type:	Sedimentary
Production Size:	S - Small amount of material produced (we do not know what criteria are used to make this determination)
Development Status:	Past Producer
Ore Minerals or Materials:	Not reported
Gangue Minerals or Materials:	Not reported
Other Minerals or Materials:	Not reported
Ore Body Form:	Not reported
Workings Type:	Not reported
Mineral Deposit Model:	Not reported
Alteration Processes:	Not reported
Concentration Processes:	Not reported
Previous Names:	Not reported
Ore Controls:	Not reported
Reporter:	Unknown
Host Rock Unit Name:	Not reported
Host Rock Type:	Not reported
Associated Rock Unit Name:	Not reported
Associated Rock Type Code:	Not reported
Structural Characteristics:	Not reported
Tectonic Setting:	Not reported
References:	Not reported
First Production Year:	Not reported
Began Before/After FPY:	Not reported
Last Production Year:	Not reported
Ended Before/After LPY:	Not reported
Year Discovered:	Not reported
Found Before/After YD:	Not reported
Production History:	Not reported
Discovery Information:	Not reported
Latitude:	37.66102
Longitude:	-121.82547

B5 **RMC PACIFIC MATERIALS, INC** **EMI** **S100226941**
North **1544 STANLEY BOULEVARD** **Notify 65** **N/A**
1/4-1/2 **PLEASANTON, CA 92561** **CERS**
0.329 mi.
1736 ft. **Site 1 of 4 in cluster B**

Relative: **Lower**

Actual: **356 ft.**

EMI:

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1990
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1995
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	1442
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	130
Part. Matter 10 Micrometers and Smllr Tons/Yr:	65

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1996
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	1442
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 174
Part. Matter 10 Micrometers and Smllr Tons/Yr: 87

Name: CENTRAL CONCRETE SUPPLY CO INC
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 1996
County Code: 1
Air Basin: SF
Facility ID: 4616
Air District Name: BA
SIC Code: 3272
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: CENTRAL CONCRETE SUPPLY CO INC
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 1997
County Code: 1
Air Basin: SF
Facility ID: 4616
Air District Name: BA
SIC Code: 3272
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: RMC LONESTAR
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 1997
County Code: 1
Air Basin: SF
Facility ID: 3358
Air District Name: BA
SIC Code: 1442

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	32
Part. Matter 10 Micrometers and Smllr Tons/Yr:	16

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1998
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1998
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	1442
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	14
Part. Matter 10 Micrometers and Smllr Tons/Yr:	7

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1999
County Code:	1
Air Basin:	SF

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	1999
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	1442
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	17
Part. Matter 10 Micrometers and Smllr Tons/Yr:	11

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2000
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	1442
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	17
Part. Matter 10 Micrometers and Smllr Tons/Yr:	11

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Year:	2000
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RMC LONESTAR
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2001
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	3273
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	19
Part. Matter 10 Micrometers and Smllr Tons/Yr:	12

Name:	RMC PACIFIC MATERIALS, INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2002
County Code:	1
Air Basin:	SF
Facility ID:	3358
Air District Name:	BA
SIC Code:	3273
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	25
Part. Matter 10 Micrometers and Smllr Tons/Yr:	17

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2002
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	1
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2003
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2003
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	1

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: RMC PACIFIC MATERIALS, INC
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 2003
County Code: 1
Air Basin: SF
Facility ID: 3358
Air District Name: BA
SIC Code: 3273
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 26
Part. Matter 10 Micrometers and Smllr Tons/Yr: 17

Name: GRANITE CONSTRUCTION CO
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 2004
County Code: 1
Air Basin: SF
Facility ID: 13443
Air District Name: BA
SIC Code: 1611
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.355
Reactive Organic Gases Tons/Yr: 0.2923066
Carbon Monoxide Emissions Tons/Yr: 14.338
NOX - Oxides of Nitrogen Tons/Yr: 1.043
SOX - Oxides of Sulphur Tons/Yr: 0.013
Particulate Matter Tons/Yr: 0.151
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.061094

Name: RMC PACIFIC MATERIALS, INC
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 92561
Year: 2004
County Code: 1
Air Basin: SF
Facility ID: 3358
Air District Name: BA
SIC Code: 3273
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	30.751
Part. Matter 10 Micrometers and Smllr Tons/Yr:	19.2845

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2004
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.092
Reactive Organic Gases Tons/Yr:	0.08142
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.092

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2005
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.347
Reactive Organic Gases Tons/Yr:	.2915754
Carbon Monoxide Emissions Tons/Yr:	12.572
NOX - Oxides of Nitrogen Tons/Yr:	.914
SOX - Oxides of Sulphur Tons/Yr:	.012
Particulate Matter Tons/Yr:	.151
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.061094

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2005
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.092
Reactive Organic Gases Tons/Yr:	.08142
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.097
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.08924

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2006
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA
SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.092
Reactive Organic Gases Tons/Yr:	.08142
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.12
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.1104

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2006
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.386
Reactive Organic Gases Tons/Yr:	.29514
Carbon Monoxide Emissions Tons/Yr:	20.705
NOX - Oxides of Nitrogen Tons/Yr:	1.506
SOX - Oxides of Sulphur Tons/Yr:	.019
Particulate Matter Tons/Yr:	.151
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.061094

Name:	CENTRAL CONCRETE SUPPLY CO INC
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2007
County Code:	1
Air Basin:	SF
Facility ID:	4616
Air District Name:	BA

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

SIC Code:	3272
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.092
Reactive Organic Gases Tons/Yr:	.08142
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.132
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.12144

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Year:	2007
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.356
Reactive Organic Gases Tons/Yr:	.2887636
Carbon Monoxide Emissions Tons/Yr:	15.289
NOX - Oxides of Nitrogen Tons/Yr:	1.112
SOX - Oxides of Sulphur Tons/Yr:	.014
Particulate Matter Tons/Yr:	.152
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.061494

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2008
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.459
Reactive Organic Gases Tons/Yr:	.3426992
Carbon Monoxide Emissions Tons/Yr:	16.193
NOX - Oxides of Nitrogen Tons/Yr:	1.184
SOX - Oxides of Sulphur Tons/Yr:	.015
Particulate Matter Tons/Yr:	.187
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.075494

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2009
County Code:	1

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.2999999999999999E-2
Reactive Organic Gases Tons/Yr:	4.8441999999999999E-3
Carbon Monoxide Emissions Tons/Yr:	0.38100000000000001
NOX - Oxides of Nitrogen Tons/Yr:	1.526
SOX - Oxides of Sulphur Tons/Yr:	6.0000000000000001E-3
Particulate Matter Tons/Yr:	1.262
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.50480000000000003

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2010
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.027
Reactive Organic Gases Tons/Yr:	0.0024678
Carbon Monoxide Emissions Tons/Yr:	0.123
NOX - Oxides of Nitrogen Tons/Yr:	0.49299999999999999
SOX - Oxides of Sulphur Tons/Yr:	0.002
Particulate Matter Tons/Yr:	6.7634999999999996
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.7054999999999998

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2011
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.264
Reactive Organic Gases Tons/Yr:	0.0241296
Carbon Monoxide Emissions Tons/Yr:	1.198
NOX - Oxides of Nitrogen Tons/Yr:	4.799
SOX - Oxides of Sulphur Tons/Yr:	0.019
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

City,State,Zip:	PLEASANTON, CA 94566
Year:	2012
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.201
Reactive Organic Gases Tons/Yr:	0.0183714
Carbon Monoxide Emissions Tons/Yr:	0.913
NOX - Oxides of Nitrogen Tons/Yr:	3.659
SOX - Oxides of Sulphur Tons/Yr:	0.015
Particulate Matter Tons/Yr:	5.3025
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.121

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2013
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.17
Reactive Organic Gases Tons/Yr:	0.015538
Carbon Monoxide Emissions Tons/Yr:	0.771
NOX - Oxides of Nitrogen Tons/Yr:	3.09
SOX - Oxides of Sulphur Tons/Yr:	0.013
Particulate Matter Tons/Yr:	4.177
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.668

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2014
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.245819277
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1.116666584
NOX - Oxides of Nitrogen Tons/Yr:	4.474036818
SOX - Oxides of Sulphur Tons/Yr:	0.018129801
Particulate Matter Tons/Yr:	7.155305158
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.862323052

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2015
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.01882571
Reactive Organic Gases Tons/Yr:	0.01418329
Carbon Monoxide Emissions Tons/Yr:	0.08551831
NOX - Oxides of Nitrogen Tons/Yr:	0.3426377
SOX - Oxides of Sulphur Tons/Yr:	0.001388445
Particulate Matter Tons/Yr:	7.23854335
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.895432722

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2016
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.326798544
Reactive Organic Gases Tons/Yr:	0.030424944446
Carbon Monoxide Emissions Tons/Yr:	1.484526501
NOX - Oxides of Nitrogen Tons/Yr:	5.947904768
SOX - Oxides of Sulphur Tons/Yr:	0.024102246
Particulate Matter Tons/Yr:	6.769769636
Part. Matter 10 Micrometers and Smllr Tons/Yr:	2.70817506

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2017
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.213230442
Reactive Organic Gases Tons/Yr:	0.01985175415
Carbon Monoxide Emissions Tons/Yr:	0.968628041
NOX - Oxides of Nitrogen Tons/Yr:	3.880906248
SOX - Oxides of Sulphur Tons/Yr:	0.015726303

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Particulate Matter Tons/Yr: 5.619821182
Part. Matter 10 Micrometers and Smllr Tons/Yr: 2.339643084

Name: GRANITE CONSTRUCTION CO
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 94566
Year: 2018
County Code: 1
Air Basin: SF
Facility ID: 13443
Air District Name: BA
SIC Code: 1611
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.213371933
Reactive Organic Gases Tons/Yr: 0.019864926962
Carbon Monoxide Emissions Tons/Yr: 0.969270782
NOX - Oxides of Nitrogen Tons/Yr: 3.883481456
SOX - Oxides of Sulphur Tons/Yr: 0.015736738
Particulate Matter Tons/Yr: 5.623550264
Part. Matter 10 Micrometers and Smllr Tons/Yr: 2.341195574

Name: GRANITE CONSTRUCTION CO
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 94566
Year: 2019
County Code: 1
Air Basin: SF
Facility ID: 13443
Air District Name: BA
SIC Code: 1611
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.209309887
Reactive Organic Gases Tons/Yr: 0.01948675048
Carbon Monoxide Emissions Tons/Yr: 0.950818767
NOX - Oxides of Nitrogen Tons/Yr: 3.809549044
SOX - Oxides of Sulphur Tons/Yr: 0.015437157
Particulate Matter Tons/Yr: 5.476018908
Part. Matter 10 Micrometers and Smllr Tons/Yr: 2.190578702

Name: GRANITE CONSTRUCTION CO
Address: 1544 STANLEY BOULEVARD
City,State,Zip: PLEASANTON, CA 94566
Year: 2020
County Code: 1
Air Basin: SF
Facility ID: 13443
Air District Name: BA
SIC Code: 1611
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.101097617
Reactive Organic Gases Tons/Yr: 0.0094121881427

RMC PACIFIC MATERIALS, INC (Continued) **S100226941**

Carbon Monoxide Emissions Tons/Yr:	0.459249502
NOX - Oxides of Nitrogen Tons/Yr:	1.840028061
SOX - Oxides of Sulphur Tons/Yr:	0.007456212
Particulate Matter Tons/Yr:	2.585299454
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.034202442

Name:	GRANITE CONSTRUCTION CO
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Year:	2021
County Code:	1
Air Basin:	SF
Facility ID:	13443
Air District Name:	BA
SIC Code:	1611
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.158967594
Reactive Organic Gases Tons/Yr:	0.014799883001
Carbon Monoxide Emissions Tons/Yr:	0.722131513
NOX - Oxides of Nitrogen Tons/Yr:	2.89329212
SOX - Oxides of Sulphur Tons/Yr:	0.011724273
Particulate Matter Tons/Yr:	3.796981521
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.518922613

NOTIFY 65:

Name:	ELIOT AGGREGATE
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 92561
Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported
Global ID:	Not reported
Status:	Not reported

CERS:

Name:	GRANITE CONSTRUCTION
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566-6308
Site ID:	470736
CERS ID:	110021340912
CERS Description:	US EPA Air Emission Inventory System (EIS)

B6 **RMC PACIFIC MATERIALS / ELIOT AGGREGATE** **UST FINDER RELEASE** **1029098778**
North **1544 STANLEY** **N/A**
1/4-1/2 **PLEASANTON, CA 94566**
0.329 mi.
1736 ft. **Site 2 of 4 in cluster B**

Relative: **Lower**
Actual: **356 ft.**

UST FINDER RELEASE:

Object ID:	47591
Facility ID:	Not reported
Lust ID:	CAT0600171421
Name:	RMC PACIFIC MATERIALS / ELIOT AGGREGATE
Address:	1544 STANLEY
City,State,Zip:	PLEASANTON, CA 94566
Address Match Type:	PointAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	5
Domestic Wells within 1500ft:	0
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	CA0110010_24019
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	180500040302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-121.83308
Y Coord:	37.67301
Latitude:	37.6730099999999
Longitude:	-121.833079999999

B7 **RMC LONESTAR** **UST FINDER RELEASE** **1029098770**
North **1544 STANLEY BLVD** **N/A**
1/4-1/2 **PLEASANTON, CA 94566**
0.329 mi.
1736 ft. **Site 3 of 4 in cluster B**

Relative: **Lower**
Actual: **356 ft.**

UST FINDER RELEASE:

Object ID:	47590
Facility ID:	Not reported
Lust ID:	CAT0600100508
Name:	RMC LONESTAR
Address:	1544 STANLEY BLVD
City,State,Zip:	PLEASANTON, CA 94566
Address Match Type:	PointAddress
Reported Date:	Not reported
Status:	No Further Action

RMC LONESTAR (Continued) **1029098770**

Substance:	Not reported
Population within 1500ft:	5
Domestic Wells within 1500ft:	0
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	CA0110010_24019
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	180500040302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-121.83308
Y Coord:	37.67301
Latitude:	37.6730099999999
Longitude:	-121.833079999999

B8 **RMC LONESTAR** **LUST** **S101580025**
North **1544 STANLEY BLVD** **CPS-SLIC** **N/A**
1/4-1/2 **PLEASANTON, CA 94566** **Alameda County CS**
0.329 mi. **SWEEPS UST**
1736 ft. **Site 4 of 4 in cluster B** **CA FID UST**
CHMIRS
Relative: **Cortese**
Lower **ENF**
Actual: **HIST CORTESE**
356 ft. **NPDES**
WDS
CIWQS
CERS

LUST:

Name:	RMC PACIFIC MATERIALS / ELIOT AGGREGATE
Address:	1544 STANLEY
City,State,Zip:	PLEASANTON, CA 94566
Lead Agency:	ALAMEDA COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600171421
Global Id:	T0600171421
Latitude:	37.670186
Longitude:	-121.829796
Status:	Completed - Case Closed
Status Date:	06/30/2008
Case Worker:	Not reported
RB Case Number:	NA
Local Agency:	Not reported
File Location:	All Files are on GeoTracker or in the Local Agency Database

RMC LONESTAR (Continued) **S101580025**

Local Case Number:	RO0002603
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Geocode
Cuf Case:	NO
Quantity Released Gallons:	0
Begin Date:	11/20/2003
Leak Reported Date:	01/09/2004
How Discovered:	Other Means
How Discovered Description:	Not reported
Discharge Source:	Dispenser
Discharge Cause:	Spill
Stop Method:	Replace product piping
Stop Description:	Not reported
No Further Action Date:	06/30/2008
CA Water Watershed Name:	South Bay - Alameda Creek (204.30)
Dwr Groundwater Subbasin Name:	Livermore Valley (2-010)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	26-30%
CA Enviroscreen 4 Score:	5-10%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SAN FRANCISCO BAY RWQCB (REGION 2)
Site History:	Not reported

LUST:

Global Id:	T0600171421
Contact Type:	Regional Board Caseworker
Contact Name:	Regional Water Board
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY ST SUITE 1400
City:	OAKLAND
Email:	Not reported
Phone Number:	Not reported

LUST:

Global Id:	T0600171421
Action Type:	ENFORCEMENT
Date:	03/21/1989
Action:	Unauthorized Release Form
Global Id:	T0600171421
Action Type:	REMEDIATION
Date:	09/09/9999
Action:	Not reported
Global Id:	T0600171421
Action Type:	Other
Date:	01/09/2004
Action:	Leak Reported
Global Id:	T0600171421
Action Type:	ENFORCEMENT
Date:	06/30/2008
Action:	Closure/No Further Action Letter - #20080603

RMC LONESTAR (Continued) **S101580025**

Global Id: T0600171421
Action Type: Other
Date: 11/20/2003
Action: Leak Discovery

Global Id: T0600171421
Action Type: Other
Date: 11/20/2003
Action: Leak Stopped

LUST:
Global Id: T0600171421
Status: Open - Case Begin Date
Status Date: 11/20/2003

Global Id: T0600171421
Status: Open - Site Assessment
Status Date: 01/22/2004

Global Id: T0600171421
Status: Open - Site Assessment
Status Date: 07/24/2007

Global Id: T0600171421
Status: Completed - Case Closed
Status Date: 06/30/2008

Name: RMC LONESTAR
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100508
Global Id: T0600100508
Latitude: 37.672612
Longitude: -121.831148
Status: Completed - Case Closed
Status Date: 06/25/1993
Case Worker: UUU
RB Case Number: 01-0555
Local Agency: Not reported
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Gasoline
EPA Region: 9
Coordinate Source: Google Geocode
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 03/28/1989
Leak Reported Date: 01/30/1991
How Discovered: Tank Closure
How Discovered Description: Not reported
Discharge Source: Tank
Discharge Cause: Physc / Mech Damage
Stop Method: Not reported

RMC LONESTAR (Continued) **S101580025**

Stop Description: Not reported
No Further Action Date: 06/25/1993
CA Water Watershed Name: South Bay - Alameda Creek (204.30)
Dwr Groundwater Subbasin Name: Livermore Valley (2-010)
Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 31-35%
CA Enviroscreen 4 Score: 5-10%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: SAN FRANCISCO BAY RWQCB (REGION 2)
Site History: Not reported

LUST:
Global Id: T0600100508
Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND
Email: Not reported
Phone Number: Not reported

Global Id: T0600100508
Contact Type: Local Agency Caseworker
Contact Name: UNK
Organization Name: LIVERMORE-PLEASANTON, CITIES OF
Address: Not reported
City: R2 UNKNOWN
Email: Not reported
Phone Number: Not reported

LUST:
Global Id: T0600100508
Action Type: Other
Date: 03/28/1989
Action: Leak Discovery

Global Id: T0600100508
Action Type: Other
Date: 01/30/1991
Action: Leak Reported

Global Id: T0600100508
Action Type: ENFORCEMENT
Date: 01/21/1989
Action: Unauthorized Release Form

Global Id: T0600100508
Action Type: Other
Date: 03/28/1989
Action: Leak Stopped

LUST:
Global Id: T0600100508
Status: Open - Case Begin Date
Status Date: 03/28/1989

RMC LONESTAR (Continued) **S101580025**

Global Id: T0600100508
Status: Completed - Case Closed
Status Date: 06/25/1993

LUST REG 2:
Region: 2
Facility Id: 01-0555
Facility Status: Case Closed
Case Number: 2083
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

CPS-SLIC:
Name: RMC LONESTAR (TOXIC)
Address: 1544 STANLEY
City,State,Zip: PLEASANTON, CA 94566
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 02/16/2001
Global Id: T06019735827
Lead Agency: ALAMEDA COUNTY LOP
Lead Agency Case Number: RO0002690
Latitude: 37.670186
Longitude: -121.829796
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: NA
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel, Gasoline
EPA Region: 9
Coordinate Source: Google Geocode
Cuf Case: NO
Quantity Released Gallons: Not reported
Begin Date: 01/01/1987
Leak Reported Date: 01/01/1987
How Discovered: Visual
How Discovered Description: Not reported
Discharge Source: Not reported
Discharge Cause: Not reported
Stop Method: Other Means
Stop Description: Not reported
No Further Action Date: 02/16/2001
CA Water Watershed Name: South Bay - Alameda Creek (204.30)
Dwr Groundwater Subbasin Name: Livermore Valley (2-010)

RMC LONESTAR (Continued) **S101580025**

Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 26-30%
CA Enviroscreen 4 Score: 5-10%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: SAN FRANCISCO BAY RWQCB (REGION 2)
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Alameda County CS:
Name: RMC LONESTAR
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: No Action
Record Id: RO0000613
PE: 5602
Facility Status: No Action
Latitude: 37.673819265
Longitude: -121.82475402

Name: RMC LONESTAR
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: 12
Record Id: RO0000613
PE: 5602
Facility Status: Not reported
Latitude: 37.673819265
Longitude: -121.82475402

Name: RMC PACIFIC MATERIALS / ELIOT AGGRE
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: Leak Confirmation
Record Id: RO0002603
PE: 5602
Facility Status: Leak Confirmation
Latitude: 37.673799265
Longitude: -121.82477402

Name: RMC PACIFIC MATERIALS / ELIOT AGGRE
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: Preliminary Site Assessment Workplan Submitted
Record Id: RO0002603
PE: 5602
Facility Status: Preliminary Site Assessment Workplan Submitted
Latitude: 37.673799265
Longitude: -121.82477402

Name: RMC PACIFIC MATERIALS / ELIOT AGGRE
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: Case Closed
Record Id: RO0002603
PE: 5602

RMC LONESTAR (Continued) **S101580025**

Facility Status: Case Closed
Latitude: 37.673799265
Longitude: -121.82477402

Name: RMC LONESTAR (TOXIC)
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: Leak Confirmation
Record Id: RO0002690
PE: 5502
Facility Status: Leak Confirmation
Latitude: Not reported
Longitude: Not reported

Name: RMC LONESTAR (TOXIC)
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA 94566
Status: Case Closed
Record Id: RO0002690
PE: 5502
Facility Status: Case Closed
Latitude: Not reported
Longitude: Not reported

SWEEPS UST:
Name: RMC LONESTAR ELIOT AGGREGATE PLANT
Address: 1544 STANLEY BLVD
City: PLEASANTON
Status: Active
Comp Number: 7686
Number: 3
Board Of Equalization: 44-002167
Referral Date: 05-11-92
Action Date: 03-12-93
Created Date: 09-13-91
Owner Tank Id: 1
SWRCB Tank Id: 01-000-007686-000001
Tank Status: A
Capacity: 10000
Active Date: 05-11-92
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 2

Name: RMC LONESTAR ELIOT AGGREGATE PLANT
Address: 1544 STANLEY BLVD
City: PLEASANTON
Status: Active
Comp Number: 7686
Number: 3
Board Of Equalization: 44-002167
Referral Date: 05-11-92
Action Date: 03-12-93
Created Date: 09-13-91
Owner Tank Id: 2
SWRCB Tank Id: 01-000-007686-000002

RMC LONESTAR (Continued) **S101580025**

Tank Status: A
Capacity: 10000
Active Date: 05-11-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 01000684
Regulated By: UTNKA
Regulated ID: CAD981642
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 5108462824
Mail To: Not reported
Mailing Address: PO BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: PLEASANTON 94566
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CHMIRS:
Name: Not reported
Address: 1544 STANLEY BLVD
City,State,Zip: PLEASANTON, CA
OES Incident Number: 19-2838
OES notification: 04/30/2019
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported

RMC LONESTAR (Continued) **S101580025**

Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Other
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1230
Year:	2019
Agency:	Granite Construction
Incident Date:	04/30/2019
Admin Agency:	Pleasanton Fire Department
Amount:	Not reported
Contained:	Stopped,Contained
Site Type:	Not reported
E Date:	Not reported
Substance:	Asphalt Oil (Hardened)
Quantity Released:	155
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No
#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	No
Fatals:	No
Comments:	Not reported
Description:	Caller stated the release was due to tank leak resulting in the release impacting the containment area, no waterways were impacted, The material is asphalt oil which hardens when it is room temperature, once the material hardened the material will be removed and placed in a asphalt recycle pile.
Name:	Not reported
Address:	1544 STANLEY
City,State,Zip:	PLEASANTON, CA 94566
OES Incident Number:	1-0517
OES notification:	01/26/2011
OES Date:	Not reported

RMC LONESTAR (Continued) **S101580025**

OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Merchant/Business
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1010
Year:	2011
Agency:	Cemex
Incident Date:	1/26/2011
Admin Agency:	Pleasanton Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Hydraulic Fluid
Quantity Released:	50
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported

RMC LONESTAR (Continued) **S101580025**

#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	RP states that a dump truck rolled over causing the line to break releasing the hydraulic oil from the system to the surrounding soil. No waterways were impacted.
Name:	Not reported
Address:	1544 STANLEY BLVD.
City,State,Zip:	PLEASANTON, CA 94566
OES Incident Number:	12-6135
OES notification:	10/11/2012
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Road
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	900
Year:	2012
Agency:	Cemex Construction Materials
Incident Date:	10/11/2012
Admin Agency:	Pleasanton Fire Department
Amount:	Not reported

RMC LONESTAR (Continued) **S101580025**

Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Diesel
Quantity Released:	50
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Caller states: The fuel connection at the bottom of the fuel tank broke off causing the release to concrete and asphalt.
Name:	Not reported
Address:	1544 STANLEY BLVD
City,State,Zip:	PLEASANTON, CA
OES Incident Number:	1-2610
OES notification:	04/26/2011
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported

RMC LONESTAR (Continued) **S101580025**

Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Other
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1115
Year:	2011
Agency:	Granite Construction
Incident Date:	4/26/2011
Admin Agency:	Pleasanton Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Asphalt Oil
Quantity Released:	1000
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	The caller is reporting that oil was being transferred between storage tanks. The operator walked away and the tank overflowed.

CORTESE:

Name:	RMC LONESTAR
Address:	1544 STANLEY BLVD
City,State,Zip:	PLEASANTON, CA 94566
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0600100508
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active

RMC LONESTAR (Continued) **S101580025**

Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

Name:	RMC PACIFIC MATERIALS / ELIOT AGGREGATE
Address:	1544 STANLEY
City,State,Zip:	PLEASANTON, CA 94566
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0600171421
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

ENF:

Name:	CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC ELIOT SITE
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Region:	2
Facility Id:	237327
Agency Name:	Cemex Construction Materials Pacific LLC
Place Type:	Mining
Place Subtype:	Sand and Gravel Mining
Facility Type:	Industrial
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	1442
SIC Desc 1:	Construction Sand and Gravel
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported

RMC LONESTAR (Continued) **S101580025**

NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	5.79999999
Threat To Water Quality:	3
Complexity:	C
Pretreatment:	N - POTW does not have EPA approved pretreatment prog.
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	2 019135001
Reg Measure Id:	179976
Reg Measure Type:	Enrollee
Region:	2
Order #:	R2-2008-0011
Npdes# CA#:	CAG982001
Major-Minor:	Minor
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	09/15/2015
Effective Date:	06/26/2008
Expiration/Review Date:	04/13/2013
Termination Date:	09/14/2015
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	61 - Require treatment to meet non priority limit Category 2
Direction/Voice:	Active
Enforcement Id(EID):	373500
Region:	2
Order / Resolution Number:	Not reported
Enforcement Action Type:	Expedited Payment Letter
Effective Date:	06/26/2008
Adoption/Issuance Date:	06/19/2002
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Never Active
Title:	Expedited Payment Letter March 2010
Description:	TSS and Late Reporting MMP Fines issued in March 2010

RMC LONESTAR (Continued) **S101580025**

Program:	NPDESWW
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00
Name:	CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC ELIOT SITE
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Region:	2
Facility Id:	237327
Agency Name:	Not reported
Place Type:	Mining
Place Subtype:	Sand and Gravel Mining
Facility Type:	Industrial
Agency Type:	Not reported
# Of Agencies:	Not reported
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	1442
SIC Desc 1:	Construction Sand and Gravel
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Enf Action
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	Not reported
Program Category1:	Not reported
Program Category2:	NPDESWW
# Of Programs:	Not reported
WDID:	Not reported
Reg Measure Id:	Not reported
Reg Measure Type:	Not reported
Region:	Not reported
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported

RMC LONESTAR (Continued) **S101580025**

Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Not reported
Status Date:	Not reported
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Not reported
Individual/General:	Not reported
Fee Code:	Not reported
Direction/Voice:	Not reported
Enforcement Id(EID):	371979
Region:	2
Order / Resolution Number:	Not reported
Enforcement Action Type:	Expedited Payment Letter
Effective Date:	Not reported
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Never Active
Title:	EPL for MMPs
Description:	Not reported
Program:	NPDESWW
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00

Name:	CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC ELIOT SITE
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Region:	2
Facility Id:	237327
Agency Name:	Cemex Construction Materials Pacific LLC
Place Type:	Mining
Place Subtype:	Sand and Gravel Mining
Facility Type:	Industrial
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported

RMC LONESTAR (Continued) **S101580025**

SIC Code 1:	1442
SIC Desc 1:	Construction Sand and Gravel
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	5.8
Threat To Water Quality:	3
Complexity:	C
Pretreatment:	N - POTW does not have EPA approved pretreatment prog.
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	2 019135001
Reg Measure Id:	179976
Reg Measure Type:	Enrollee
Region:	2
Order #:	R2-2008-0011
Npdes# CA#:	CAG982001
Major-Minor:	Minor
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	09/15/2015
Effective Date:	06/26/2008
Expiration/Review Date:	04/13/2013
Termination Date:	09/14/2015
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	61 - Require treatment to meet non priority limit Category 2
Direction/Voice:	Passive
Enforcement Id(EID):	398756
Region:	2
Order / Resolution Number:	R2-2015-1006
Enforcement Action Type:	Admin Civil Liability

RMC LONESTAR (Continued) **S101580025**

Effective Date:	05/12/2015
Adoption/Issuance Date:	05/12/2015
Achieve Date:	Not reported
Termination Date:	06/03/2015
ACL Issuance Date:	Not reported
EPL Issuance Date:	03/05/2015
Status:	Historical
Title:	ACL R2-2015-1006 for Cemex Construction Materials Pacific LLC
Description:	MMP
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	6/3/2015
# Of Programs1:	1
Total Assessment Amount:	21000
Initial Assessed Amount:	21000
Liability $ Amount:	21000
Project $ Amount:	0
Liability $ Paid:	21000
Project $ Completed:	0
Total $ Paid/Completed Amount:	21000

HIST CORTESE:

edr_fname:	RMC LONESTAR
edr_fadd1:	1544 STANLEY
City,State,Zip:	PLEASANTON, CA 94566
Region:	CORTESE
Facility County Code:	1
Reg By:	LTNKA
Reg Id:	01-0555

NPDES:

Name:	CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC ELIOT SITE
Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Facility Status:	Active
NPDES Number:	CAG982001
Region:	2
Agency Number:	37564
Regulatory Measure ID:	402857
Place ID:	237327
Order Number:	R2-2020-0028
WDID:	2 019135005
Regulatory Measure Type:	Enrollee - NPDES
Program Type:	NPDNONMUNIPRCS
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	09/15/2015
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	12/31/2025
Discharge Address:	1544 Stanley Boulevard
Discharge Name:	Cemex Construction Materials Pacific LLC
Discharge City:	Pleasanton
Discharge State:	CA
Discharge Zip:	94566
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported

RMC LONESTAR (Continued) **S101580025**

Operator City: Not reported
Operator State: Not reported
Operator Zip: Not reported

WDS:
Name: CENTRAL CONCRETE SUPPLY INC
Address: 1544 Stanley Blvd
City: PLEASANTON
Facility ID: San Francisco Bay 01I015647
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 2
Facility Telephone: 9254623534
Facility Contact: MATTHEWS BOB
Agency Name: CENTRAL CONCRETE SUPPLY INC
Agency Address: 755 Stockton Ave
Agency City,St,Zip: San Jose 951261839
Agency Contact: MURRAY DAN
Agency Telephone: 4082936274
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste Type: Not reported
Primary Waste: Not reported
Waste Type2: Not reported
Waste2: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

CIWQS:
Name: CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC ELIOT SITE

RMC LONESTAR (Continued) **S101580025**

Address:	1544 STANLEY BOULEVARD
City,State,Zip:	PLEASANTON, CA 94566
Agency:	Cemex Construction Materials Pacific LLC
Agency Address:	1544 Stanley Boulevard, Pleasanton, CA 94566
Place/Project Type:	Sand and Gravel Mining
SIC/NAICS:	1442
Region:	2
Program:	NPDMINING, NPDNONMUNIPRCS
Regulatory Measure Status:	Active
Regulatory Measure Type:	Enrollee - NPDES
Order Number:	R2-2020-0028
WDID:	2 019135005
NPDES Number:	CAG982001
Adoption Date:	Not reported
Effective Date:	09/15/2015
Termination Date:	Not reported
Expiration/Review Date:	12/31/2025
Design Flow:	Not reported
Major/Minor:	Minor
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	2
Violations within 5 years:	2
Latitude:	Not reported
Longitude:	Not reported

Name:	CENTRAL CONCRETE SUPPLY INC
Address:	1544 STANLEY BLVD
City,State,Zip:	PLEASANTON, CA 94566
Agency:	Central Concrete Supply
Agency Address:	755 Stockton Ave, San Jose, CA 95126
Place/Project Type:	Industrial - Ready-Mixed Concrete
SIC/NAICS:	3273
Region:	2
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	2 01I015647
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	02/24/2000
Termination Date:	01/22/2009
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	37.67333
Longitude:	-121.83028

CERS:

Name:	RMC LONESTAR
Address:	1544 STANLEY BLVD
City,State,Zip:	PLEASANTON, CA 94566

RMC LONESTAR (Continued) **S101580025**

Site ID: 680578
CERS ID: T0600100508
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Local Agency Caseworker
Entity Name: UNK - LIVERMORE-PLEASANTON, CITIES OF
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: R2 UNKNOWN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Name: RMC PACIFIC MATERIALS / ELIOT AGGREGATE
Address: 1544 STANLEY
City,State,Zip: PLEASANTON, CA 94566
Site ID: 680593
CERS ID: T0600171421
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Name: RMC LONESTAR (TOXIC)
Address: 1544 STANLEY
City,State,Zip: PLEASANTON, CA 94566
Site ID: 680586
CERS ID: T06019735827
CERS Description: Cleanup Program Site

9
WNW
1/4-1/2
0.475 mi.
2507 ft.

PIETRONAVE LF
750 PIETRONAVE LN
PLEASANTON, CA 94566

SWF/LF **S126982840**
N/A

Relative:
Higher

Actual:
443 ft.

SWF/LF (SWIS):

Name:	PIETRONAVE LF
Address:	750 PIETRONAVE LN
City,State,Zip:	PLEASANTON, CA 94566
Region:	STATE
Facility ID:	01-CR-0035
SWIS Number:	01-CR-0035
Point of Contact:	Sabra Ambrose
Is Archived:	Yes
Is Closed Illegal Abandoned:	Yes
Is Site Inert Debris Engineered Fill:	No
Is Financial Assurances Responsible:	No
Absorbed On:	Not reported
Operational Status:	Closed
Absorbed By:	Not reported
Closed Illegal Abandoned Category:	C1
EPA Federal Registry ID:	Not reported
ARB District:	Bay Area
SWRCB Region:	San Francisco Bay
Local Government:	Pleasanton
Reporting Agency Legal Name:	County of Alameda
Reporting Agency Department:	Department of Environmental Health
Enforcing Agency Legal Name:	County of Alameda
Enforcing Agency Department:	Department of Environmental Health
Regulation Status:	Unpermitted

Owner:

SWIS Number:	01-CR-0035
Owner:	Pietronave J, Homer D
Owner Address:	3311 Bay Ct
Owner City:	Belmont
Owner State:	CA
Owner Zip:	94002
Site Name:	Pietronave LF
Site Operational Status:	Closed
Site Type:	Disposal Only
Site Regulatory Status:	Unpermitted
Latitude:	37.66296
Longitude:	-121.83853
Is Archived:	Yes
Started On:	Not reported
Contact Name:	J.L. Pietronave D. Homer
Contact Title:	Not reported
Contact Email:	Not reported
Contact Phone:	Not reported

SWIS Number:	01-CR-0035
Owner:	Michael W. & Linda M. Dominisse
Owner Address:	2500 Vineyard Ave
Owner City:	Pleasanton
Owner State:	CA
Owner Zip:	94566
Site Name:	Pietronave LF
Site Operational Status:	Closed

PIETRONAVE LF (Continued) **S126982840**

Site Type:	Disposal Only
Site Regulatory Status:	Unpermitted
Latitude:	37.66296
Longitude:	-121.83853
Is Archived:	Yes
Started On:	Not reported
Contact Name:	Not reported
Contact Title:	Not reported
Contact Email:	Not reported
Contact Phone:	(925) 846-9962

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PLEASANTON	S117714865	VINEYARD HILL VINEYARD VIEW	VINEYARD AVE	94566	NPDES, CIWQS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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: 12/20/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/20/2023
Next Scheduled EDR Contact: 04/08/2024
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: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

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: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/06/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 08/03/2023
Date Data Arrived at EDR: 08/07/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 64

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
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: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/04/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: 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
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 11/16/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 89

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
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: 11/28/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 89

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/17/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/18/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds 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: 12/13/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 03/07/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/12/2024
Next Scheduled EDR Contact: 06/24/2024
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: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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 Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 05/06/2024
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: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
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: 12/31/2021
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/18/2023
Number of Days to Update: 81
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous 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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

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

Date of Government Version: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
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: 11/14/2023
Date Data Arrived at EDR: 12/22/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 85

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
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: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/20/2024
Next Scheduled EDR Contact: 07/01/2024
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: 06/01/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
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
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 09/28/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
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: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
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: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 12/11/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
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: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/14/2024
Next Scheduled EDR Contact: 06/24/2024
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: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
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: 10/19/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/10/2024
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: 09/01/2023
Date Data Arrived at EDR: 09/27/2023
Date Made Active in Reports: 12/21/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/12/2024
Next Scheduled EDR Contact: 04/19/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/06/2024
Next Scheduled EDR Contact: 05/13/2024
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: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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: 01/02/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 57

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
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
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/19/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 05/06/2024
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: 12/31/2023
Date Data Arrived at EDR: 01/11/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
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: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/02/2024
Next Scheduled EDR Contact: 04/15/2024
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: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2024
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 05/20/2024
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: 11/01/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
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: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 12

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 06/17/2024
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: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/17/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
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: 11/10/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information
EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67
Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information
Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67
Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information
EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7
Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/06/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing
Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/13/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 03/07/2024
Number of Days to Update: 85

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 03/31/2023
Date Data Arrived at EDR: 05/08/2023
Date Made Active in Reports: 07/31/2023
Number of Days to Update: 84

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: Northern Sierra Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO METO DIST: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/17/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 75
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

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: 11/14/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/12/2024
Number of Days to Update: 88
Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 02/08/2024
Number of Days to Update: 23
Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
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: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN LAKE CO DIST: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 04/29/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455
Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List

Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 816

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: Calaveras County Environmental Management Agency Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412

Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: Bay Area Air Quality Management District Drycleaner Facility Listing

Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432

Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN CO DIST: Glenn County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 05/02/2023
Date Data Arrived at EDR: 05/03/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 83

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: Placer County Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89

Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 76

Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: Monterey Bay Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/05/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 75

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA CO DIST: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/05/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 75
Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/28/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 77
Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RIVER DIST: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88
Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 10/18/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 90

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/08/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 77

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
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: 08/31/2023
Date Data Arrived at EDR: 09/08/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 80

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Annually

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
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: 12/31/2021
Date Data Arrived at EDR: 06/09/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 82

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/14/2024
Next Scheduled EDR Contact: 06/24/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 09/21/2023
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
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
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

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

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
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: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Quarterly

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: 10/26/2023
Date Data Arrived at EDR: 10/27/2023
Date Made Active in Reports: 01/29/2024
Number of Days to Update: 94

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/31/2023
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/06/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 02/29/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

SANTA CRUZ CO SITE MITI: Site Mitigation Listing
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20
Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

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

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 90
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
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: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
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: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database
US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79
Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106
Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

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: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 05/13/2024
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: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/18/2023
Date Data Arrived at EDR: 12/18/2023
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 86

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 07/01/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/20/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 84

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 10/25/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/05/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
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: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/08/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
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: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 10/27/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/09/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/01/2023
Date Data Arrived at EDR: 10/06/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/09/2023
Date Data Arrived at EDR: 10/09/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 79

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
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
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/01/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 12/14/2023
Number of Days to Update: 1

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 12/01/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 03/07/2024
Number of Days to Update: 85

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
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: 07/11/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/19/2024
Next Scheduled EDR Contact: 04/29/2024
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
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
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
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/12/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 42

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/22/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/15/2023
Date Data Arrived at EDR: 11/20/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 87

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/22/2024
Next Scheduled EDR Contact: 07/08/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/31/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 05/13/2024
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: 11/09/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 12

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

RIVERSIDE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/29/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
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: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
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: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 01/17/2024
Date Data Arrived at EDR: 01/18/2024
Date Made Active in Reports: 01/26/2024
Number of Days to Update: 8

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 05/13/2024
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: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/12/2024
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: 11/27/2023
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 81

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/04/2023
Date Data Arrived at EDR: 04/05/2023
Date Made Active in Reports: 06/27/2023
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite 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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/15/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 86

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

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: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 03/07/2024
Next Scheduled EDR Contact: 06/17/2024
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: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/07/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/16/2023
Number of Days to Update: 8
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 07/01/2024
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: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 19

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/05/2023
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 27

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 09/26/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 83

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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: 03/22/2024
Next Scheduled EDR Contact: 07/08/2024
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: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
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: 09/26/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 89

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
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: 12/18/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/22/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 01/31/2024
Number of Days to Update: 85

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
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: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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, 2010 and 2015 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

THE VINEYARD
VINEYARD AVENUE
PLEASANTON, CA 94566

TARGET PROPERTY COORDINATES

Latitude (North):	37.660135 - 37° 39' 36.49''
Longitude (West):	121.829588 - 121° 49' 46.52''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	603235.9
UTM Y (Meters):	4168546.8
Elevation:	408 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50003379 LIVERMORE, CA
Version Date:	2021

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).

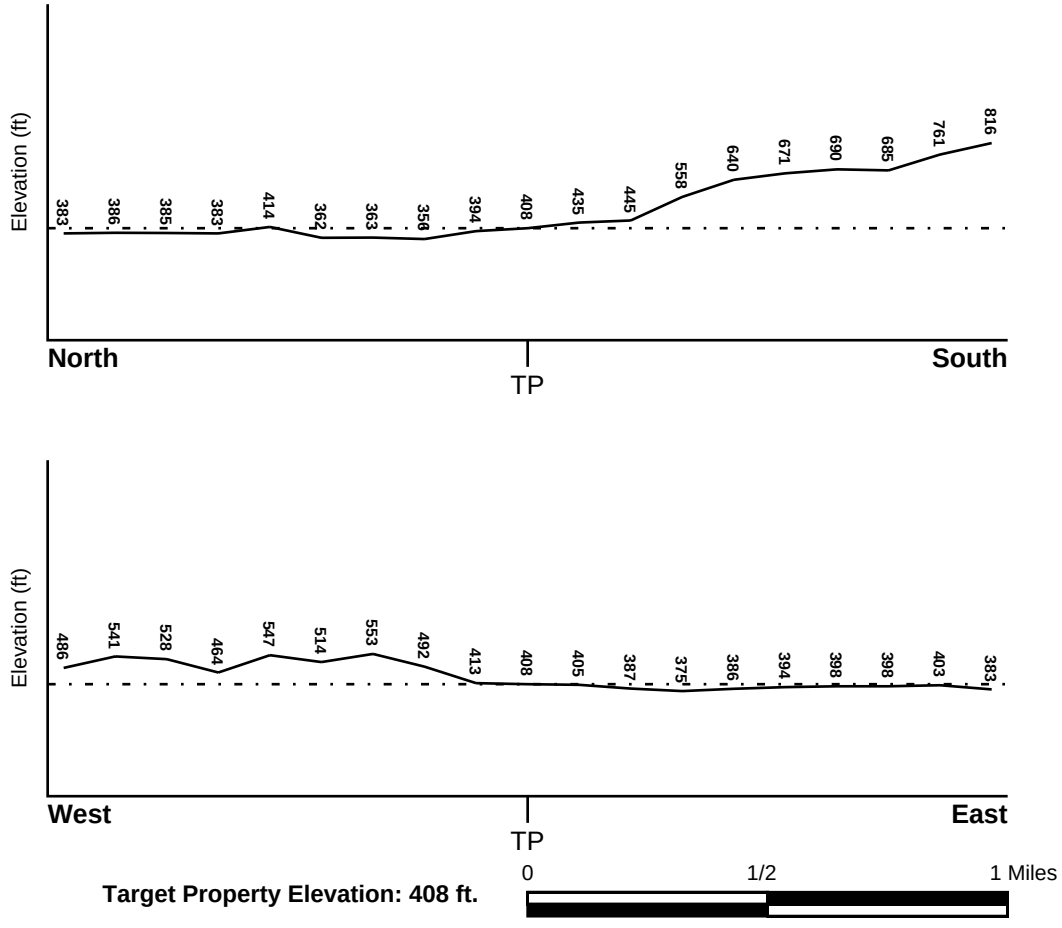
TOPOGRAPHIC INFORMATION

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 NE

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

Flood Plain Panel at Target Property	FEMA Source Type
06001C0337G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06001C0336G	FEMA FIRM Flood data
06001C0341G	FEMA FIRM Flood data
06001C0338G	FEMA FIRM Flood data
06001C0339G	FEMA FIRM Flood data
06001C0343G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LIVERMORE	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.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
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

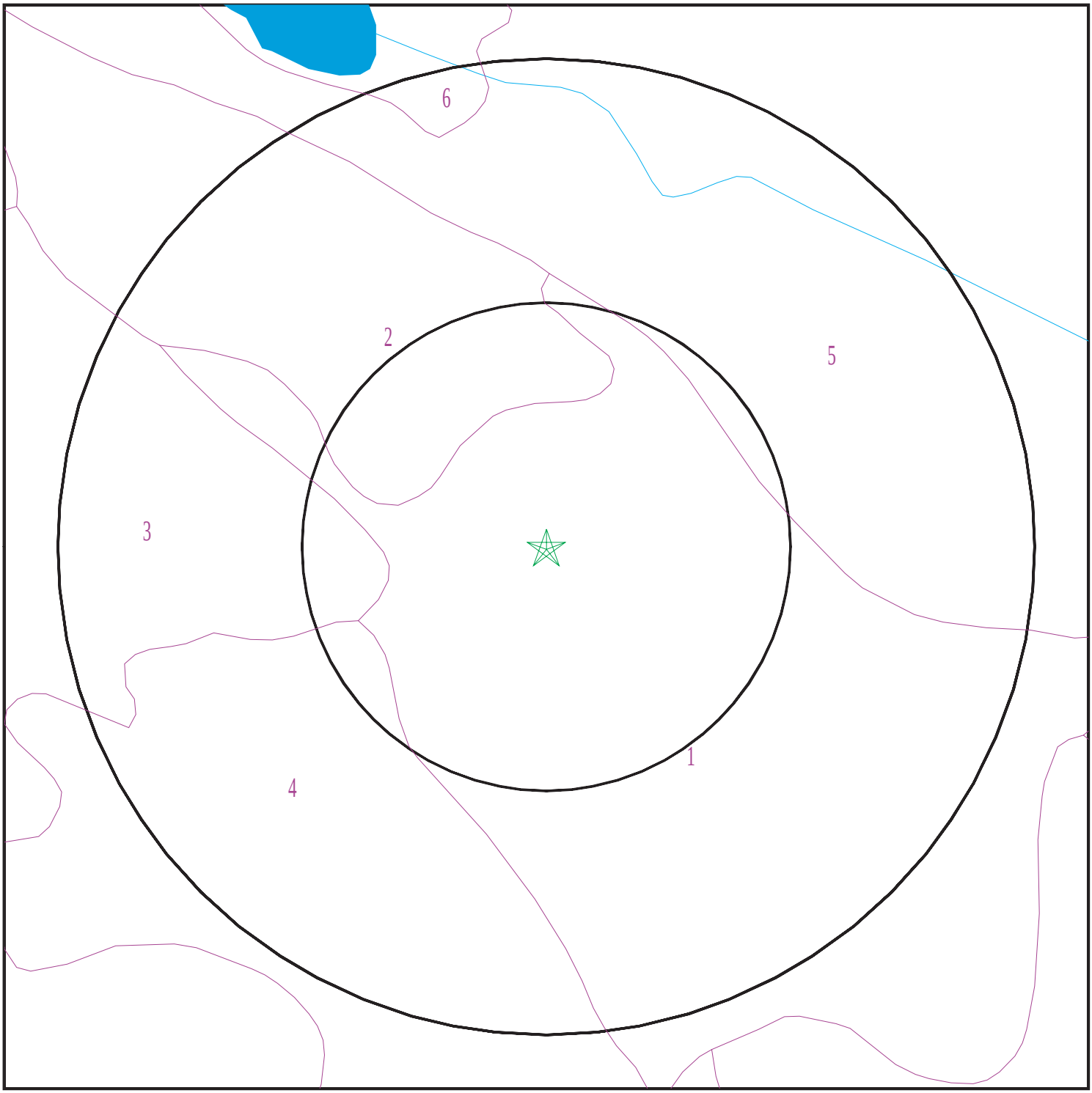
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 07605110.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	The Vineyard	CLIENT:	Engeo Inc.
ADDRESS:	Vineyard Avenue Pleasanton CA 94566	CONTACT:	Lauren Becker
LAT/LONG:	37.660135 / 121.829588	INQUIRY #:	07605110.2r
		DATE:	March 25, 2024 3:09 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: Pleasanton

Soil Surface Texture: gravelly loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 7.4
2	20 inches	64 inches	gravelly clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 7.4
3	64 inches	72 inches	gravelly silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 7.4

Soil Map ID: 2

Soil Component Name: Yolo

Soil Surface Texture: loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	16 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: Positas

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

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							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 7.4
2	11 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 7.4
3	29 inches	53 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 7.4
4	53 inches	59 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 7.4

Soil Map ID: 4

Soil Component Name: Perkins

Soil Surface Texture: loam

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

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 7.8 Min: 7.4
2	9 inches	33 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 7.8 Min: 7.4
3	33 inches	64 inches	stratified very gravelly sandy loam to very gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 7.8 Min: 7.4

Soil Map ID: 5

Soil Component Name: Gravel pit

Soil Surface Texture: extremely gravelly sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class:
Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	extremely gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	Not reported	Max: Min:	Max: Min:
2	5 inches	59 inches	extremely gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

Soil Component Name: Water

Soil Surface Texture: extremely gravelly sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
E19	USGS40000184678	1/2 - 1 Mile North
F20	USGS40000184637	1/2 - 1 Mile NE
G26	USGS40000184605	1/2 - 1 Mile ENE
G28	USGS40000184604	1/2 - 1 Mile ENE
H29	USGS40000184525	1/2 - 1 Mile ESE
I33	USGS40000184714	1/2 - 1 Mile North
J35	USGS40000184708	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

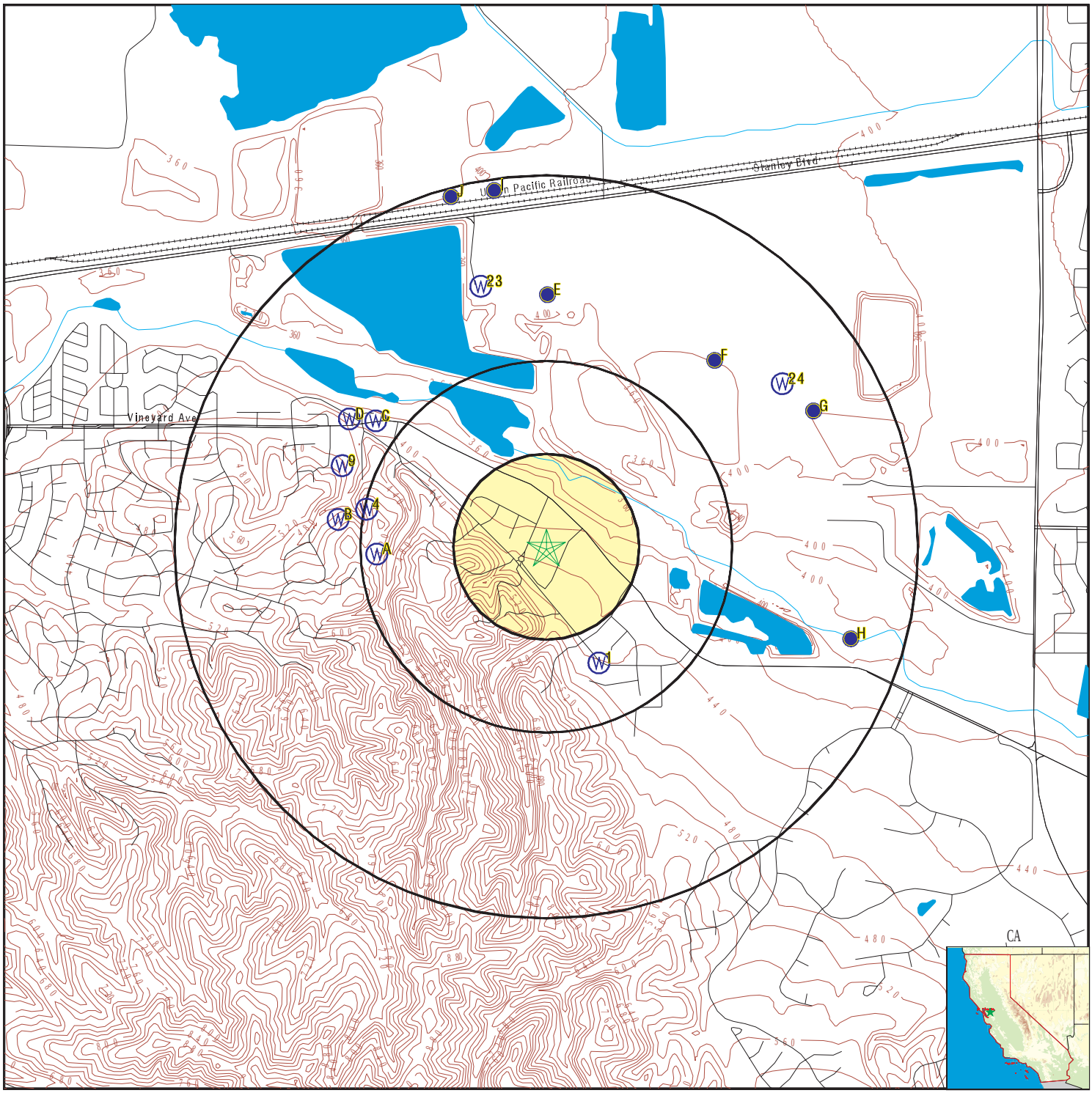
MAP ID	WELL ID	LOCATION FROM TP
1	CADWR0000004614	1/4 - 1/2 Mile SSE
A2	CAEDF0000120812	1/4 - 1/2 Mile West
A3	CAEDF0000103294	1/4 - 1/2 Mile West
4	CAEDF0000129549	1/4 - 1/2 Mile WNW
B5	CAEDF0000117515	1/2 - 1 Mile West
B6	CAPFAS000000133	1/2 - 1 Mile West
C7	CAEDF0000131987	1/2 - 1 Mile NW
C8	CAEDF0000113938	1/2 - 1 Mile WNW
9	CAEDF0000082105	1/2 - 1 Mile WNW
D10	CAEDF0000122589	1/2 - 1 Mile WNW
D11	CAEDF0000124567	1/2 - 1 Mile WNW
D12	CAEDF0000137597	1/2 - 1 Mile WNW
D13	CAPFAS000001003	1/2 - 1 Mile WNW
D14	CAEDF0000096691	1/2 - 1 Mile WNW
D15	CAPFAS000001177	1/2 - 1 Mile WNW
D16	CAEDF0000098829	1/2 - 1 Mile WNW
D17	CAEDF0000129842	1/2 - 1 Mile NW
E18	CAUSGSN00017092	1/2 - 1 Mile North
F21	CAUSGSN00014074	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
E22	CADDW2000011182	1/2 - 1 Mile North
23	CADDW2000001434	1/2 - 1 Mile NNW
24	CADWR0000023947	1/2 - 1 Mile NE
G25	CAUSGSN00010357	1/2 - 1 Mile ENE
G27	CAUSGSN00001285	1/2 - 1 Mile ENE
H30	CAUSGSN00006757	1/2 - 1 Mile ESE
I31	CAUSGSN00015309	1/2 - 1 Mile North
J32	CADDW2000017020	1/2 - 1 Mile NNW
J34	CAUSGSN00017097	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 07605110.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	The Vineyard	CLIENT:	Engeo Inc.
ADDRESS:	Vineyard Avenue Pleasanton CA 94566	CONTACT:	Lauren Becker
		INQUIRY #:	07605110.2r
LAT/LONG:	37.660135 / 121.829588	DATE:	March 25, 2024 3:09 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SSE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000004614**

Well ID:	03S01E23J001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S01E23J001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S01E23J001M&store_num=		
GeoTracker Data:	Not Reported		

A2
West
1/4 - 1/2 Mile
Higher

CA WELLS **CAEDF0000120812**

Well ID:	T10000000095-W-2	Well Type:	MONITORING
Source:	EDF	Other Name:	W-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-2		

A3
West
1/4 - 1/2 Mile
Higher

CA WELLS **CAEDF0000103294**

Well ID:	T10000000095-W-1	Well Type:	MONITORING
Source:	EDF	Other Name:	W-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-1		

4
WNW
1/4 - 1/2 Mile
Higher

CA WELLS **CAEDF0000129549**

Well ID:	T10000000095-W-3A	Well Type:	MONITORING
Source:	EDF	Other Name:	W-3A
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-3A&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-3A		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B5
West
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000117515**

Well ID:	T10000000095-W-9	Well Type:	MONITORING
Source:	EDF	Other Name:	W-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-9		

B6
West
1/2 - 1 Mile
Higher

CA WELLS **CAPFAS000000133**

Well ID:	T10000000095-W-9	Well Type:	MONITORING
Source:	EDF	Other Name:	W-9
GAMA PFAS Testing:	Yes		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-9&store_num=		
GeoTracker Data:	Not Reported		

C7
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000131987**

Well ID:	T10000000095-W-16A	Well Type:	MONITORING
Source:	EDF	Other Name:	W-16A
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-16A&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-16A		

C8
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000113938**

Well ID:	T10000000095-W-15	Well Type:	MONITORING
Source:	EDF	Other Name:	W-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-15		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

9
WNW
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000082105**

Well ID:	T10000000095-W-5	Well Type:	MONITORING
Source:	EDF	Other Name:	W-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-5		

D10
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000122589**

Well ID:	T10000000095-W-7	Well Type:	MONITORING
Source:	EDF	Other Name:	W-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-7		

D11
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000124567**

Well ID:	T10000000095-W-11A	Well Type:	MONITORING
Source:	EDF	Other Name:	W-11A
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-11A&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-11A		

D12
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000137597**

Well ID:	T10000000095-W-6	Well Type:	MONITORING
Source:	EDF	Other Name:	W-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-6		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D13
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAPFAS000001003**

Well ID:	T10000000095-W-6	Well Type:	MONITORING
Source:	EDF	Other Name:	W-6
GAMA PFAS Testing:	Yes		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-6&store_num=		
GeoTracker Data:	Not Reported		

D14
WNW
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000096691**

Well ID:	T10000000095-W-12	Well Type:	MONITORING
Source:	EDF	Other Name:	W-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-12		

D15
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAPFAS000001177**

Well ID:	T10000000095-W-14	Well Type:	MONITORING
Source:	EDF	Other Name:	W-14
GAMA PFAS Testing:	Yes		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-14&store_num=		
GeoTracker Data:	Not Reported		

D16
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000098829**

Well ID:	T10000000095-W-14	Well Type:	MONITORING
Source:	EDF	Other Name:	W-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-14		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D17
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000129842**

Well ID:	T10000000095-W-17A	Well Type:	MONITORING
Source:	EDF	Other Name:	W-17A
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T10000000095&assigned_name=W-17A&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T10000000095&assigned_name=W-17A		

E18
North
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00017092**

Well ID:	USGS-374012121494301	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-374012121494301	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374012121494301&store_num=		
GeoTracker Data:	Not Reported		

E19
North
1/2 - 1 Mile
Lower

FED USGS **USGS40000184678**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E14K002M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Quaternary Alluvium	Aquifer Type:	Not Reported
Construction Date:	19480920	Well Depth:	508
Well Depth Units:	ft	Well Hole Depth:	508
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	5	Level reading date:	1980-12-09
Feet below surface:	89.5	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1980-08-27	Feet below surface:	91.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-05	Feet below surface:	88.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-28	Feet below surface:	87.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1979-04-09	Feet below surface:	93.4
Feet to sea level:	Not Reported	Note:	Not Reported

F20
NE
1/2 - 1 Mile
Lower

FED USGS **USGS40000184637**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E13N001M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Quaternary Alluvium	Aquifer Type:	Not Reported
Construction Date:	19250403	Well Depth:	498
Well Depth Units:	ft	Well Hole Depth:	498
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	14	Level reading date:	1982-01-15
Feet below surface:	303.3	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1981-09-29	Feet below surface:	295.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-29	Feet below surface:	296
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-31	Feet below surface:	301.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-27	Feet below surface:	293.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-05	Feet below surface:	295.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-28	Feet below surface:	296.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-12	Feet below surface:	290.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-09	Feet below surface:	288.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-09-28	Feet below surface:	239.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1958-03-04	Feet below surface:	292.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-04-16	Feet below surface:	298.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-11-20	Feet below surface:	272.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1949-03-27	Feet below surface:	298.7
Feet to sea level:	Not Reported	Note:	Not Reported

F21
NE **CA WELLS** **CAUSGSN00014074**
1/2 - 1 Mile
Lower

Well ID:	USGS-374003121491301	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-374003121491301	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374003121491301&store_num=		
GeoTracker Data:	Not Reported		

E22
North **CA WELLS** **CADDW2000011182**
1/2 - 1 Mile
Lower

GAMA:

Well ID:	CA0105003_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0105003-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0105003_001_001&store_num=		
GeoTracker Data:	Not Reported		

23
NNW **CA WELLS** **CADDW2000001434**
1/2 - 1 Mile
Lower

GAMA:

Well ID:	CA0105003_004_004	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0105003-004
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0105003_004_004&store_num=		
GeoTracker Data:	Not Reported		

24
NE **CA WELLS** **CADWR0000023947**
1/2 - 1 Mile
Lower

Well ID:	03S01E13P002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S01E13P002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S01E13P002M&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G25
ENE
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00010357**

Well ID:	USGS-373956121485601	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-373956121485601	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-373956121485601&store_num=		
GeoTracker Data:	Not Reported		

G26
ENE
1/2 - 1 Mile
Lower

FED USGS **USGS40000184605**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E13P001M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1947	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	652
Well Hole Depth Units:	ft		

G27
ENE
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00001285**

Well ID:	USGS-373956121485501	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-373956121485501	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-373956121485501&store_num=		
GeoTracker Data:	Not Reported		

G28
ENE
1/2 - 1 Mile
Lower

FED USGS **USGS40000184604**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E13P002M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Quaternary Alluvium	Aquifer Type:	Not Reported

Construction Date:	19330101	Well Depth:	400
Well Depth Units:	ft	Well Hole Depth:	400
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	47	Level reading date:	1981-12-29
Feet below surface:	81.8	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1981-09-29	Feet below surface:	88.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-08	Feet below surface:	87.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-08-22	Feet below surface:	84.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-08-17	Feet below surface:	90.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-07-13	Feet below surface:	86.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-24	Feet below surface:	84.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-08	Feet below surface:	82.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-21	Feet below surface:	82.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-22	Feet below surface:	80.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-26	Feet below surface:	80.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-19	Feet below surface:	80.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-26	Feet below surface:	81.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-31	Feet below surface:	82.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-03	Feet below surface:	82.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-12	Feet below surface:	87.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-05	Feet below surface:	88.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-27	Feet below surface:	90.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-30	Feet below surface:	91.4
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1980-08-26	Feet below surface:	88.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-14	Feet below surface:	87.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-07-28	Feet below surface:	86.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-23	Feet below surface:	82.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-02	Feet below surface:	82.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-30	Feet below surface:	82.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-05	Feet below surface:	81.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-28	Feet below surface:	81.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-27	Feet below surface:	86.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-02-26	Feet below surface:	87.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-29	Feet below surface:	82.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-23	Feet below surface:	93.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-18	Feet below surface:	94.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-27	Feet below surface:	95.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-23	Feet below surface:	99.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-24	Feet below surface:	103.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-08-17	Feet below surface:	101.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-07-16	Feet below surface:	98.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-31	Feet below surface:	94.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-18	Feet below surface:	92.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-12	Feet below surface:	92.4
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1978-11-20	Feet below surface:	110.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-08-01	Feet below surface:	121.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-05-24	Feet below surface:	111.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-03-07	Feet below surface:	116.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-11-23	Feet below surface:	163.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-09-29	Feet below surface:	125.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-08-05	Feet below surface:	178.0
Feet to sea level:	Not Reported	Note:	Not Reported

H29
ESE **FED USGS** **USGS40000184525**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E24K001M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Quaternary Alluvium	Aquifer Type:	Not Reported
Construction Date:	19771021	Well Depth:	80
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	120	Level reading date:	1982-01-29
Feet below surface:	25.4	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1982-01-18	Feet below surface:	25.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-01-11	Feet below surface:	25.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-01-04	Feet below surface:	25.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-12-28	Feet below surface:	31.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-12-21	Feet below surface:	30.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-12-18	Feet below surface:	30.6
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1981-12-17	Feet below surface:	30.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-12-07	Feet below surface:	31.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-11-30	Feet below surface:	31.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-11-23	Feet below surface:	31.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-11-18	Feet below surface:	31.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-11-09	Feet below surface:	32.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-11-02	Feet below surface:	32.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-10-26	Feet below surface:	32.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-10-19	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-10-13	Feet below surface:	32.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-10-05	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-29	Feet below surface:	32.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-08	Feet below surface:	32.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-08-10	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-07-28	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-07-13	Feet below surface:	33.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-16	Feet below surface:	32.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-08	Feet below surface:	31.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-26	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-19	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-12	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1981-05-05	Feet below surface:	31.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-28	Feet below surface:	30.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-21	Feet below surface:	30.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-14	Feet below surface:	30.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-07	Feet below surface:	30.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-02	Feet below surface:	29.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-31	Feet below surface:	29.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-26	Feet below surface:	29.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-24	Feet below surface:	29.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-17	Feet below surface:	30.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-10	Feet below surface:	30.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-03	Feet below surface:	30.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-25	Feet below surface:	30.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-17	Feet below surface:	30.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-10	Feet below surface:	30.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-03	Feet below surface:	29.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-27	Feet below surface:	30.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-19	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-12	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-05	Feet below surface:	31.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-29	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1980-12-22	Feet below surface:	31.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-16	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-09	Feet below surface:	32.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-02	Feet below surface:	31.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-25	Feet below surface:	32.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-19	Feet below surface:	32.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-11	Feet below surface:	31.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-04	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-24	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-16	Feet below surface:	31.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-14	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-29	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-15	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-11	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-08	Feet below surface:	31.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-18	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-06	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-07-21	Feet below surface:	31.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-30	Feet below surface:	30.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-16	Feet below surface:	29.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-02	Feet below surface:	29.1
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1980-05-20	Feet below surface:	27.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-19	Feet below surface:	27.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-04	Feet below surface:	26.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-20	Feet below surface:	25.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-04-07	Feet below surface:	25.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-24	Feet below surface:	24.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-10	Feet below surface:	24.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-02-25	Feet below surface:	25.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-02-11	Feet below surface:	31.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-28	Feet below surface:	30.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-15	Feet below surface:	30.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-03	Feet below surface:	33.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-18	Feet below surface:	34.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-03	Feet below surface:	34.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-19	Feet below surface:	34.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-05	Feet below surface:	34.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-22	Feet below surface:	34.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-08	Feet below surface:	34.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-01	Feet below surface:	34.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-07-24	Feet below surface:	34.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-07-16	Feet below surface:	34.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1979-07-02	Feet below surface:	34.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-18	Feet below surface:	34.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-13	Feet below surface:	34.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-04	Feet below surface:	34.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-29	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-14	Feet below surface:	32.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-30	Feet below surface:	32.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-26	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-12	Feet below surface:	32.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-09	Feet below surface:	32.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-02	Feet below surface:	32.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-27	Feet below surface:	32.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-19	Feet below surface:	32.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-08	Feet below surface:	31.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-27	Feet below surface:	31.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-21	Feet below surface:	32.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-14	Feet below surface:	34.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-13	Feet below surface:	34.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-02-06	Feet below surface:	34.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-01-30	Feet below surface:	33.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-01-24	Feet below surface:	32.5
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1979-01-16	Feet below surface:	32.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-01-08	Feet below surface:	35.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-11-27	Feet below surface:	36.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-07-31	Feet below surface:	36.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-06-13	Feet below surface:	35.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-05-25	Feet below surface:	35.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-01-10	Feet below surface:	48.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-12-14	Feet below surface:	40.5
Feet to sea level:	Not Reported	Note:	Not Reported

H30
ESE **CA WELLS** **CAUSGSN00006757**
1/2 - 1 Mile
Lower

Well ID:	USGS-373924121484901	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-373924121484901	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-373924121484901&store_num=		
GeoTracker Data:	Not Reported		

I31
North **CA WELLS** **CAUSGSN00015309**
1/2 - 1 Mile
Lower

Well ID:	USGS-374027121495201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-374027121495201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374027121495201&store_num=		
GeoTracker Data:	Not Reported		

J32
NNW **CA WELLS** **CADDW2000017020**
1/2 - 1 Mile
Lower

GAMA:

Well ID:	CA0104012_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0104012-001

GAMA Pfas testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0104012_001_001&store_num=
GeoTracker Data: Not Reported

I33
North
1/2 - 1 Mile
Lower

FED USGS **USGS40000184714**

Organization ID: USGS-CA
Organization Name: USGS California Water Science Center
Monitor Location: 003S001E14G001M
Type: Well
Description: Not Reported
HUC: 18050004
Drainage Area: Not Reported
Drainage Area Units: Not Reported
Contrib Drainage Area: Not Reported
Contrib Drainage Area Unts: Not Reported
Aquifer: California Coastal Basin aquifers
Formation Type: Quaternary Alluvium
Aquifer Type: Not Reported
Construction Date: 19560917
Well Depth: 500
Well Depth Units: ft
Well Hole Depth: 500
Well Hole Depth Units: ft

Ground water levels,Number of Measurements: 6
Level reading date: 1980-10-07
Feet below surface: 88.3
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 1980-08-21
Feet below surface: 88.5
Feet to sea level: Not Reported
Note: The site was being pumped.

Level reading date: 1980-04-28
Feet below surface: 104
Feet to sea level: Not Reported
Note: The site was being pumped.

Level reading date: 1979-12-13
Feet below surface: 108
Feet to sea level: Not Reported
Note: The site was being pumped.

Level reading date: 1977-10-22
Feet below surface: 127.0
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 1977-10-14
Feet below surface: 147.5
Feet to sea level: Not Reported
Note: The site was being pumped.

J34
NNW
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00017097**

Well ID: USGS-374026121500101
Well Type: UNK
Source: United States Geological Survey
Other Name: USGS-374026121500101
GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374026121500101&store_num=
GeoTracker Data: Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J35
NNW
1/2 - 1 Mile
Lower | **FED USGS** | **USGS40000184708**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S001E14F001M	Type:	Well
Description:	Not Reported	HUC:	18050004
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Quaternary Alluvium	Aquifer Type:	Not Reported
Construction Date:	19480101	Well Depth:	269
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	120	Level reading date:	1981-12-29
Feet below surface:	63.8	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1981-09-29	Feet below surface:	66.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-14	Feet below surface:	66.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-08-10	Feet below surface:	66.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-07-20	Feet below surface:	67.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-29	Feet below surface:	67.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-06-08	Feet below surface:	67.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-26	Feet below surface:	66.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-19	Feet below surface:	66.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-12	Feet below surface:	66.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-05-05	Feet below surface:	66.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-28	Feet below surface:	66.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-21	Feet below surface:	66.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-04-14	Feet below surface:	66.1
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1981-04-07	Feet below surface:	65.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-31	Feet below surface:	64.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-24	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-17	Feet below surface:	65.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-13	Feet below surface:	65.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-10	Feet below surface:	65.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-03	Feet below surface:	65.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-25	Feet below surface:	64.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-17	Feet below surface:	64.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-10	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-02-03	Feet below surface:	63.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-27	Feet below surface:	64.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-19	Feet below surface:	65.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-12	Feet below surface:	64.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-01-05	Feet below surface:	65.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-29	Feet below surface:	65.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-22	Feet below surface:	64.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-16	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-09	Feet below surface:	64.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-12-02	Feet below surface:	64.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-25	Feet below surface:	65.0
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1980-11-19	Feet below surface:	65.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-11	Feet below surface:	64.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-11-04	Feet below surface:	65.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-24	Feet below surface:	65.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-10-14	Feet below surface:	65.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-29	Feet below surface:	65.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-15	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-02	Feet below surface:	65.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-21	Feet below surface:	64.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-18	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-08-06	Feet below surface:	64.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-07-21	Feet below surface:	64.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-07-02	Feet below surface:	63.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-16	Feet below surface:	64.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-06-02	Feet below surface:	63.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-30	Feet below surface:	63.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-19	Feet below surface:	63.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-05-05	Feet below surface:	62.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-24	Feet below surface:	62.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-10	Feet below surface:	61.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-02-25	Feet below surface:	61.0
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1980-02-11	Feet below surface:	66.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-28	Feet below surface:	64.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-01-15	Feet below surface:	61.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-31	Feet below surface:	66.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-18	Feet below surface:	67.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-12-03	Feet below surface:	68.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-26	Feet below surface:	68.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-19	Feet below surface:	68.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-11-05	Feet below surface:	68.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-29	Feet below surface:	68.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-08	Feet below surface:	71.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-10-01	Feet below surface:	71.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-25	Feet below surface:	71.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-17	Feet below surface:	71.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-04	Feet below surface:	70.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-08-20	Feet below surface:	70.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-08-06	Feet below surface:	70.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-07-09	Feet below surface:	68.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-04-09	Feet below surface:	64.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-13	Feet below surface:	64.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-01-30	Feet below surface:	66.8
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1978-09-15	Feet below surface:	72.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-08-24	Feet below surface:	71.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-06-12	Feet below surface:	69.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-04-03	Feet below surface:	72.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-03-17	Feet below surface:	71.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-11-23	Feet below surface:	79.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-10-21	Feet below surface:	81.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-09-27	Feet below surface:	81.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-07-26	Feet below surface:	77.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-03-15	Feet below surface:	71.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-09-27	Feet below surface:	71.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-03-10	Feet below surface:	67.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-09-22	Feet below surface:	74.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-03-27	Feet below surface:	65.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-09-17	Feet below surface:	76.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-03-25	Feet below surface:	69.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-09-26	Feet below surface:	74.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-03-15	Feet below surface:	70.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-10-03	Feet below surface:	87.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-03-14	Feet below surface:	72.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-09-13	Feet below surface:	90.5
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1971-03-30	Feet below surface:	70.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-10-05	Feet below surface:	72.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-04-06	Feet below surface:	73.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-10-21	Feet below surface:	76.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-04-21	Feet below surface:	71.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-09-30	Feet below surface:	79.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-03-20	Feet below surface:	70.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-10-26	Feet below surface:	78.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-04-25	Feet below surface:	68.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-09-28	Feet below surface:	109.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-03-24	Feet below surface:	98.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-10-08	Feet below surface:	97.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-03-23	Feet below surface:	92.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-09-30	Feet below surface:	112.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-03-17	Feet below surface:	96.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-09-27	Feet below surface:	103.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-03-21	Feet below surface:	114.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1962-08-25	Feet below surface:	142.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1962-03-30	Feet below surface:	111.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1961-08-05	Feet below surface:	210.0
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	1961-03-27	Feet below surface:	92.8
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1958-03-05	Feet below surface:	84.3
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94566	27	2

Federal EPA Radon Zone for ALAMEDA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 94566

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.700 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

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, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

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.

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

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.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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.

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 B

FIRST AMERICAN TITLE COMPANY

Preliminary Title Report

First American Title™

First American Title Company

California Department of Insurance License No. 2549-4

Escrow Officer: Tammi Buna
Phone: (925)201-6674
Fax No.: (866)648-7806
E-Mail: TBuna@firstam.com

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

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

Buyer: Trumark Properties LLC
Owner: Pleasanton Unified School District
Property: APN: 946-4619-1
Pleasanton, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 15, 2024 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

PLEASANTON UNIFIED SCHOOL DISTRICT, A CALIFORNIA KINDERGARTEN THROUGH TWELFTH GRADE EDUCATIONAL INSTITUTION

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2023-2024 are exempt.

3. The Land lies within the boundaries of proposed community facilities District No. 2014-1 (Clean Energy), as disclosed by a map filed August 24, 2015 in Book 18, Page 65 of maps of assessment and community facilities districts, and recorded August 24, 2015 as Instrument No. 2015235594, Of Official Records.

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

5. Any rights or easements, with incidents thereto, to subterranean water, and furnishing thereof, underlying the land described herein, which may have been created in accordance with the terms and provisions of that certain Agreement.

   Dated: July 15, 1916
   Executed By: Pleasanton Township County Water District, et al., and Spring Valley Water Company
   Recorded: May 3, 1917, Book 64, of Miscellaneous Records, Page 4
   Re-Recorded: January 26, 1918, Book 64, of Miscellaneous Records, Page 387

The location of the easement cannot be determined from record information.

6. An easement for subterranean water and spring facilities and incidental purposes, recorded March 03, 1930 as Book 2350, Page 1, Series No. AA-13399, of Official Records.
   In Favor of: City and County of San Francisco.
   Affects: As described therein

   The location of the easement cannot be determined from record information.

7. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

8. Water rights, claims or title to water, whether or not shown by the Public Records.

9. Rights of parties in possession.

10. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

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

11. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

3. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Pleasanton, County of Alameda, State of California, described as follows:

Real property situated in the City of Pleasanton, County of Alameda, State of California, being a portion of the Parcel described in the Deed recorded in 92-293141, Alameda County Records, which real property is described as follows:

Beginning at the most Northerly corner of said Parcel; thence along the Northeasterly line of said Parcel, South 46° 30' 00" East, 598.76 feet; thence leaving said Northeasterly line, South 23° 30' 00" West, 1064.43 feet to the Southwesterly line of said Parcel; thence along said Southwesterly line, North 39° 15' 00" West, 627.33 feet; thence North 44° 56' 30" West, 5.31 feet to the most Southwesterly corner of said Parcel; thence leaving said Southwesterly line and along the Northwesterly line of said Parcel, North 23° 30' 00" East, 980.03 feet to the Point of Beginning.

Excepting therefrom, that portion of land as conveyed to the City of Pleasanton, a Municipal Corporation, by that certain Grant Deed recorded April 7, 2004, as Instrument No. 2004146924, Official Records.

Also excepting therefrom, that portion of land as conveyed to the City of Pleasanton, a Municipal Corporation, by that certain Grant Deed recorded April 7, 2004, as Instrument No. 2004146925, Official Records.

Also excepting therefrom, that portion of land as conveyed to the City of Pleasanton, a Municipal Corporation, by that certain Grant Deed recorded April 7, 2004, as Instrument No. 2004146928, Official Records.

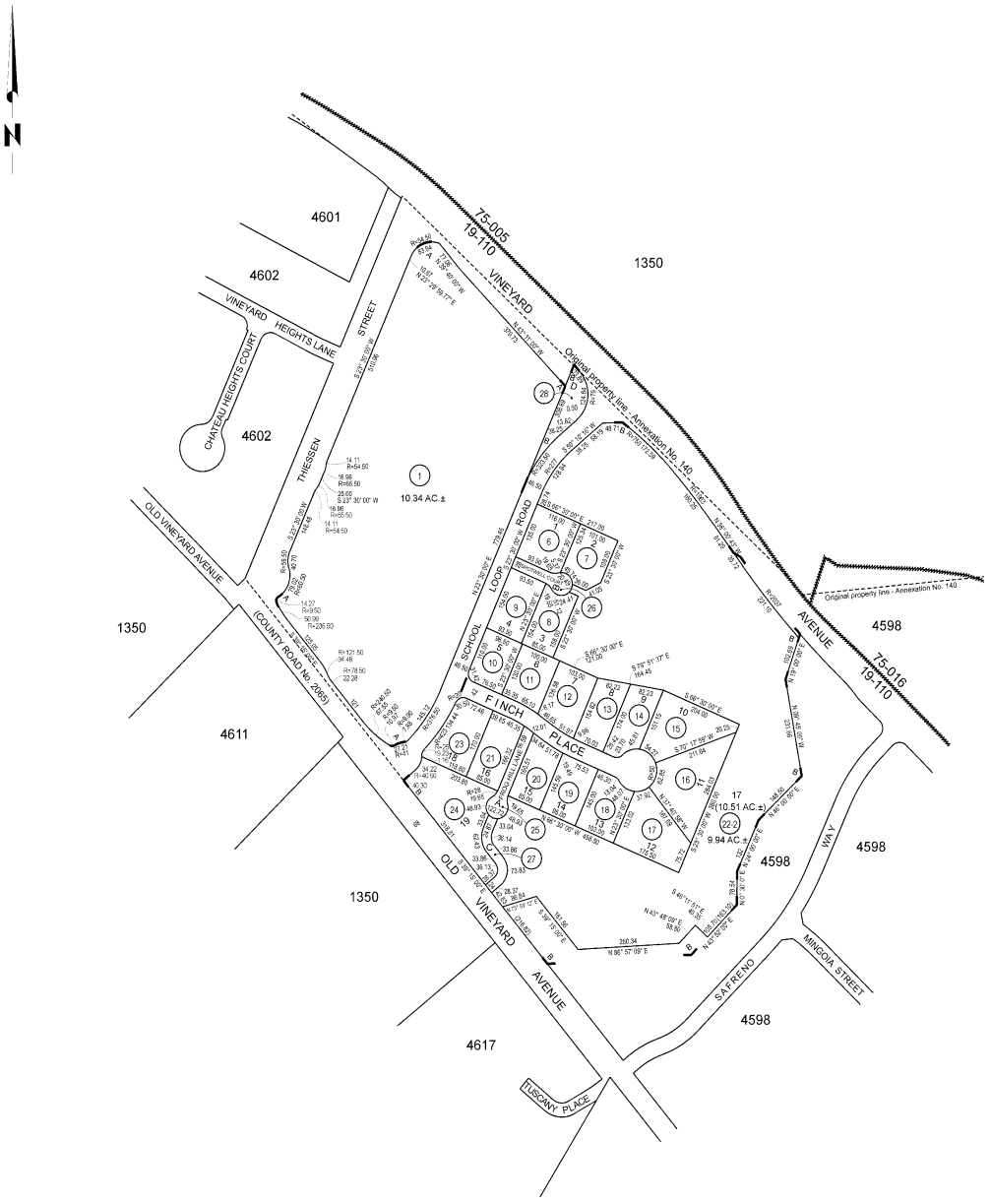
APN: 946-4619-001

ASSESSOR'S MAP 946

4619 SCALE: 1" = 200'

Code Area Nos. 19-110

(A) Map of Subdivision Rancho el Valle de San Jose (Case 1-6-2)
(B) TR.8112 323/74-80



REVISED: 06-06-12 MN
10-01-13 MN
02-25-14 MN

DRAWN: 04-23-09 LL

FORMERLY: POR.BLK.1350

TRA: 34B REF: HPN: 28 IND PG: 1

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



APPENDIX C

ENVIRONMENTAL DATA RESOURCES, INC.

Historical Topographic Map Report

The Vineyard

Vineyard Avenue

Pleasanton, CA 94566

Inquiry Number: 7605110.4

March 25, 2024

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

03/25/24

Site Name:

The Vineyard
Vineyard Avenue
Pleasanton, CA 94566
EDR Inquiry # 7605110.4

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Lauren Becker

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs 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:

P.O.# 24773.002.001
Project: The Vineyard

Coordinates:

Latitude:	37.660135 37° 39' 36" North
Longitude:	-121.829588 -121° 49' 47" West
UTM Zone:	Zone 10 North
UTM X Meters:	603233.31
UTM Y Meters:	4168751.65
Elevation:	409.21' above sea level

Maps Provided:

2021	1953
2018	1947
2015	1941
2012	1906
1980	
1973	
1968	
1961	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



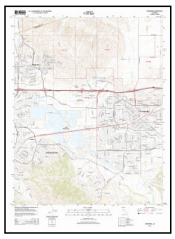
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2021
7.5-minute, 24000

2018 Source Sheets



Livermore
2018
7.5-minute, 24000

2015 Source Sheets



Livermore
2015
7.5-minute, 24000

2012 Source Sheets



Livermore
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1980 Source Sheets



Livermore
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



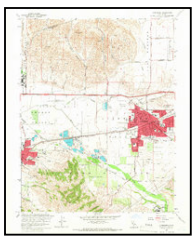
Livermore
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Livermore
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1961 Source Sheets



Livermore
1961
7.5-minute, 24000
Aerial Photo Revised 1960

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



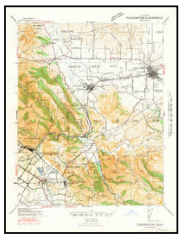
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1953
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Aerial Photo Revised 1949

1947 Source Sheets



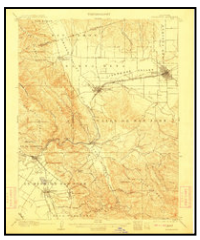
PLEASANTON
1947
15-minute, 50000

1941 Source Sheets



Pleasanton
1941
15-minute, 62500
Aerial Photo Revised 1937

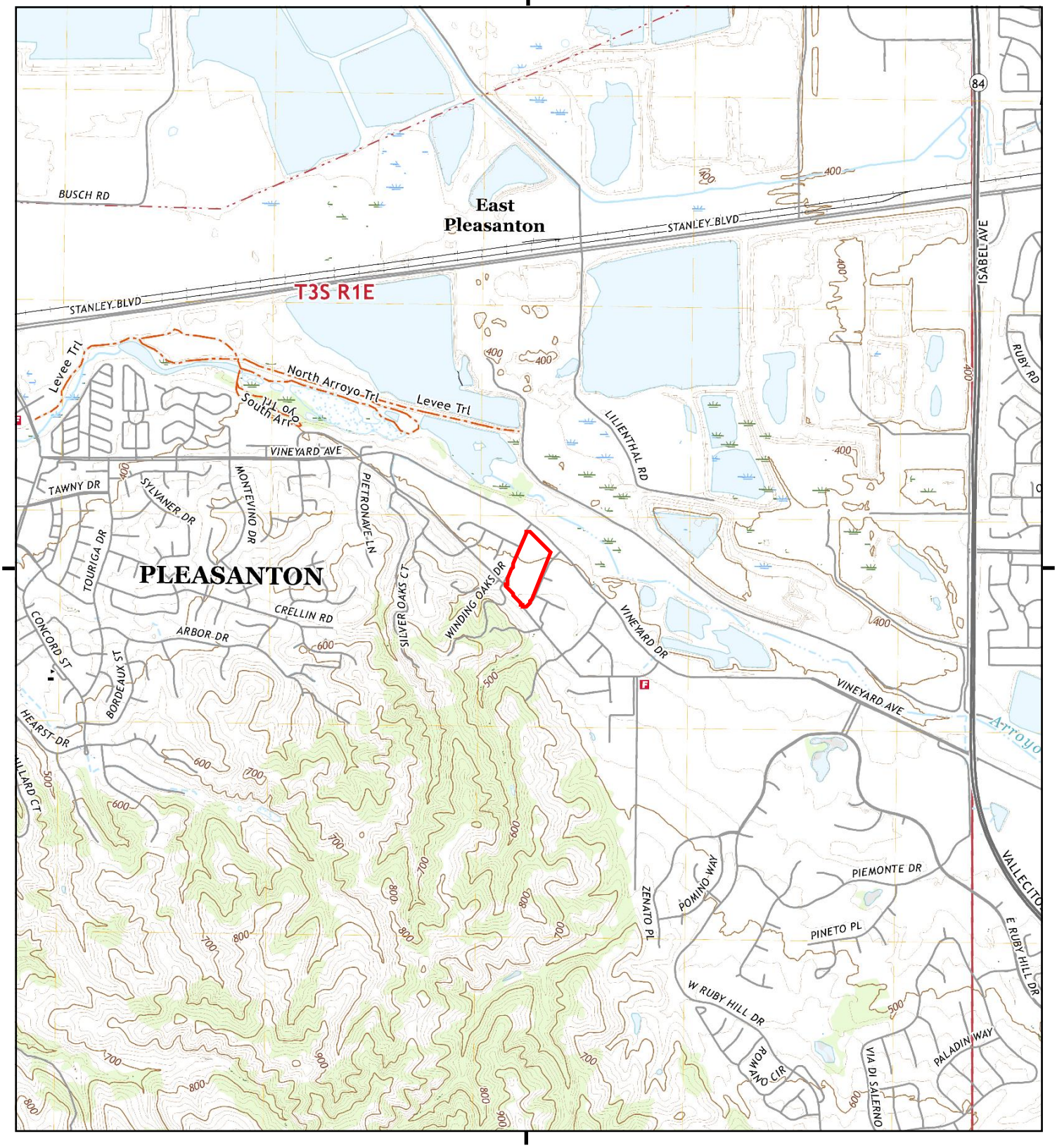
1906 Source Sheets



Pleasanton
1906
15-minute, 62500

Historical Topo Map

2021



This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

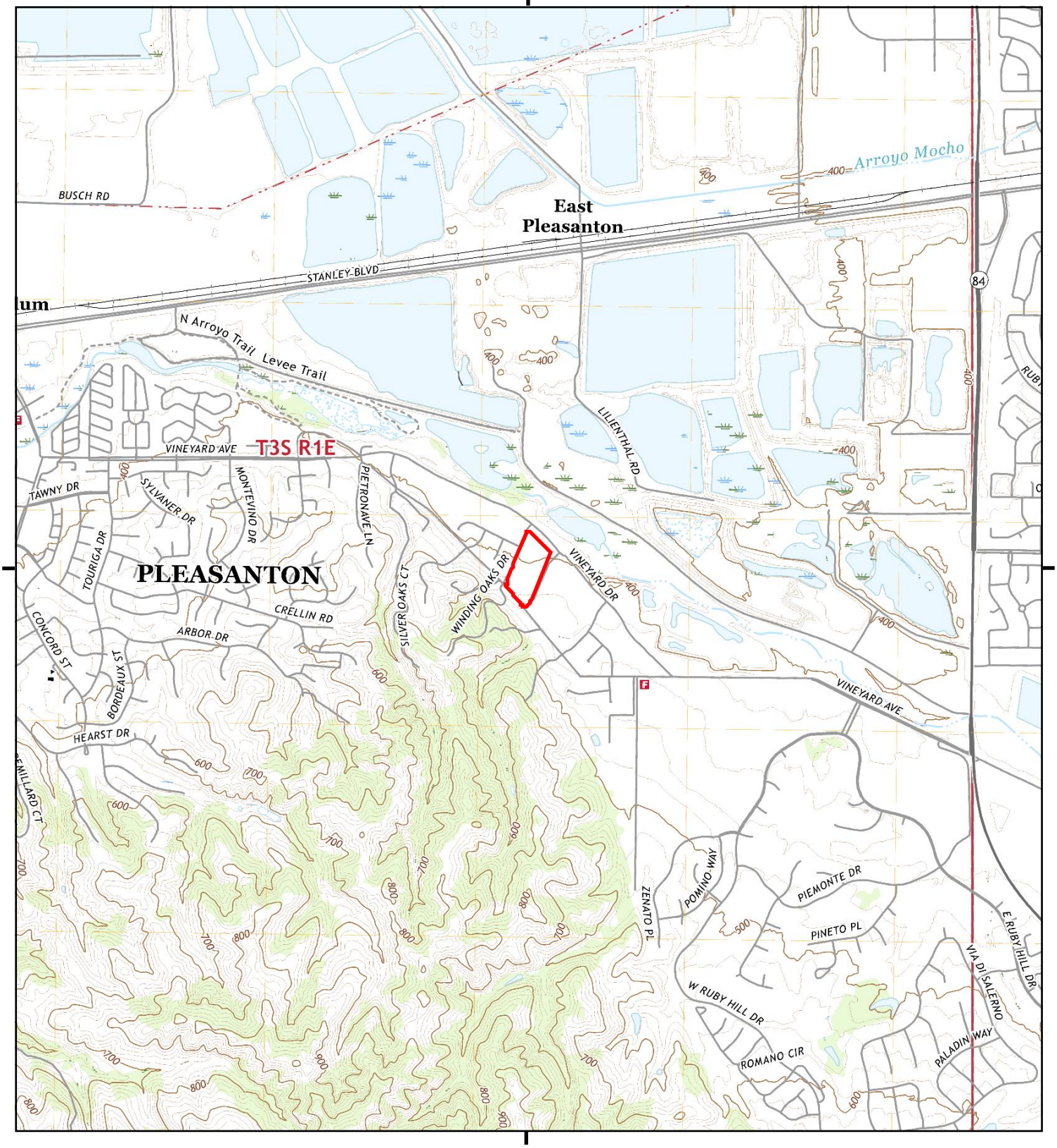
TP, Livermore, 2021, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

2018



This report includes information from the following map sheet(s).

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W E
SW S SE

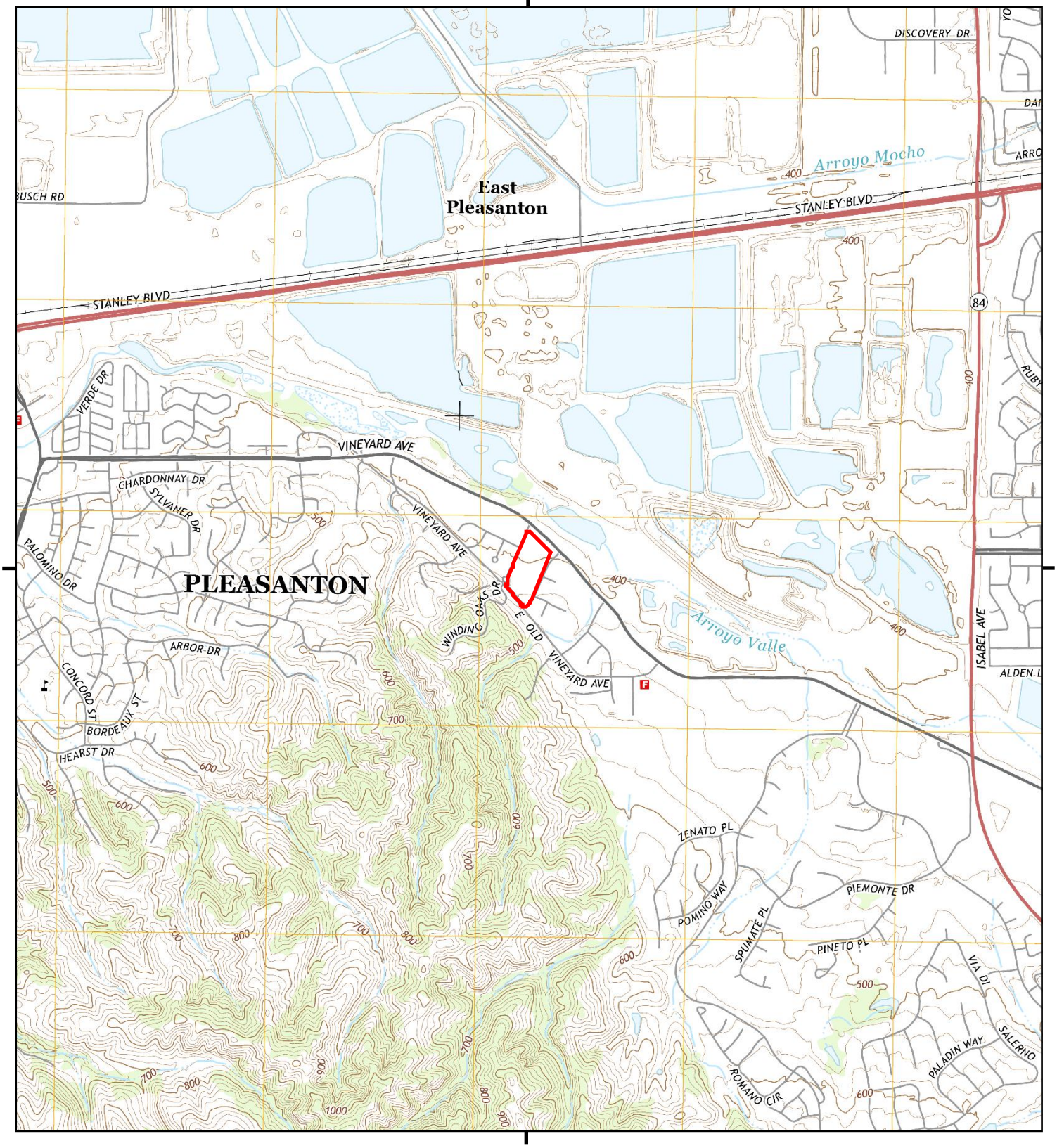
TP, Livermore, 2018, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

2015



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SW S SE

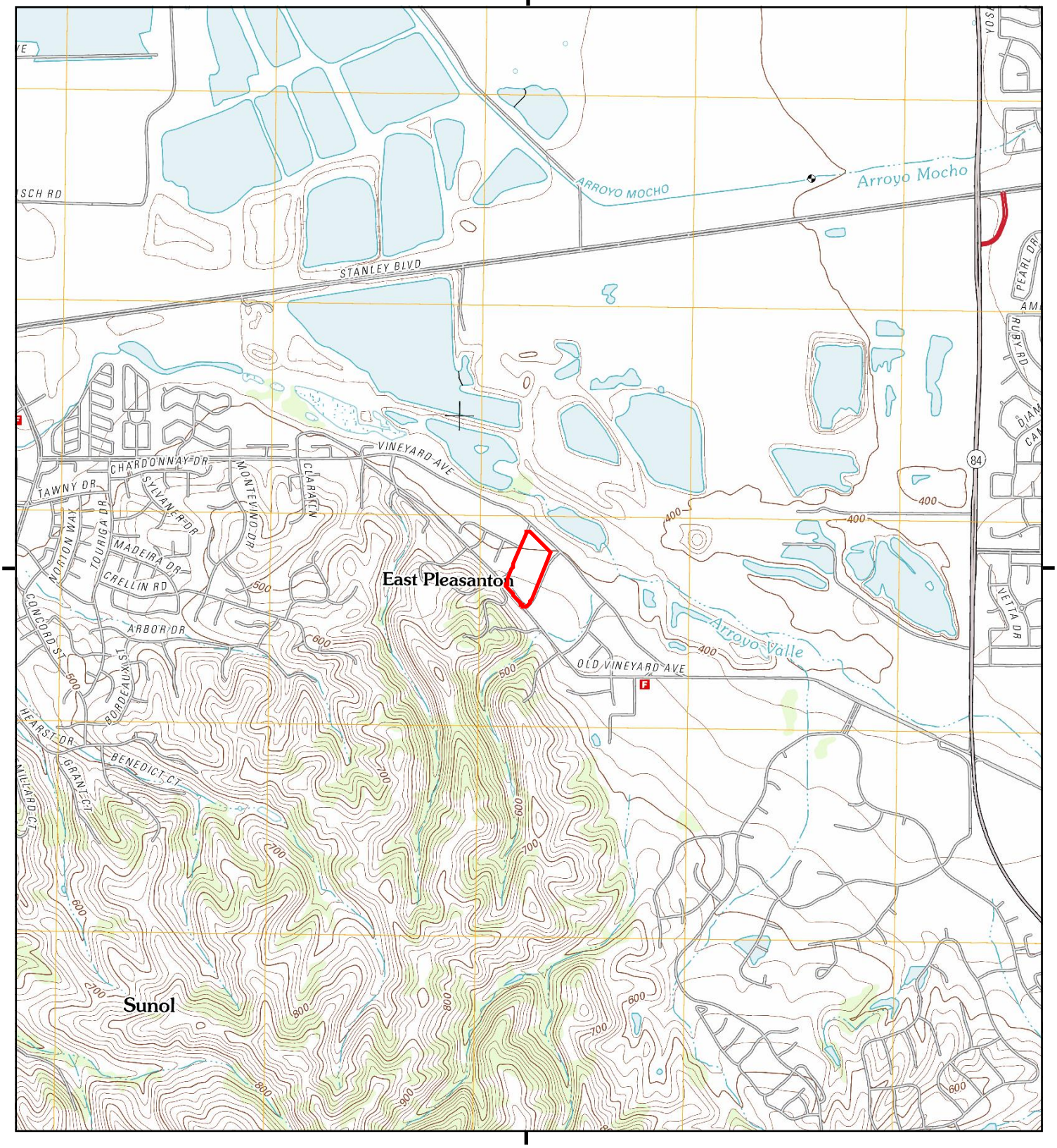
TP, Livermore, 2015, 7.5-minute

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ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

2012



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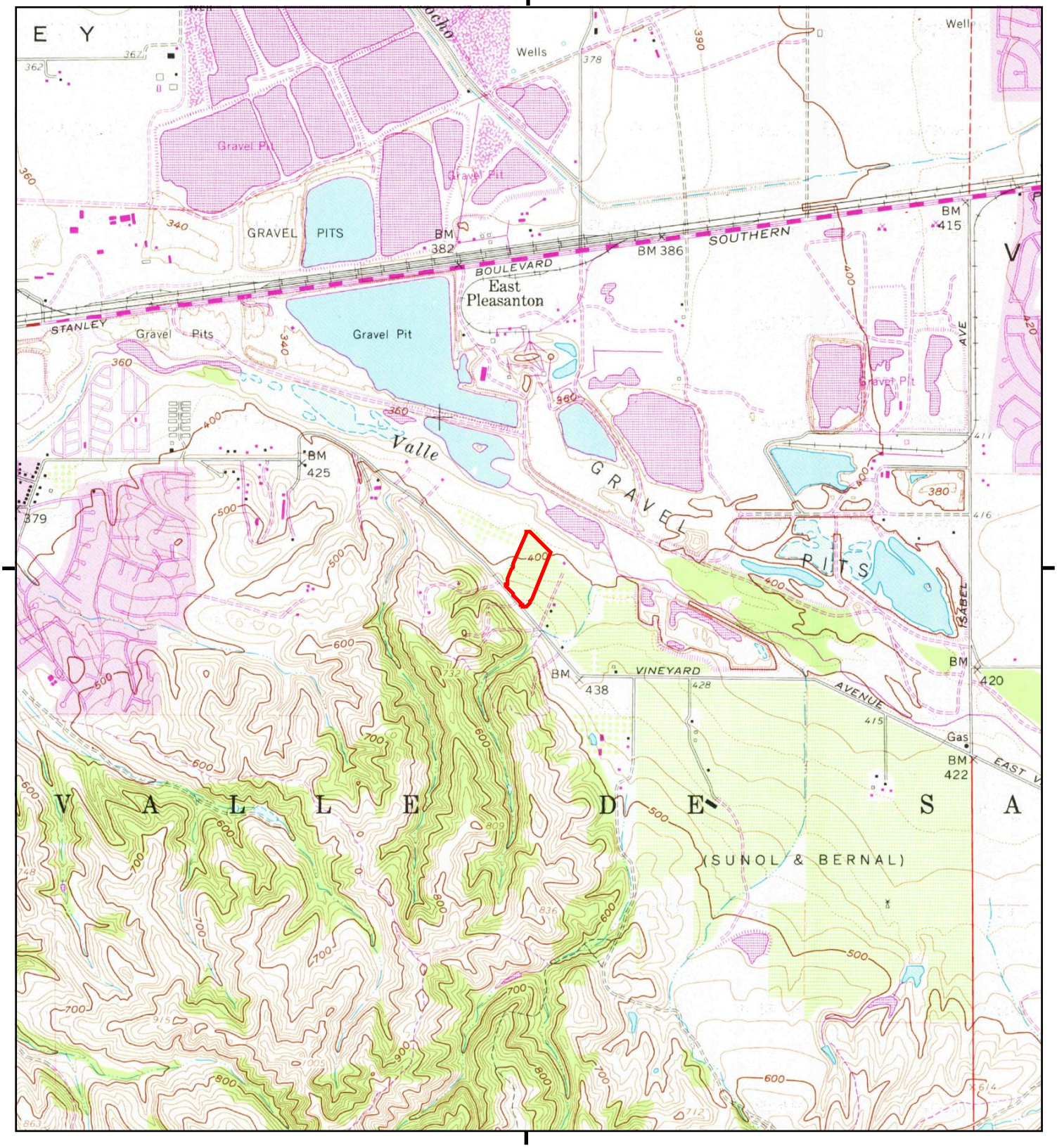
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NW N NE
W E
SW S SE

TP, Livermore, 2012, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N



This report includes information from the following map sheet(s).

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W E
SW S SE

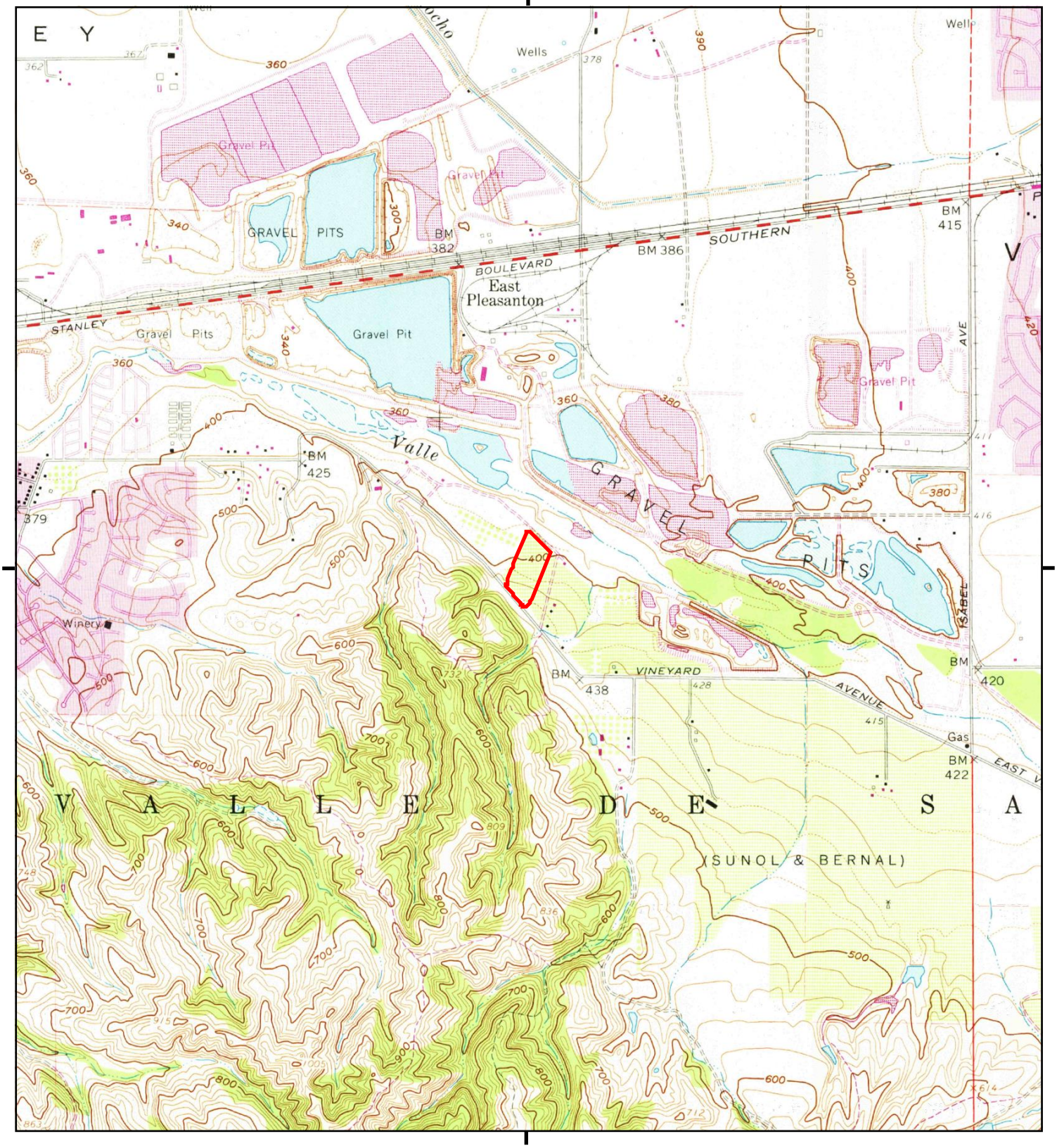
TP, Livermore, 1980, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

1973



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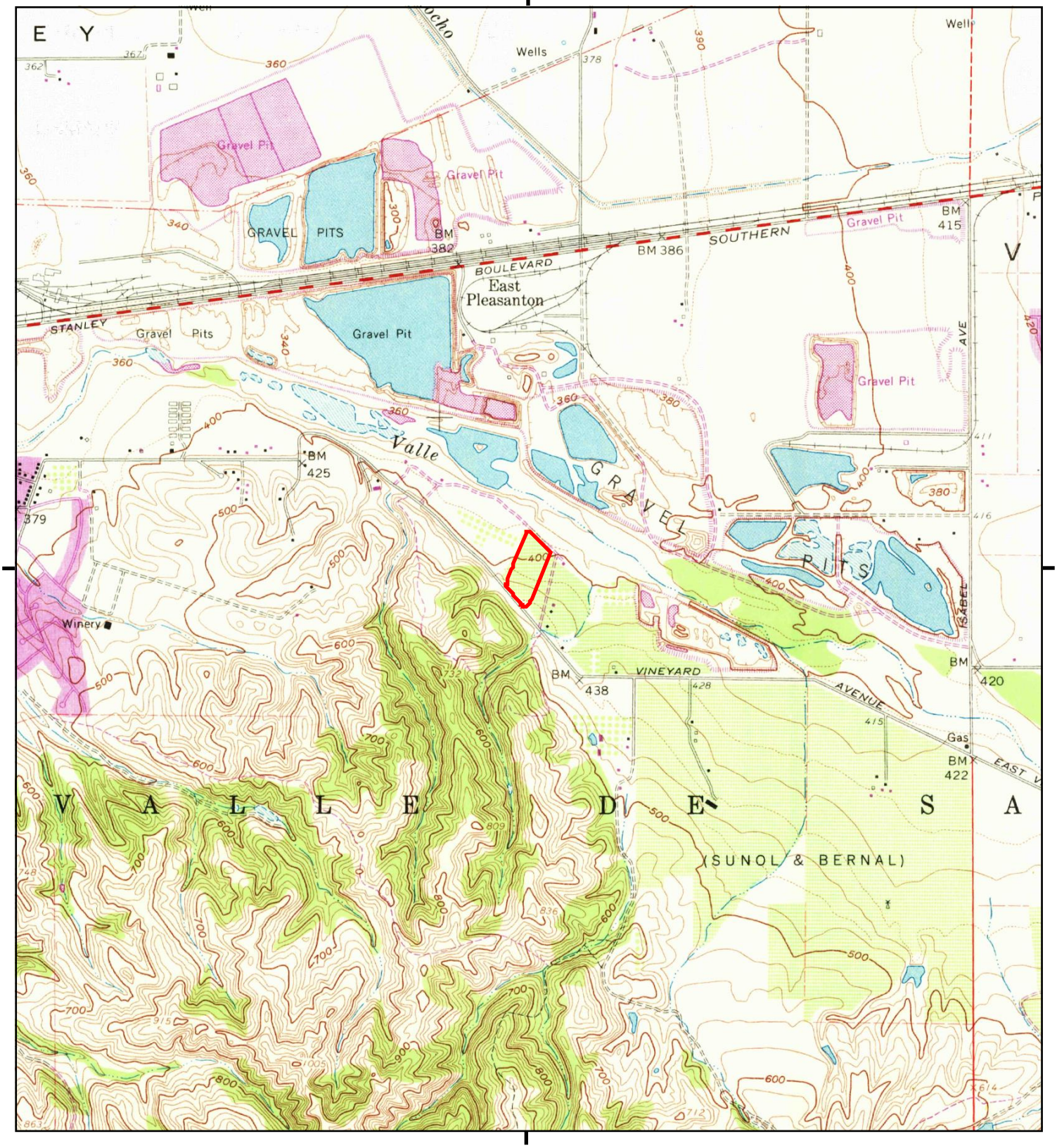
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NW N NE
W E
SW S SE

TP, Livermore, 1973, 7.5-minute

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ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N



This report includes information from the following map sheet(s).

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W E
SW S SE

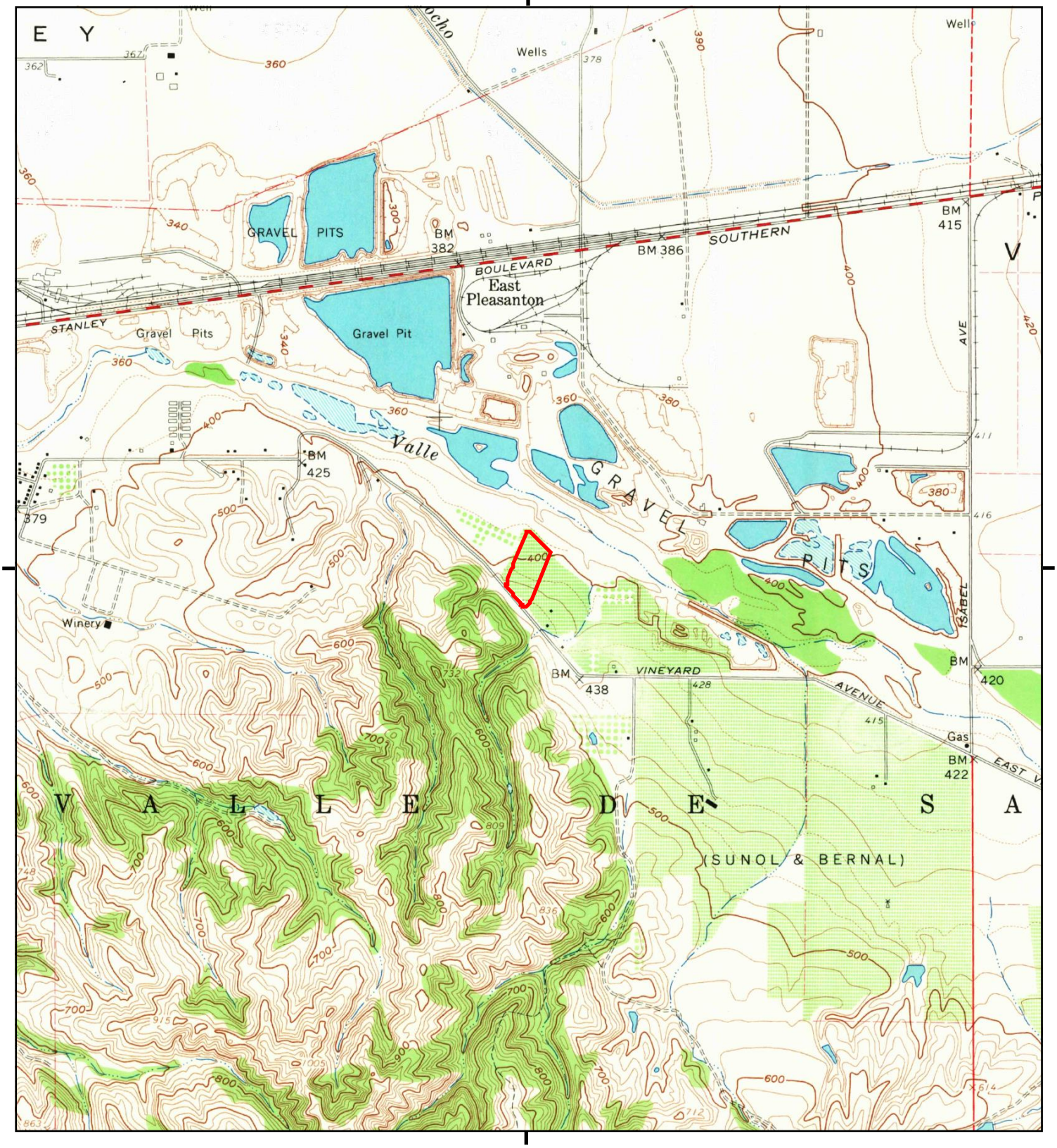
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SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

1961



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

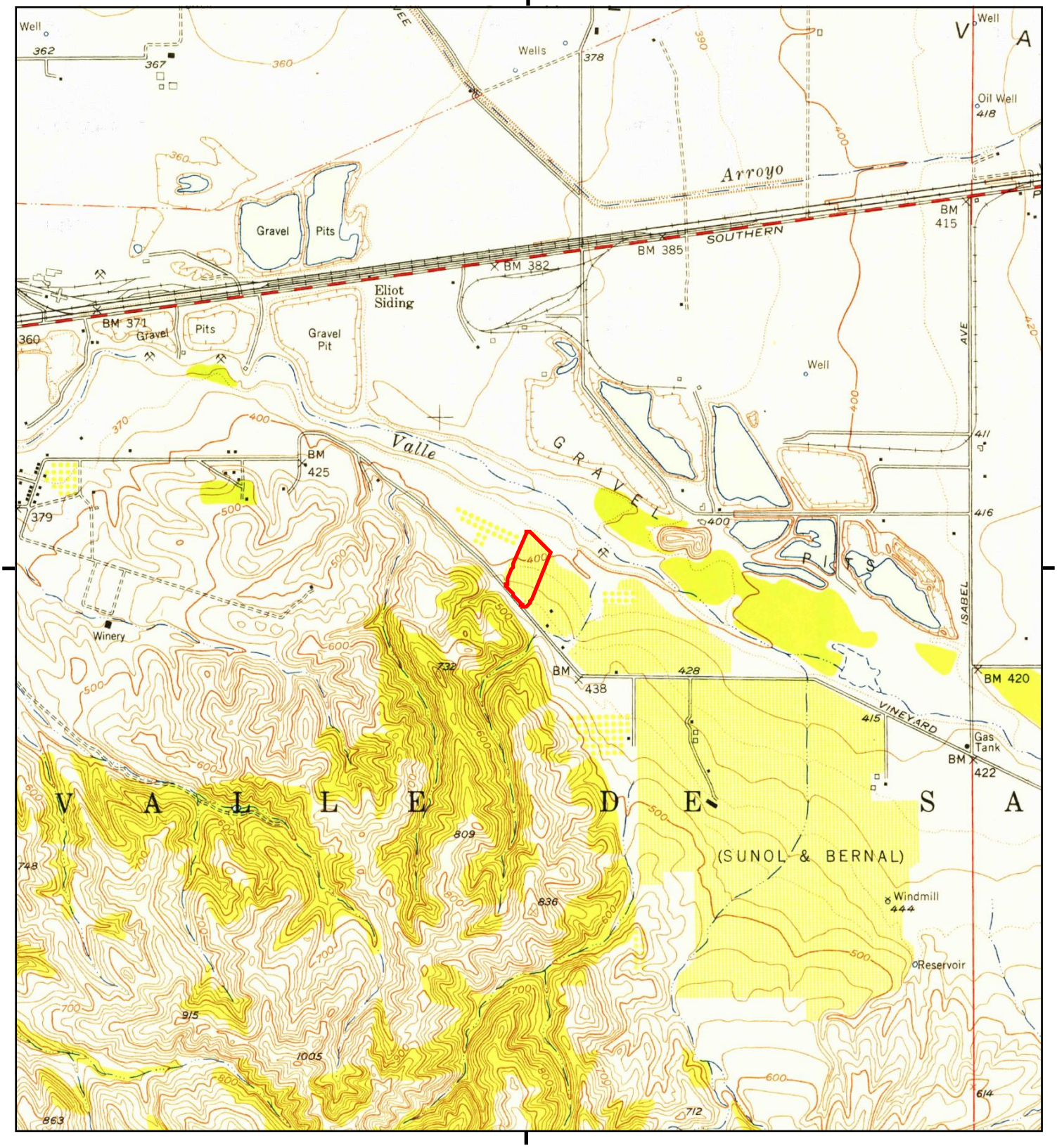
TP, Livermore, 1961, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

1953



This report includes information from the following map sheet(s).

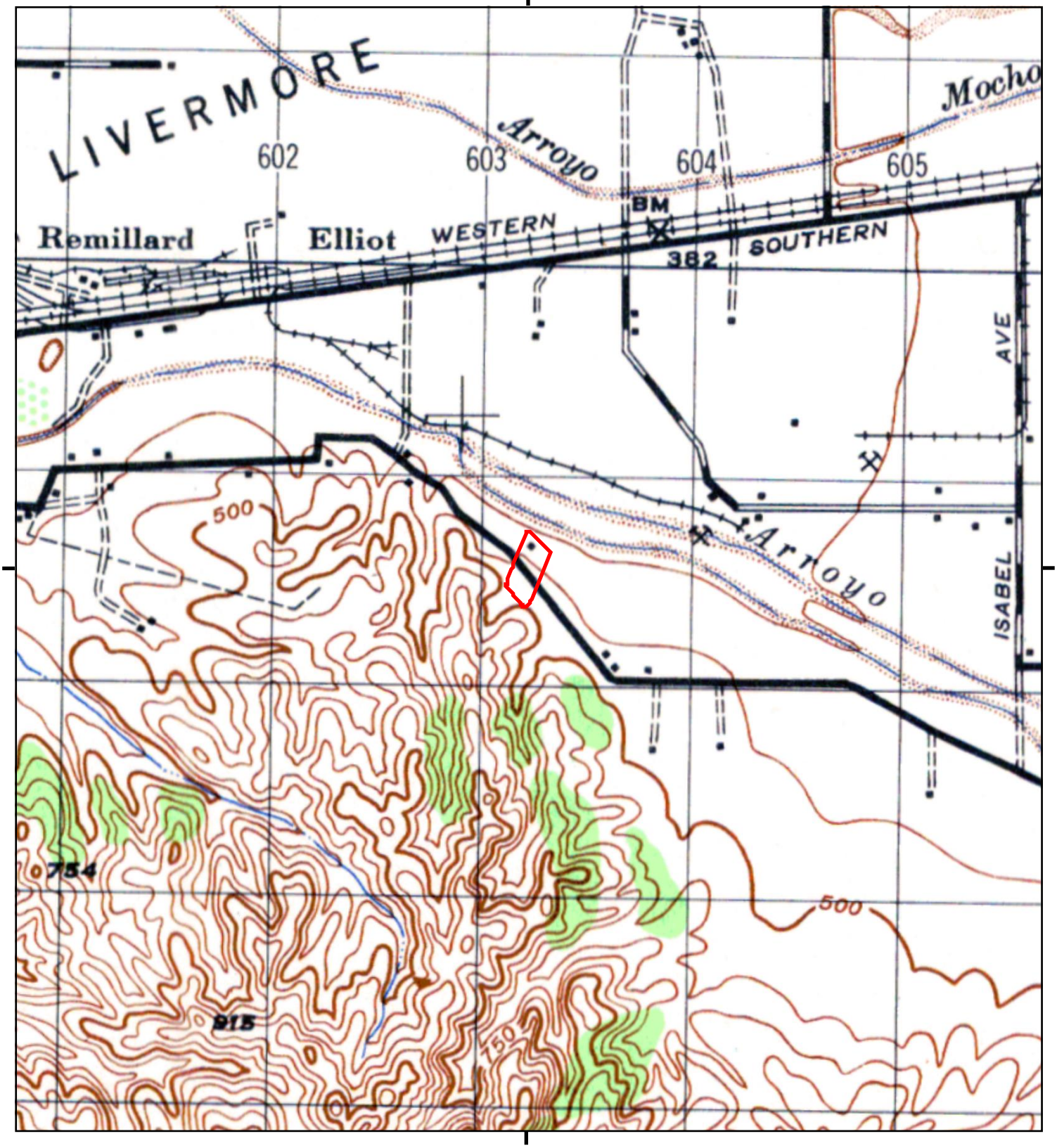
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Livermore, 1953, 7.5-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N



This report includes information from the following map sheet(s).

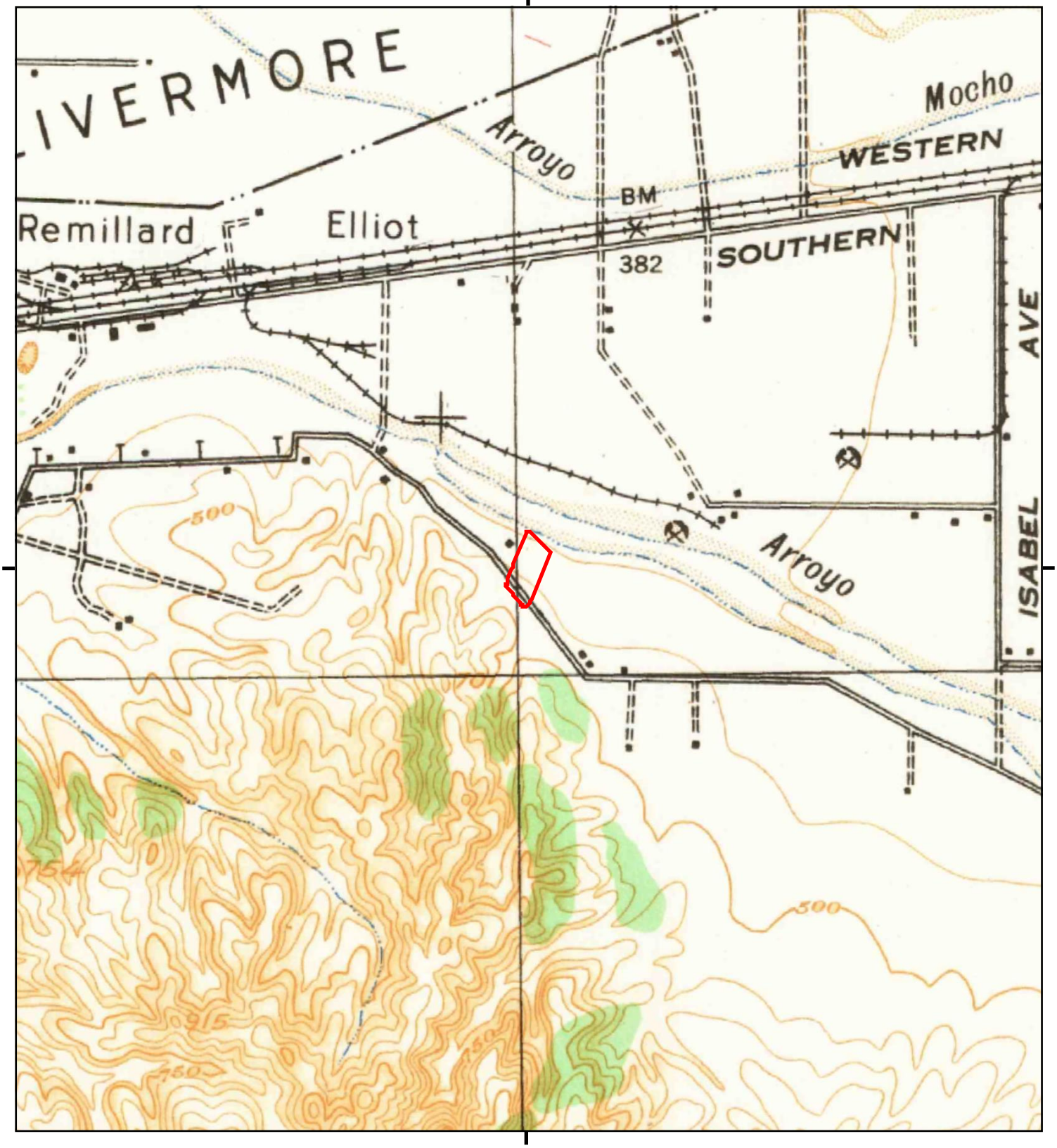
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, PLEASANTON, 1947, 15-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Pleasanton, 1941, 15-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N

Historical Topo Map

1906



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Pleasanton, 1906, 15-minute

SITE NAME: The Vineyard
ADDRESS: Vineyard Avenue
Pleasanton, CA 94566
CLIENT: Engeo Inc.

N



APPENDIX D

ENVIRONMENTAL DATA RESOURCES, INC.

Aerial Photo Decade Package

The Vineyard

Vineyard Avenue

Pleasanton, CA 94566

Inquiry Number: 7605110.8

March 25, 2024

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

03/25/24

Site Name:

The Vineyard
Vineyard Avenue
Pleasanton, CA 94566
EDR Inquiry # 7605110.8

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Lauren Becker

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:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
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
1998	1"=500'	Flight Date: September 06, 1998	USDA
1993	1"=500'	Acquisition Date: January 01, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1979	1"=500'	Flight Date: August 16, 1979	USDA
1968	1"=500'	Flight Date: April 27, 1968	USGS
1966	1"=500'	Flight Date: May 15, 1966	USDA
1958	1"=500'	Flight Date: August 09, 1958	USDA
1949	1"=500'	Flight Date: October 13, 1949	USGS
1940	1"=500'	Flight Date: June 08, 1940	USDA

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INQUIRY #: 7605110.8
YEAR: 2020
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 1998
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 1993
= 500'
N
EDR



INQUIRY #: 7605110.8

YEAR: 1982

= 500'

N

EDR



INQUIRY #: 7605110.8

YEAR: 1979

= 500'

N

EDR


INQUIRY #: 7605110.8
YEAR: 1968
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 1966
= 500'
N
EDR


INQUIRY #: 7605110.8
YEAR: 1958
= 500'
N
EDR



INQUIRY #: 7605110.8

YEAR: 1949

= 500'

N

EDR



INQUIRY #: 7605110.8

YEAR: 1940

= 500'

N

EDR



APPENDIX E

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report

The Vineyard

Vineyard Avenue

Pleasanton, CA 94566

Inquiry Number: 7605110.3

March 25, 2024

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

03/25/24

Site Name:

The Vineyard
Vineyard Avenue
Pleasanton, CA 94566
EDR Inquiry # 7605110.3

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Lauren Becker

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Engeo Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8D18-47F0-9A6E

PO # 24773.002.001

Project The Vineyard

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 #: 8D18-47F0-9A6E

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX F

ENVIRONMENTAL DATA RESOURCES, INC.

City Directory

The Vineyard
Vineyard Avenue
Pleasanton, CA 94566

Inquiry Number: 7605110.5
March 27, 2024

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Findings

City Directory Images

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☐	EDR Digital Archive
2017	☑	☐	Cole Information
2014	☑	☐	Cole Information
2010	☑	☐	Cole Information
2005	☑	☐	Cole Information
2000	☑	☐	Cole Information
1995	☑	☐	Cole Information
1992	☑	☐	Cole Information
1990	☑	☐	Haines Criss-Cross Directory
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Vineyard Avenue
Pleasanton, CA 94566

Year	*CD Image*	*Source*
VINEYARD AVE		
2020	pg A1	EDR Digital Archive
2017	pg A2	Cole Information
2014	pg A8	Cole Information
2010	pg A14	Cole Information
2005	pg A20	Cole Information
2000	pg A26	Cole Information
1995	pg A30	Cole Information
1992	pg A35	Cole Information
1990	pg A36	Haines Criss-Cross Directory
1990	pg A37	Haines Criss-Cross Directory
1985	pg A38	Haines Criss-Cross Directory
1985	pg A39	Haines Criss-Cross Directory
1985	pg A40	Haines Criss-Cross Directory
1980	pg A41	Haines Criss-Cross Directory
1980	pg A42	Haines Criss-Cross Directory
1980	pg A43	Haines Criss-Cross Directory
1975	pg A44	Haines Criss-Cross Directory
1975	pg A45	Haines Criss-Cross Directory
1975	pg A46	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

VINEYARD AVE 2020

1184	PALM EVENT CTR
1188	MITCHELL KATZ WINERY
1196	CATHERINE FOLEY
	COLEMAN FOLEY
	PATRICK FOLEY
1364	COLEMAN FOLEY
	PAUL FAGLIANO
1627	MARY SAFRENO
2500	DENNIS HOMER
	LINDA HOMER
2512	DENISSE RIVERA
	JOEL RIVERA
2538	CHEREE ANGUS
	DARREN ANGUS
2700	TRI-VALLEY CONCRETE-LAND SCAPE
2756	KAZUO HATSUSHI
	TAKIKO HATSUSHI
	WESTERN GARDEN NURSERY
3231	A INDUSTRIAL WEED CONTROL
	HACIENDA MHC
3263	LEN DIGIOVANNI TRUSTED BUS
	MELE GROUP
	R & L AFFAIRES LLC
	VINEYARD MBL VILLA
3533	EVELIN DISSELS
	MAURICE DISSELS
	SAMUEL DISSELS

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017

1180	CALLAHAN, MICHAEL J
1184	PALM EVENT CENTER IN THE VINEYARD
1196	FOLEY, COLEMAN M
1627	SAFRENO, DOUGLAS C
1689	ROBERTS, FORD G
2512	RIVERA, JOEL B
2538	ANGUS, DARREN R
2700	TRIVALLEY
	TRIVALLEY CONCRETE & LANDSCAPE MATE
2756	HATSUSHI, KAZUO K
	WESTERN GARDEN NURSERY
3231	ADAMS, KAREN L
	ADAMS, LINDA R
	AMAYA, DAVID H
	ARNOLDUSSEN, CHRIS
	AVERY, CHUCK
	BAKER, MICHAEL M
	BAKER, TREVOR D
	BARRY, FRANCIS
	BERNAL, JOHN R
	BOTHELIO, MARTHA L
	BRIGGS, GEORGIA A
	BROWN, HARRY R
	BUREK, JOSEPH W
	BURTON, ROBERT H
	CALDWELL, DIANA L
	CANEVARO, PAUL J
	CHEN, JACK H
	CHITWOOD, GLENDA E
	CODY, TJ
	COSS, WENDY G
	COTTEN, LINDA
	CUNNINGHAM, KENNETH
	DAILEY, MELVIN L
	DE, DEBORAH
	DIAZ, JAVIER P
	DIETRICH, JOANNE M
	DONAHUE, DORIS H
	DONAHUE, KIM E
	DONATO, LENNY
	DOUTHIT, JOHN C
	DUNCAN, JOANN M
	DUVALL, BETTE A
	ECKERT, EDWARD L
	EISMA, MARIA D
	ELLIS, JOHANNE K
	FARIA, BOBBIE L
	FENELL, ANITA E
	FISHER, MICHAEL G
	FOGLEMAN, MICHAEL W

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017 (Cont'd)

3231	FORCIER, JIM A
	FORDICE, FRANK
	FRISCH, JOANN A
	GARAGORRI, CARMEN R
	GARRISON, CONSTANCE M
	GARTRELL, JOYCE E
	GIFFORD, LEN B
	GROHOWSKI, CARIN E
	HAAG, DELAN
	HACIENDA MHC
	HADCOCK, HARRY
	HANDEL, KATHY A
	HELM, HUGHE B
	HITCHCOCK, LESLIE
	HOLCOMBE, NANCY A
	INGOLS, DEBORAH A
	JAMES, GLENN
	JANET, K V
	JENSEN, FRANCIS
	KALISH, MARCY T
	KASSEL, GREGORY J
	KINSEY, WILLIAM D
	KRUSI, KERRY L
	LEJA, CATHALEEN M
	LIM, EDWIN Y
	LIN, WILLIAM
	LOVELL, WILLIAM K
	LYNN, JIM L
	MARIN, ROBERT A
	MARSHALL, PENNY K
	MARTINEZ, GLORIA
	MASSA, ANTHONY D
	MAXWELL, BARBARA A
	MCKAY, DON R
	MCKENZIE, ROBERT M
	MCLAUGHLIN, PENELOPE S
	MENG, KENNETH M
	MILLER, MARY K
	MOORE, ROGER A
	MORRISON, JANICE M
	MUCHNA, LAVERNE D
	MURPHY, ROBERT W
	NEILL, BETTY A
	NEWTON, MARVIN T
	NOURSE, VIOLET L
	OROZCO, MINITA L
	PETERS, JAN E
	PIERCE, VERA M
	PIPER, ESTELLE P
	PONTICELLI, TREVOR

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017 (Cont'd)

3231	PROCTOR, HIRAM S
	RANEY, JERRY S
	REED, PAMELA N
	RICHARDSON, DENA
	RICHMAN, B
	RITTMAN, JERROLD G
	SATTERLEE, LOWELL D
	SAWYER, THOMAS F
	SIEBERS, ROGER L
	SIRA, JOAN
	SIRA, W
	SOMERSETT, DAVID R
	STERNICK, SIDNEY
	THIBEAULT, GERALD E
	THOMAS, GEORGE J
	TILTON, DOUG E
	TORRESI, JULIA A
	VANIDERSTINE, BENJAMIN P
	WALLACE, ALFRED J
	WENDSCHLAG, GARY D
	WOTHERSPOON, IAN F
	WRIGHT, MARILYN R
	YOCHAM, MICHAEL D
3263	ALES, MARTINEZ
	ALIOTO, DORIS J
	ALVARADO, PATRICIA A
	ARNEY, BETH A
	ATHERTON, LAWRENCE J
	BAIRD, PAUL R
	BALANZA, BEN B
	BARBER, FREDERICK R
	BAUGH, MARCIA L
	BECKER, WILLIAM J
	BECKSTEAD, JAMES A
	BLEILE, PATRICIA A
	BLUCKER, SHARON S
	BODZIOCH, ADAM M
	BOLDRINI, LAWRENCE L
	BOMAN, LOIS M
	BOWER, DEE
	BRADLEY, ROBERT L
	BRODEUR, LEO A
	BROUSSEAU, LINDA A
	BROWN, KIM A
	BRUNER, JAMES M
	BULLER, ROBERT L
	BURCH, SUSAN H
	BURK, PAMELA
	BURKES, TIMOTHY L
	BURTON, FLORA E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017 (Cont'd)

3263	CAMPBELL, JOHN L
	CANNADAY, CARLITA A
	CAPELLO, SUSAN
	CARDOZA, DEBBIE S
	CARRERA, DAVID L
	CARRERA, VINCENT J
	CHAMBERLAND, GARY R
	CHANGRAS, TOM G
	CHERRIX, GENE J
	CHESNUT, MERLYN C
	COCHRAN, DIANA H
	COLLINS, MARVIN R
	COLON, TONY T
	CONNING, KEITH R
	COSTA, VIVIAN A
	CRAWFORD, LINDA D
	CRAYNE, MARILEE A
	CROSS, THERESA L
	CRUZ, JULIA
	DAVIS, BONNIE M
	DENOIX, RICHARD L
	DESHIELDS, DONNA
	DODD, BONNELLE L
	DORAZIO, DOMENIC G
	DOWDY, FRANCES M
	ELLER, THOMAS
	ELLIS, STEVE W
	EVANS, ED D
	FANCHER, JEREMY T
	FICKEN, ROY S
	FOSTER, FRANK W
	FRASER, GARY J
	FRATES, GERTRUDE H
	FREITAS, DAVID J
	FRITSCH, BILL F
	GALAT, LONE
	GHISELLI, GERALD A
	GLOSSUP, JENNIFER R
	GOOD, EMERY L
	HABERMAN, ERNEST W
	HALL, HELENE H
	HAM, CHARLES A
	HAMMOND, SANDRA M
	HANSEN, JEFFRY
	HARTMAN, JEANNETTE G
	HATTAWAY, JEANETTE D
	HAWLEY, GEORGE L
	HEDIN, STUART E
	HENSON, MIKEL D
	HILL, EDWIN N

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017 (Cont'd)

3263	HOBLITZELL, ROSS H
	HOLMES, SCOTT G
	HOWARD, KEVIN R
	HUDSON, JOHN R
	HUNTER, DONALD E
	IRWIN, GREGORY B
	IVINS, KAY A
	JESSEE, LOIS M
	KEELER, JEAN J
	KUNKEL, GLENN S
	KYLE, PATRICIA J
	LANDERS, LAVERYL R
	LARGE-TURNER, SHARON
	LEDUC, DAVID A
	LEUVER, RUDY A
	LEVI, SUSAN L
	LINDROTH, CARIN W
	LONG, DAVE M
	LUCIVERO, LOUIS B
	LUNA, MARGARET C
	MANGELS, JUDY M
	MANN, ELWOOD E
	MARQUART, JOANNA E
	MARTINEZ, ALEX Q
	MCCAMBRIDGE, THOMAS H
	MCCOY, MICHAEL C
	MCINNES, WALTER
	MCKENNETT, SALLY A
	MEIER, NORMA R
	MELE, RALPH
	MELE, THOMAS C
	MOLEY, SUSAN
	MONIZ, ARTHUR J
	MONTALBO, STAN J
	MORRONE, ANTHONY P
	MORTARA, DAVID R
	NATHANSON, WILLIAM A
	NELSON, KATHRYN A
	NORDSTROM, PAT D
	OBRIEN, SHIRLEY A
	ODGERS, DIANE K
	OLOAN, PATRICIA O
	OMALLEY, BRANDON
	OTTAVIANO, MARY A
	PALMER, DAVID J
	PELKEY, GRACE E
	PHILLIPS, WAYNE
	PIFER, BARBARA C
	PIFER, THOMAS S
	PINE, MICHAEL G

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2017 (Cont'd)

3263	PLANT, WILLIAM L
	PLITT, EMIL M
	QUESINBERRY, PAUL D
	RAHMEYER, SUSAN G
	REED, DORTHEA C
	REEVES, SUSAN E
	RENKO, BRUCE A
	ROBERTSON, STEVEN E
	ROSE, ELAINE
	ROWE, KIM A
	ROZA, KATIA S
	RUBIO, MANUEL
	SALLAZ, JOSEPHINE M
	SANTAMARIA, JIM S
	SCHOOP, TIMOTHY J
	SCOTT, ANNIE
	SEAY, ARDELLA L
	SENADENOS, NICHOLAS P
	SEREX, JOHN M
	SHEFCHEK, DIANA K
	SIROTA, JUDITH E
	SNIDER, MILDRED M
	SOUZA, KIRK T
	STANFIELD, LARRY
	STEKELBERG, WILLIAM A
	STONE, JIM P
	STONE, MYRL P
	STRICKLAN, GEORGE C
	THORNTON, GREG
	THORPE, LOIS L
	TURNER, JAMES W
	UNGER, DARYL H
	VENEZIA, SURVIVORS
	VICKERS, AIMEE A
	VINEYARD ESTATES
	VINEYARD MBL VILLA
	WAHASKI, ZIGMUND W
	WARD, SHARON L
	WESAGANT, BARBARA J
	WEST, JACALYN L
	WHITE, P A
	WHITTAKER, TERRY T
	WILLIAMS, LEO K
	WILSON, FRANCIS E
	WILTS, CHARLES H
	WOLFE, BEVERLY L
3533	DISSELS, MAURICE E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2014

1180 CALLAHAN, MICHAEL J
1184 OCCUPANT UNKNOWN,
PALM EVENT CENTER IN THE VINEYARD
1188 OCCUPANT UNKNOWN,
1196 FOLEY, COLEMAN M
1364 OCCUPANT UNKNOWN,
1627 SAFRENO, LISA V
1689 LIN, JASON B
OCCUPANT UNKNOWN,
ROBERTS, FORD G
2200 OCCUPANT UNKNOWN,
2512 RIVERA, JOEL B
2538 ANGUS, DARREN R
2700 OCCUPANT UNKNOWN,
TRI VALLEY CONCRETE & LAND SCAPE MA
2756 HATSUSHI, KAZUO K
WESTERN GARDEN NURSERY
2819 SALVADOR, ELIVARRARAS
3231 A INDUSTRIAL WEED CONTROL
ADAMS, LINDA R
AMAYA, JACOB A
AVERY, CHUCK
BAKER, MICHAEL W
BLAKLEY, LORRAINE
BOLZ, EVA M
BRANCO, FLAVIO
BRAND, BEVERLY M
BRIGGS, JOHN W
BUREK, JOSEPH W
CHITWOOD, GLENDA E
CLIFTON, JAY S
CODY, TJ
COLE, JOYCE C
COOK, GEORGE S
COSS, WENDY G
COTTEN, LINDA
DAILEY, MELVIN L
DELANEY, CLARENCE W
DIAZ, JAVIER P
DICKIE, ROSALYN M
DICKINSON, JANE K
DONAHUE, DANVINEYARD
DOUTHIT, JOHN C
DUNCAN, JOANN M
DUVALL, BETTE A
ECKERT, EDWARD L
ELLIS, JOHANNE K
FARIA, BOBBIE L
FENELL, EILEEN
FERGUSON, JUSTIN

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2014 (Cont'd)

3231	FISHER, MICHAEL G
	FOGLEMAN, MICHAEL W
	FORCIER, JIM A
	FORDICE, FRANK
	FOSTER, CHARLES J
	FURTADO, DAVID L
	GARRISON, CONSTANCE M
	GARTRELL, JOYCE E
	GERGURICH, ZACHERY R
	GIFFORD, LEN B
	GILBERTSON, HENRY L
	GOODMAN, BLANCHE C
	GROHOWSKI, CARIN E
	HAAG, DELAN
	HACIENDA MHC
	HADCOCK, HARRY
	HANDEL, KATHY A
	HAWK, CURTIS L
	HITCHCOCK, JENNIFER
	HOLCOMBE, NANCY A
	INGOLS, DEBORAH A
	JAMES, GLENN
	JENSEN, FRANCES H
	JOHNSON, ROBERTA J
	KRUSI, KEVIN M
	LAMB, VICKIE
	LEON, KRISTEN M
	LIVERMORE, ROBERT E
	LOEFFLER, ALFRED
	LYNN, JIM L
	MARSHALL, PENNY K
	MARTINELLI, CATHERINE A
	MASSA, ANTHONY D
	MAXWELL, BARBARA A
	MCKAY, DON R
	MORRISON, JANICE M
	MURPHY, ROBERT W
	MUSTAIN, SANDRA
	NOURSE, VIOLET L
	OROZCO, MINITA L
	PAYNE, SHIRLEY A
	PERKINS, CAROLE A
	PERRI, MARGARET M
	PIERCE, VERA M
	PORTER, BOBBY
	REED, DAVID P
	RICHARDSON, JASON P
	ROBINSON, AARON P
	RUNDLE, JAMES R
	SATTERLEE, CHRISTEEN L

VINEYARD AVE 2014 (Cont'd)

3231	SAVINO, LEONARD R
	SAWYER, THOMAS F
	SHELDONE, KERWYN R
	SHORT, KEVIN D
	SIEBERS, ROGER L
	SIRA, JOAN
	SOMERSETT, DAVID R
	STERNICK, SIDNEY
	SWAN, MARGARETT J
	TARDIFF, JOHN B
	TEHENSKY, GEORGE J
	THIBEAULT, GERALD E
	THOMAS, GEORGE J
	THOMAS, JACQUELINE
	TILTON, DOUG E
	TOMS, CLARA A
	TRINIDAD, ELIZABETH K
	VAHLENSIECK, JANET K
	VALLE, BARRY
	WALIK, PAMELA A
	WALLACE, ALFRED J
	WATSON, JOHN R
	WENDSCHLAG, BOBBIE L
	WILLWERTH, JEFFREY M
	WILSON, JAMES G
	WRIGHT, MARILYN R
	WYATT, CAROLYN M
3263	ADAMS, ROBERT P
	ALES, MARTINEZ
	ALVARADO, PATRICIA A
	AROLA, ROLAND R
	ATHERTON, LAWRENCE J
	BAJUK, YOKO
	BALANZA, BEN B
	BECKER, WILLIAM J
	BECKSTEAD, JAMES A
	BERNARD, ALVIN M
	BLEILE, PATRICIA A
	BODZIOCH, ADAM M
	BOLDRINI, RUSTY J
	BOMAN, LOIS M
	BOWER, DEE
	BRADLEY, CHARLENE D
	BRODEUR, LEO A
	BROUSSEAU, LINDA A
	BULLER, ROBERT L
	BURCH, SUSAN H
	BURTON, FLORA E
	CAMPBELL, OLIVIA L
	CARDOZA, DEBBIE S

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2014 (Cont'd)

3263	CAREL, DOROTHY
	CARRERA, DAVID L
	CARRERA, VINCENT J
	CHARLENE, BRADLEY
	CHERRIX, GENE J
	CHESNUT, MERLYN C
	CHISHOLM, DOLORES E
	COCHRAN, DIANA H
	COLON, RAYMOND C
	CONNING, KEITH R
	CORTOPASSI, ROMA L
	COSTA, VIVIAN A
	CRAWFORD, LINDA D
	CRAYNE, MARILEE A
	DAVIS, BONNIE M
	DELAROSA, STELLA L
	DENBREEJEN, IRMA
	DENOIX, RICHARD L
	DEVAUGHN, ERNEST V
	DIGIALLONARDO, THOMAS D
	DODD, BONNELLE L
	DORAZIO, DOMENIC G
	DORE, JERRY D
	DORSEY, DEAN
	DOWDY, FRANCES M
	DUNSTAN, WINIFRED L
	ELLER, THOMAS
	FICKEN, ROY S
	FIELDS, RUSSEL
	FISKE, DOROTHY A
	FRASER, LILLIAN D
	FRATES, JUDY H
	FREITAS, BONNIE L
	FREITAS, DAVID J
	FRITSCH, BILL F
	GALAT, LONE
	GLOSSUP, PAM G
	GOODELL, STEVE M
	GORDON, LOIS M
	GRANT, STACEY
	HABERMAN, ERNEST W
	HANSEN, JEFFRY
	HARTMAN, JEANNETTE G
	HATTAWAY, JEANETTE D
	HAWLEY, GEORGE L
	HILL, EDWIN N
	HOBLITZELL, ROSS
	HOLIDAY, DEBORAH A
	HOLMES, GARY
	HOWARD, KEVIN R

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2014 (Cont'd)

3263	HOWEY, ROBERT A
	HUNTER, DONALD E
	IBARRA, RIGOBERTO F
	IVINS, KATHLEEN A
	JESSEE, LOIS M
	JOHNSON, WALTER B
	KUNKEL, GLENN S
	LARGE, DOUGLAS A
	LARRANCE, JAMES R
	LEUVER, RUDY A
	LEVI, SUSAN L
	LONG, LAI
	LOPEZ, LILLIAN
	LUDWIG, CAROL D
	LUNA, MARGARET C
	MANN, ELWOOD E
	MARIA, JIM S
	MARQUART, JO
	MARTINEZ, ALEX Q
	MARTINEZ, FIDEL
	MASSA, MARY J
	MCCAMBRIDGE, TH H
	MCINNES, WALTER
	MCKENNETT, SALLY A
	MCMANUS, JOSE F
	MCNAMARA, THOMAS J
	MCPHERSON, REBECCA I
	MELE, JANET
	MONIZ, ARTHUR J
	MONTALBO, STAN J
	MORRONE, ANTHONY P
	MORTARA, DAVID R
	NATHANSON, VIVIAN
	NELSON, KATHRYN A
	OBRIEN, SHIRLEY A
	OLOAN, PATRICIA O
	OLSON, JEFFREY A
	PELKEY, GRACE E
	PIERGROSSI, SARINA L
	PINE, DANNY D
	PITTSON, NORMA L
	PLANT, WILLIAM L
	POOLEY, BARBARA L
	POSADA, RAY E
	QUESINBERRY, PAUL D
	REEVES, SUSAN E
	RENKO, BRUCE A
	RICE, MELANTHA S
	ROBERTI, ROBERT N
	ROBERTSON, STEVEN E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2014 (Cont'd)

3263	ROCKHILL, ROBERT R
	ROGERS, MICHAEL C
	ROGERS, RUBIN A
	RUBIO, MANUEL
	RUMERY, HELEN
	SALLAZ, JOSEPHINE M
	SCHOOP, TJ
	SCOTT, ANNIE
	SEAY, ARDELLA L
	SEREX, DANA L
	SERRANO, FRANK M
	SHEFCHEK, DIANA K
	SILBER, CAREN M
	SILVA, JOYCE F
	SMITH, HOWARD P
	SOUZA, KIRK T
	STONE, JIM P
	STRICKLAN, GEORGE C
	THELAN, JOHN
	THOMSEN, STEVE L
	THORPE, ED
	TODD, FORREST T
	TURNER, MICHAEL A
	UNGER, DARYL H
	VANAUKEN, THELMA E
	VIICKERS, AIMEE A
	VINEYARD ESTATES
	VINEYARD MBL VILLA
	VRANESH, MARY E
	WARD, AMY M
	WATERS, JO
	WEAGANT, BARBARA J
	WENTZ, JACK D
	WHITE, P A
	WILLIAMS, LEO K
	WILLIS, RAMONA L
3271	PROCTOR, LEE
3533	DISSELS, MAURICE E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2010

1184	OCCUPANT UNKNOWN,
	PALM EVENT CTR
1188	OCCUPANT UNKNOWN,
1196	FOLEY, COLEMAN M
1364	OCCUPANT UNKNOWN,
1627	SAFRENO, DOUGLAS E
1666	ROBERTS, FORD G
1689	CAPES, CHERYL A
	OCCUPANT UNKNOWN,
2503	COSTAS, A
2505	COSTUS, DAN
2512	OCCUPANT UNKNOWN,
2546	NEVIS, CLIFTON
2700	TRIVALLEY LANDSCAPES & MSNRY
2756	HATSUSHI, KAZUO K
	WESTERN GARDEN NURSERY
3221	GOODWIN, RANDOLPH
3231	ADAMS, LINDA R
	ANDERSON, JAMES
	AVERY, ANITA B
	BRAITSCH, WOLFGANG J
	BRANCO, FRANK L
	BREEDLOVE, BETTY J
	BUCHHEIT, CHRIS L
	BUNNELL, PATRICIA A
	BYRNE, PATRICK R
	CARR, KATHLEEN C
	CHITWOOD, GLENDA E
	CODY, MARLENE A
	COELHO, RYAN E
	COOK, GEORGE D
	COSS, WENDY G
	COTTEN, LINDA
	DAILEY, MELVIN L
	DELANEY, VIVIAN R
	DICKIE, ROSALYN M
	DICKINSON, JANE K
	DONAHUE, DANIEL H
	DUNCAN, JOANN M
	DUVALL, BETTE A
	ELLIS, JOHANNE K
	FENELL, ANITA E
	FEREIRA, T
	FORDYCE, SUSAN
	FRANCOLINO, CARLO A
	FRENCH, MJ J
	GARRISON, CONSTANCE M
	GIFFORD, LEONARD B
	GRAPHS, AVERY
	GRAY, CAROL A

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2010 (Cont'd)

3231 GROHOWSKI, CARIN E
HAAG, DELIA M
HADCOCK, HARRY
HANDEL, KATHY A
HAWK, CURTIS L
HELM, HUGH B
HENDRICKSON, JAMES L
HITCHCOCK, LESLIE
HOLCOMBE, NANCY A
JAEGER, LEROY J
JAMIESON, GLENN R
JANET, K V
JENSEN, FRANCES H
JOHNS, ROBERT L
KANOUSE, MARK W
KIRKBRIDE, LORUS L
LANE, LINDA L
LAW, KATHLEEN M
LEE, M
LEITZ, RUTH B
LELAURIN, BARBARA L
LITTELL, RALPH W
LIVERMORE, ROBERT E
MACAULEY, JOANN
MAJOURAU, SONIA K
MANLEY, RORY B
MARNELL, EDWARD J
MARSHALL, DARREN
MCCOY, CLARK
MCKAY, DON R
MONIZ, EVELYN G
MOORE, ROGER A
MORRISON, JANICE M
MUCHNA, LAVERNE D
MURPHY, ROBERT W
OROZCO, MINITA L
PAYNE, WILLIAM F
PERKINS, CAROLE A
PERRI, MARGARET M
PLEASANTON HACIENDA MOBILE HM
PORTER, BOBBY
REED, DAVID P
RENNIE, JULIE L
RICHARDSON, DEAN D
RUNDLE, JAMES R
SATTERLEE, C
SAWYER, THOMAS F
SHORT, ROBERTA J
SHURTLIFF, SHIRLEY A
SIEBERS, ROGER L

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2010 (Cont'd)

3231	STERNICK, SIDNEY
	SWAN, MARGARET J
	TARDIFF, JOHN B
	TARI, LOIS C
	TEHENSKY, GEORGE J
	THIBEAULT, GERALD E
	THOMAS, SANDRA J
	THOMPSON, LILA
	THOMPSON, VERNICE R
	TRAVERSO, LILLIAN P
	WALKER, MARILYN M
	WALLACE, ALFRED J
	WHARTON, WALTER R
	WILSON, BETTY C
	WILSON, JO A
	WOOD, MARK
	WRIGHT, MARILYN R
	WYATT, CAROLYN M
3263	ADAMS, ROBERT P
	ANDERSON, LAWRENCE R
	AROLA, ROLAND R
	ATHERTON, LAWRENCE J
	BAJUK, YOKO
	BECKER, WILLIAM J
	BECKSTEAD, JAMES A
	BERNARD, ALVIN M
	BLEILE, PATRICIA A
	BODIE, PETE J
	BOFF, AUDREY M
	BOMAN, LOIS M
	BONSALL, HENRY
	BONSALL, MATT L
	BOWDEN, SUE I
	BRADLEY, ROBERT L
	BRAZIL, DAVID P
	BROWN, DANIEL F
	BULLER, ROBERT L
	BURCH, SUSAN W
	BURTON, FLORA E
	CAMPBELL, JOHN L
	CANADA, JOHN R
	CARDOZA, DEBBIE S
	CARRERA, DAVID L
	CARRERA, VINCENT J
	CECCANTI, RICHARD
	CHESNUT, NERLYN C
	CHISHOLM, DOLORES E
	COCHRAN, DH J
	CONTRERAS, ALICIA
	CORRIN, WILLIAM R

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2010 (Cont'd)

3263 CRAWFORD, LINDA D
CRAYNE, WILLIAM E
CUCCHIARO, DALE A
DEATON, JOHN D
DENDOR, RON K
DEVAUGHN, ERNEST V
DIGIALLONARDO, THOMAS D
DORAZIO, DOMENIC G
DORSEY, HOBART D
DOWDY, FRANCES M
DUNGAN, LUCIENNE
EIRLS, BARBARA C
ELLER, THOMAS
FICKEN, ROY S
FISKE, H K
FRASER, LILLIAN D
FRATES, GERTRUDE H
FRIED, GEORGE C
FRITSCH, BILL F
GARESE, ANTHONY P
GARZA, ERASMO
GIERINGER, CRAIG L
GOOD, EMERY L
GORANSON, SUSAN
GORDON, DROBNEY C
GRAY, PAT
GREENE, CONSTANCE F
GREENWOOD, BETTY J
GRENZER, ALBERT F
GWYNN, LULU
HALL, HELENE H
HALL, JAMES T
HANSEN, BERNICE B
HARTMAN, JEANNETTE
HARVEY, PAT L
HATTAWAY, JEANETTE E
HAWLEY, GEORGE L
HEISLER, DONALD K
HILL, DONALD E
HOLIDAY, DEBORAH A
HOWEY, ROBERT A
HUNTER, DONALD E
IVINS, KAY
JESSEE, LOIS M
JOHNSON, RONALD R
JOHNSON, WALTER B
KEMENCZEY, ANTAL J
KYLE, PATRICIA J
LARGE, TURNER S
LAROCCA, EUGENE J

3263	LARRANCE, JAMES R
	LEARD, ROSE M
	LEUVER, RUDY A
	LEVI, ARIU J
	LINHART, GEORGE A
	LOFTUS, BETH A
	LUDWIG, CAROL D
	LUNA, MARGARET C
	MANN, ELWOOD E
	MARIA, JIM S
	MASSA, MARY J
	MCCARNEY, GEORGETTE E
	MCCARTHY, BARRY C
	MCKENNETT, SALLY A
	MCMANUS, JOSE F
	MCPHERSON, REBECCA I
	MENDOZA, JUDITH L
	MICHELINI, ANTHONY C
	MILLER, SUZAN L
	MILLS, VICKIE L
	MONIZ, KELLY A
	MONTALBO, STAN J
	MOORE, NANCY J
	MORRONE, ANNA M
	MUZZY, DORIS M
	MYERS, DENNIS E
	NUSSER, JAMIE P
	OTTAVIANO, HENRY J
	PERALTA, EDWARD A
	PETTERSEN, MARY A
	PIERRGROSSI, SARINA L
	PLANT, WILLIAM L
	POORE, JEANETTE L
	POPE, MAY
	POSADA, ADELLA I
	POSADA, RAY E
	PYLE, CHARLES K
	QUESINBERRY, PAUL D
	ROBERTI, B
	ROBERTSON, STEVEN E
	ROCKHILL, ROBERT R
	RUBIO, MANNY
	SALLAZ, JOSEPHINE M
	SCHICHNES, CATHERINE
	SCOTT, ANNIE
	SEAY, ARDELLA L
	SEEGER, JEANE
	SERRANO, FRANK M
	SHEFCHEK, DIANA K
	SILVA, JOYCE F

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2010 (Cont'd)

3263	SMITH, MARGARET F
	SOUZA, MARGARET C
	SPRINGMEYER, AMELIA D
	STERLINSKI, MARY A
	STEVENS, EMMA L
	STRICKLAN, GEORGE C
	TOMS, CLARA A
	TOTH, STEPHEN P
	TURNER, JAMES W
	TURNER, MICHAEL A
	UNDERWOOD, LUCILLE M
	VICKERS, AIMEE A
	VINEYARD MOBILE VILLA
	VRANESH, MARY E
	WANG, ELLEN
	WATERS, JOSEPHINE W
	WEAGANT, BARBARA J
	WENDLAND, ROLAND
	WESAGANT, BARBARA
	WIEDMEIER, THELMA E
	WILKINSON, DONNA L
	WILLIAMS, LEO K
3519	WALDORF, VALERIE A
3533	DISSELS, MAURICE E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2005

1188	CLINTON, BRUCE G
1196	FOLEY, COLEMAN M
1364	FAGLIANO, PAUL J
1627	SAFRENO, DOUGLAS C
1630	OCCUPANT UNKNOWN,
1680	OCCUPANT UNKNOWN,
1689	OCCUPANT UNKNOWN,
	QUATTRIN, JOHN L
1700	BROZOSKY, STEVE J
1944	CHRISMAN, KENNETH R
2190	MARTINEZ, LOURDES R
2200	BERLOGAR, FRANK
2263	OGDEN, JACK M
2287	HAHNER, WAYNE H
2500	PIETRONAVE, ANTHONY L
2503	OCCUPANT UNKNOWN,
2505	COSTUS, DAN
2512	LAMARS MASTIFFS
	LAURITSEN, ERIC J
2538	OCCUPANT UNKNOWN,
2546	NEVIS, CLIFTON
2700	AMADOR LANDSCAPE SUPPLY CO
	TRI VLY LNDSCP & MSNRY SUP
2756	HATSUSHI, KAZUO A
	WESTERN GARDEN NURSERY
3231	ADAMS, WILLIAM L
	ANDERSON, PATRICIA M
	BELL, JEROME A
	BENSON, RONALD J
	BRANCO, FRANK L
	BRAND, GERALD A
	BROWN, GEORGE W
	BUCHHEIT, LAWRENCE
	BYLANDER, DOLORES Y
	CLEYMAN, DOROTHY E
	CLUNE, FRANK N
	COELHO, RYAN
	COLE, JOYCE C
	COLLIER, JOANNE E
	COSS, WENDY G
	CUNNINGHAM, LESLEY J
	DAVOREN, M
	DICKIE, ROSALYN M
	DICKINSON, JANE K
	DONAHUE, DANIEL H
	EAST, RUTH I
	ELLIS, BARBARA L
	FENELL, ANITA E
	FEREIRA, DORIS M
	FRANCOLINO, CARLO A

3231	FRANK & MADGE FORDYCE
	FREITAS, YOLA B
	GARRISON, CONSTANCE M
	GIFFORD, BEATRIZ E
	GRAY, CAROL A
	GROCHOWSKI, CARIN
	HAAG, DELIA
	HACIENDA MOBILE HOME PARK THE
	HADCOCK, HARRY
	HAMMER, WILLIAM K
	HARDER, BETTE
	HAWK, JACKLYN
	HOLCOMBE, NANCY
	HOLMES, RUSSELL M
	HOWE, JOHN O
	HROCH, HELEN
	JAMIESON, GLENN R
	JENSEN, MARTHA
	KANOUSE, MARK W
	KIRKBRIDE, LORUS L
	KUNTZ, SHIRLEY A
	LANE, FRANK H
	LAW, KATHLEEN M
	LEEPER, MARVIN A
	LEITZ, RUTH B
	LELAURIN, BARBARA L
	LINCOLN, RUTH A
	MARSHALL, FRANK J
	MASON, VIVIAN
	MAXWELL, ROGER
	MCCOY, CLARK
	MCKAY, DON R
	MONIZ, EVELYN G
	MOORE, ROGER A
	MUCHNA, LAVERNE D
	MURPHY, JERRY
	MURRAY, BARBARA A
	NELSON, ELEANOR
	OROZCO, SERGIO A
	PASQUALE, JOSEPH
	PERFORMANCE PEST MANAGEMENT
	PERKINS, CAROLE A
	PERRI, MARGARET M
	PIERCE, VERA M
	POLLARD, ROBERTA L
	PORTER, BOBBY
	RANEY, ROBERT M
	REED, MAY
	RICHARDSON, DEAN D
	RUNDLE, JIM

VINEYARD AVE 2005 (Cont'd)

3231 SATTERLEE, C
SAWYER, THOMAS F
SHERWOOD, JOYCE J
SHORT, ROBERTA J
SIEBERS, ROGER L
STERNICK, SIDNEY
STONER, DONA E
STRUTZ, ELMER F
SWAN, M
TARDIFF, JOHN B
TARI, LOIS C
TEHENSKY, GEORGE J
THOMAS, SANDRA J
THOMPSON, VERNICE R
TILTON, IRENE V
TIPPIT, KRISTINE
TORRESI, JULIA
TRAVERSO, LILLIAN P
TREMBLAY, ELIZAB J
VIERRA, PATRICK J
WALKER, HUGH C
WALLACE, ALFRED J
WARD, JAMES E
WARDLAW, RANDELL E
WHARTON, WALTER R
WILLIAMSON, LEO A
WYATT, C
YOUNGMAN, DONNA L

3263 ABRANCHES, JOHN P
ANDERSON, LAWRENCE R
ASHLEY, CARLYLE L
ATHERTON, LAWRENCE J
BECKER, WILLIAM J
BENNETTS, KENNETH E
BITTNER, MARIA
BOFF, AUDREY M
BONHAM, DOROTHY M
BONSALL, C
BOWDEN, CHARLES A
BOWER, DONALD M
BREARTY, LARRY S
BREWER, HOWARD C
BROWN, DANIEL F
BROWN, DIANE
BULLER, ROBERT
BURKE, JACK E
BUSK KALMA
CAMPBELL, JOHN L
CANADA, JOHN R
CATTRAN, JAMES E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2005 (Cont'd)

3263	CHANKALIAN, CHARLES G
	CHESNUT, MERLYN
	CHISHOLM, DOLORES F
	COURTS, V
	CROCKETT, PAULA M
	CROWDER, PATRICIA J
	CULL, JANET C
	DALE, GRACE M
	DEATON, JOHN D
	DEMING, GUY O
	DENDOR, RON K
	DORAZIO, DOMENIC G
	DORSEY, RONALD A
	DOWDY, FRANCES M
	DUNN, MARTIN E
	EDSTER, HERMAN R
	EIRLS, BARBARA C
	FIELDS, OPAL Z
	FIERRO, PRISCILLA A
	FISKE, H K
	FRASER, LILLIAN D
	FRITSCH, BILL F
	GARESE, ANTHONY P
	GARZA, ANNIE
	GAULT, M
	GIANGRASSO, JOSEPH J
	GIERINGER, CRAIG L
	GUEDON, J N
	H I S CONCEPTS
	HANEK, DORIS W
	HANSEN, BERNICE B
	HANSON, KATHY
	HARVEY, PAT L
	HAWLEY, GEORGE C
	HAYNES, CECIL R
	HEDERMAN, ARLENE B
	HEISLER, DONALD K
	HILL, DONALD D
	HOWEY, ROBERT
	HUNTER, KEVIN M
	IBARRA, R
	JARM, FRED
	JESSEE, LOIS M
	JOHN W PARTLOW
	JOHNSON, WALTER B
	KERR, ROBERT W
	KLEIN, BOB L
	KYLE, PATRICIA J
	LA, ROCCA
	LANGE, JEROME P

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2005 (Cont'd)

3263	LAROCCA, EUGENE J
	LAZO, ROSE
	LEON, JOANNE
	LIMA, GLENN M
	LINHART, GEORGE A
	LOFTUS, LINDA J
	LOVE, JOAN E
	LUDWIG, CAROL D
	LUNA, MARGARET C
	LUNDBERG, GAIL C
	MADDEN, ED W
	MALER, AGNES E
	MARILYN, FUNARI
	MARKETT, DEANA
	MARR, CAROLYN V
	MARTIN, KATHRYN M
	MAYANI, RUDY I
	MCCARNEY, ROBERT L
	MCKENNETT, SALLY A
	MCMANUS, JOSE F
	MEIER, NORMA R
	MEYER, TERRY
	MICHELINI, ANTHONY C
	MILLER, SCOTT V
	MILLER, SUZAN L
	MOLEY, ANTHONY J
	MONIZ, ARTHUR J
	MOORE, NANCY J
	MORRONE, ANNA M
	MYERS, DENNIS E
	NOBLE, JOHN P
	OCONNELL, NORMAN H
	ONE TO THE THIRD POWER HOME DESIGN
	PARTLOW, JOHN W
	PETTERSEN, MARY
	PITTSON, NORMA
	PLANT, WILLIAM L
	QUESINBERRY, PAUL D
	RIDOUT, DONALD W
	ROBERTSON, STEVEN E
	ROCKHILL, ROBERT R
	ROGERS, RUBIN A
	ROLLINS, BOBBI J
	ROMANO, NICKALUS J
	SCHICHNES, LUDWIG
	SCHINDLER, WAYNE A
	SERRANO, FRANK M
	SHARPLES, VERA
	SHORES, JUDY D
	SINCLAIR, PETER D

VINEYARD AVE 2005 (Cont'd)

3263	SMITH, MARGARET F
	SNIDER, DENISE L
	SOUZA, MARGARET C
	SPRINGMEYER, AMELIA D
	STAUFFER, BOYD
	STEC, CYNTHIA M
	STEVENS, EMMA L
	STEWART, RUTH M
	STRICKLAND, GEORGE C
	TRETHAN, ELEANOR H
	TRINIDAD, MIKE
	TURNBAUGH, ROBERT L
	UNDERWOOD, ROGER
	VANAUKEN, THELMA E
	VIGIL, PETER
	WANG, ELLEN
	WARD, ELIZABETH C
	WATERS, JOSEPHINE E
	WEBSTER, SHIRLEY
	WEST, JACKIE L
	WIECHERT, SELMA N
	WILLIAMS, LEO K
	WILLIS, SARA L
	WOLFF, WARREN L
3267	TEALE, MARTIN V
3519	WALDORF, VALERIE A

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2000

1196	OCCUPANT UNKNOWN,
1689	COLLIER, SCOTT M
2200	BERLOGAR, FRANK
2503	COSTAS, DAN
2512	LAURITSEN, ERIC
2538	MCINNIS, MICHELE
	PETERS, SCOTT
2546	OCCUPANT UNKNOWN,
2756	HATSUSHI K NURSERY INCORPORATED
	HATSUSHI, KAORU A
3231	ADAMS, KAREN L
	ALBRIGHT, LLOYD W
	ALGER, V
	AZELTINE, JAS
	BLAKLEY, L
	BREAULT, W M
	CLEYMAN, DOROTHY E
	CLUNE, FRANK
	COIL, MAURICE A
	COLE, J
	DAVOREN, S V
	DICKINSON, J
	EAST, RUTH
	EKSTROM, BUD
	ELLIS, BARBARA L
	FARRAND, BILL
	FELLS, BONNY L
	FORDYCE, FRANK
	FRANCOLINO, CARLO A
	FRENCH, JANINE
	FRIESEN, ROBERT G
	FULLER, HARRY S
	GARDERE, DONALD L
	GATES, IRENE B
	GOODMAN, JOHN
	GRIFFITHS, ERIC D
	HACIENDA MOBILE HOME PARK THE
	HADCOCK, HARRY
	HARRELL, DAVID E
	HERRINGTON, M E
	HOLMES, RUSSELL M
	HOWARD, RICH
	HOWE, JOHN O
	JAMIESON, GLENN R
	KANOUSE, MARK W
	LANE, FRANK H
	LAW, THOMAS M
	LEITZ, RUTH B
	MALO, R
	MARDIROSIAN, MARY

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2000 (Cont'd)

3231	MCKAY, DON
	MONIZ, EVELYN
	MURENA, G A
	NELSON, NORMAN C
	NIELSEN, MELVIN
	OROZCO, SERGIO
	PERKINS, CAROLE A
	PORTER, B
	RICHARDS, JIM
	RICHARDSON, DEAN
	RIEN, HOWARD J
	RUNDLE, JIM
	SATTERLEE, C
	SAWYER, THOMAS
	SCOTT, C L
	SHERWOOD, J
	SIEBERS, R L
	SIRA, WILMA J
	STERNICK, ROSE
	STERNICK, SIDNEY
	TEHENSKY, GEORGE
	THOMAS, S J
	THOMPSON, VERNICE R
	TRAVERSO, LILLIAN P
	TREMBLAY, EDOUARD G
	VANDERHAAR, R H
	WARD, JAMES E
	WARDLAW, RANDELL E
	WELLINGTON, PAUL K
	WHARTON, WALTER
	WILLIAMSON, LEO
3263	ABBOTT, HAROLD J
	ABRANCHES, JOHN P
	ANDREASEN, DOUGLAS F
	ASHLEY, BOB
	ATHERTON, MARTHA I
	BAGGETT, NOEL
	BAUMGARTNER, JOHN
	BERG, J M
	BOWER, D V
	BREARTY, LARRY
	BROWN, DANIEL F
	BUBICS, C G
	CAMPBELL, JOHN L
	CANADA, JOHN R
	CHAPMAN, MARY E
	CHISHOLM, D E
	CONNOR, PAUL G
	CORTEZ, JACKIE
	COSTICK, M J

3263	COURTS, V
	CRAWFORD, D T
	CROCKETT, P M
	DALE, GRACE
	DAVIS, GEORGE W
	DENSON, W J
	DIAZ, M
	DODD, ROY E
	DOUGLASS, JAMES
	DOVE, JOHN R
	DOWDY, F M
	ELDREDGE, MERYLE I
	FICKEN, GRACE M
	FIRCHOW, B L
	FISKE, H K
	FRASER, LILLIAN D
	FRITSCH, BILL
	FRY, HELEN A
	GAREHIME, ROSS E
	GARESE, ANTHONY
	GIANGRASSO, J
	GRANNO, M
	GUARNERI, I
	HANSEN, BERNICE
	HANSEN, NORMAN G
	HANSEN, WILLIAM
	HARTLEY, DALE
	HARVEY, GALE A
	HEINRICY, LON E
	HICKS, ROBERT C
	HOLSEN, LARRY
	HOVEY, HAROLD A
	IVINS, VERNON R
	JARM, FRED
	KAJIYAMA, J M
	KETT, B
	KIRK, LLOYD S
	KITCHEL, ALLISON
	KNAPP, NANCY L
	KOCZOR, ROBERT
	LACHANCE, EDWARD F
	LACHANCE, MARK
	LANGE, JEROME
	LAZO, PETER P
	LINHART, GEORGE
	LITZ, R
	LOCKIE, RUTH
	LOVE, JOAN E
	LUNDBERG, G
	MAIER, C C

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 2000 (Cont'd)

3263	MALATESTA, ALBERT A
	MAPES, TED
	MARGUCCI, JOSEPH F
	MEIER, ADAM
	MODJESKI, EDWARD J
	MOORE, N J
	MORRONE, ANNA
	MYERS, CARL G
	OCONNELL, NORMAN H
	PERRY, LINDA
	PETERSON, R A
	PETROWICH, LINDA J
	PETTEBONE, EDITH E
	QUESINBERRY, PAUL
	RAMMELL, ELMER
	RIDDLE, BETTYE M
	ROCKHILL, R R
	SCHAFFLER, ROLLO C
	SINE, RICHARD F
	SLAZAS, JOHN
	SNIDER, DENISE L
	SPRINGMEYER, A
	STAPP, KEN
	SYKES, ALMER
	TUCCOLI, MERCI M
	TURNBAUGH, ROBERT
	VADER, ARTHUR L
	VIGIL, PETER
	VINEYARD MOBILE VILLA
	VOUDRY, LEE
	WANG, ELLEN
	WENSTER, JAMES
	WRIGHT, MAX
	ZABEL, WALTER J
3437	OCCUPANT UNKNOWN,
3469	OCCUPANT UNKNOWN,
3533	DISSELS, MAURICE E

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1995

1188	CLINTON, BRUCE
1196	OCCUPANT UNKNOWNN
1364	FAGLIANO, PAUL J
	PAUL HAULS TRANSPORT
1680	OCCUPANT UNKNOWNN
1700	MOXON, CHARLES E
1944	CHRISMAN, KENNETH R
2200	MARTINEZ, LOURDES R
2287	HAHNER, WAYNE
2500	PIETRONAVE, ANTHONY
2503	GRAHAM, ROBERT L
2512	LA, ERIC
2538	MCINNIS, MICHELE
2546	NEVIS, CLIFTON
2756	K HATSUSHI LANDSCAPING
3231	ALBRIGHT, LLOYD W
	ALGER, V
	AVERY, STACEY
	AVILLA, JAMES
	BEAUMONT, B G
	BENSON, RONALD
	BEQUETTE, H
	BOWMAN, JOHN H
	BREAULT, W M
	BREMNER, I A
	BROWN, ROBERT
	CLEYMAN, DOROTHY
	COIL, MAURICE A
	COUGHLIN, P J SR
	DAVOREN, S V
	DEAN, CHARLES
	DERBY, JIM
	ELLIS, MARTIN M
	FORTIN, R
	FRANCOLINO, CARLO A
	FRIESEN, ROBERT G
	FULLER, HARRY S
	GABRIELSON, SYLVA
	GAGNEBIN, ROBERT L
	GANTT, H T
	GATES, HAROLD
	GIAMBRONE, JOYCE F
	GOODMAN, JOHN
	GRIFFIN, O E
	HACIENDA MOBILE HOME PRK
	HARMAN, C A
	HARRELL, DAVID
	HERRINGTON, M E
	HOUSE, M
	HUFFER, T D

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1995 (Cont'd)

3231	JAGER, FRED L SR
	JAMIESON, GLENN R
	JENNINGS, JOAN B
	KANOUSE, MARK W
	LAIKIN, J G
	LANE, FRANK H
	LE, CHARLEN
	LEITZ, RUTH B
	LEPPELMEIER, S
	LESAGE, LISA
	MACEDO, FLOYD
	MALO, R
	MARTIN, JOSEPH
	MCCOY, JANET A
	MCKAY, DON
	MIESNER, GEORGE
	MILLER, A M
	MONIZ, EVELYN
	MURENA, G A
	MURPHY, JERRY D
	MURPHY, T M
	NELSON, NORMAN C
	NIELSEN, MELVIN
	OCONNOR, ISABEL
	OROZCO, SERGIO
	OVEREN, NANCY A
	OXSEN, ERNEST R
	PEREIRA, MERVYN L
	POLLARD, ROBERTA
	PORTER, B
	RICHARDS, JIM
	RIEN, HOWARD
	ROBERTI, ROBERT
	RYAN, JAMES
	SATTERLEE, LOWELL
	SCHRAGE, BETTY
	SCOTT, C L
	SHAUGHNESSY, RICHARD
	SHERWOOD, J
	SIBLE, ION
	SIEBERS, R L
	SILVA, RICHARD
	SILVERTHORN, D L
	SINCLAIR, MARIE E
	STERNICK, ROSE
	THOMAS, S J
	THOMPSON, VERNICE R
	THOMSON, MARTHA
	TORRESSI, JULIA A
	TREMBLAY, EDOUARD G

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1995 (Cont'd)

3231	TUCKER, DOROTHY H
	TYRREL, WALTER
	VANDERHAAR, R H
	WADSWORTH, GORDON G
	WALSH, FRANCIS C
	WARD, JAMES E
	WARDLAW, RANDELL E
	WELLINGTON, PAUL K
	WHARTON, WALTER
	WHITE, L E
	YOUNG, LLOYD
3263	ABBOTT, HAROLD J
	ADAMS, RODNEY C
	ANDERSON, BETTYE
	BERG, JACK C
	BERSTRASSER, H
	BOWEN, MARIE
	BREARTY, LARRY
	BROWN, E L
	BUBICS, C G
	CAMPBELL, JOHN
	CAMPBELL, JOHN L
	CHAPMAN, MARY E
	CHISHOLM, D E
	CHURCH, J
	CLAMPITT, H J
	COLLEY, JOHN W
	COOPER, LLOYD P
	COURTS, V
	CRAWFORD, D T
	CROCKETT, P M
	DAVIS, GEORGE W JR
	DENSON, W J
	DEPRIEST, JULIE A
	DIAZ, M
	DOVE, JOHN R
	ELIA, KEARNEY K
	FIELDS, OPAL Z
	FIRCHOW, B L
	FLYNN, M
	FRASER, LILLIAN D
	FRITSCH, WILLIAM F
	FUREY, MARILU
	GARESE, ANTHONY
	GIANGRASSO, J
	GUARNERI, I
	HANSEN, JOHN
	HANSEN, NORMAN G
	HANSEN, WILLIAM
	HARTLEY, DALE

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1995 (Cont'd)

3263	HARVEY, GALE A
	HEINRICY, LON E
	HOLSEN, LARRY
	HOYT, DON
	HULS, LEROY
	HULTMAN, D
	JAAP, G S
	KEST, VIDA
	KETT, B
	KILL, FRANCIS A
	KITCHEL, ALLISON
	LANGE, JEROME
	LAZO, PETER P
	LINHART, CARL
	LINN, P J
	LITZ, R
	LUNDQUIST, ERMA J
	LYNCH, WILBUR J
	MAI, C C
	MALATESTA, ALBERT A SR
	MAPES, TED
	MCADAM, V B
	MCCLARY, ROBERT G
	MEIER, ADAM
	MODJESKI, EDWARD J
	MORENO, MARINA
	MYERS, CARL G
	OCONNELL, NORMAN H
	OLSON, KARL
	PATON, CHARLES
	PATTON, LUCILLE M
	PETERSON, R A
	PUMROY, HENRY O
	RAGER, AUDRA
	RAMMELL, ELMER
	REITER, ROBERT M
	RIFFO, M B
	ROCKHILL, R R
	SCHAFFLER, ROLLO C
	SCHUYLER, PHIL H
	SHADE, FRANCIS A
	SHORES, JUDITH
	SINE, RICHARD F
	SLAZAS, JOHN
	SNIDER, G
	SPRINGMEYER, A
	STAPP, KEN
	STEMERICK, FRED M
	THOMPSON, MAURINE
	TREFZER, A C

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1995 (Cont'd)

3263	TRETHAN, THOMAS
	TUCCOLI, MERCI M
	VADER, ARTHUR L
	VANNOTE, GLADYS M
	VIGIL, PETE
	VINEYARD MOBILE VILLA
	VOUDRY, LEE
	WENDELL, M C
	WILLIAMS, WILLIS
	WIPFLI, CHARLES P
	YOUNGBLOOD, GEORGE W
	ZABEL, WALTER J
3321	GATES, HAROLD A
3545	PINARD, EUGENE

Target Street	Cross Street	Source
✓	-	Cole Information

VINEYARD AVE 1992

1700	MOXON, CHARLES E
2500	PIETRONAVE, ANTHONY
2503	GRAHAM, ROBERT L
2538	MCINNIS, MICHELE
2546	NEVIS, CLIFTON
2756	HATSUSHI K LNDSCPG
3231	HACIENDA MBL HM PRK
	JAGER, FRED L SR
	MURPHY, T M
	RIEN, HOWARD J
	ROBERTS, NINA
	STIRLING, ALEX R
	WILSON, JOANN S
3263	ANDERSON, BETTYE
	CAMPBELL, JOHN
	CHAPMAN, MARY E
	DEPAOLA, ENNIO
	LANGE, JEROME
	LEBAR, P
	MOHR, E M
	PETERSON, R A
	SCHAAF, M A
	SIMMONS, B
	SNIDER, G
	VINEYARD MBL VILLA
3469	MICHENER, HOWARD F
3477	SILVA, ANTHONY
3545	PINARD, EUGENE

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

VINEYARD AVE 1990

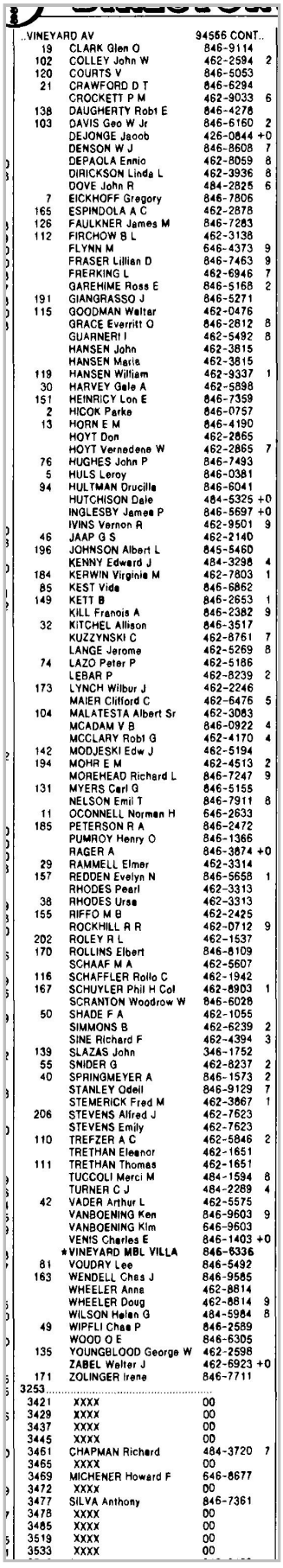
VINEYARD AV 94566
PLEASANTON

1627	XXXX	00	
1630	CALMUS Ronald B	462-7783	+0
1689	MAGHONEY Norman	462-4044	8
1700	MOXON Charles E	846-8163	
1944	MCNUTT James W	846-6440	+0
2500	PIETRONAVE John L	846-4033	
	WEBB Robert L	462-8986	1
2503	GRAHAM Robert L	462-3659	2
2530	XXXX	00	
2538	ALLEC C M	846-4119	
2546	NEVIS Clifton	846-2066	
2667	XXXX	00	
2756	★HATSUSHI K LNDSCPG	462-1750	
2775	XXXX	00	
2778	XXXX	00	
2779	XXXX	00	
2820	XXXX	00	
3231	HACIENDA MBL HM PK		
123	ALBRIGHT Lloyd W	846-8718	
132	ALGER Virginia	846-2335	2
	ANDERSON Floyd	846-1913	
12	ANTHONY N G	462-2848	
3	AVILLA Jas	462-1820	
52	BEAUMONT B G	846-6482	
66	BECKER Oscar	462-5874	
	BENSON Wm M	426-9379	+0
	BEQUETTE H	846-4918	+0
	BOWMAN John H	484-2642	+0
	BREAULT W M	484-4119	8
110	BREMNER I A	462-3593	
	BROWN Greta	462-5593	
	BROWN Robert E	462-5593	9
	BUCHHEIT L L	462-6482	8
	CONSTANT John R	484-4196	+0
2	COUGHLIN P J Sr	846-5811	
	DAVOREN S V	462-1588	6
	EKENBERG J	846-2719	
	★ERICKS MBL HM CLNG	462-7839	9
	GABRIELSON Sylvia	484-2690	5
106	GATES Harold A	846-2034	
	GOODMAN John	484-3561	9
5	GRANGER C H	846-1667	
4	GREEN Wilbur L	462-4697	
78	GRIFFIN O E	462-6684	2
111	GUMMER W A	462-2967	
47	★HACIENDA MBL HM PRK	846-1527	
	HANCOCK S P	462-1255	3
146	HANSON Herman M	462-6086	
7	HASSELWANDER Claude	846-1261	
	HERRINGTON M E	464-3950	+0
91	HUFFER T D	846-0208	
65	JAGER Fred L Sr	462-4842	
89	JAMES Ann T	462-3656	
	JAMIESON Glenn R	462-6030	9
	JOZIFEK Harry	846-3538	6
	KANOUSE Mark W	484-2078	4
	LAIKIN J George	846-1963	5
	LAPERLE Don	484-4298	9
	LAPERLE Fran	484-4298	
	LEITZ Ruth B	462-2625	8
	LEPPELMEIER S	462-1484	7
	LYNCH Mary A	846-0269	
	LYNCH Ronald G	846-0269	
	MALO R	462-5291	5
	MCKAY Don	484-6366	+0
114	MCNEICE Daniel O	846-9473	
	MIESNER Geo	426-8832	+0
98	MILLER A M	846-1387	
116	MOUER I E	462-5652	
	MURPHY Jerry D	846-5430	5
	MURPHY T M	484-1095	5
136	NIELSEN Melvin	846-5735	
	OXSEN Ernest R	846-4651	6
10	PATTERSON George E	846-2355	
121	PERRY Evelyn T	846-7931	
	RICHARDS Jim	484-1388	+0
88	RUSSELL Chas H	846-4918	
	RYAN James	426-8856	
	RYAN Lillian	426-8856	9
107	SCOTT C L	846-1874	
	SIEBERS R L	462-2897	7
125	SILVERTHORN D L	462-0359	
	SINCLAIR Marie E	846-1809	5
56	SMELTZER Roy K	462-3050	1
	STIRLING Alex R	462-7036	5
	THOMAS S J	846-4357	5
	THORNELL H L	462-4618	+0
	THORNELL L C	462-4618	+0
	THYBERG Ted	846-4810	5
51	TOBIAS Geo S	846-5729	
	TREMBLAY Edouard G	484-0904	+0
	TYRREL Betty	846-1289	9
	TYRREL Walter	846-1289	
	VANDERHAAR R H	426-2329	+0
	VOGEL Florence	484-2419	
	VOGEL Russell	484-2419	
	WADSWORTH Gordon G	426-1196	7
97	WARD Jas E	462-2622	
8	WELLINGTON Paul K	462-7215	
	WHITE L E	462-8016	+0
68	WINKLER Paul H	462-2304	
3231			
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3262	XXXX	00	
3263	VINEYARD MBL VILLA		
180	ABBOTT Harold J	462-6938	
86	BARNES Russ H	462-4379	
62	BERG Jack Conrad	846-8626	
119	BESPIATY D M	846-0949	
	BOWEN Marie	462-8122	4
87	BREARTY Larry	846-5401	
83	BROWN E L	462-3049	
43	BUNTIN Arlyn V	846-1770	
43	BUNTIN Gary J	846-1770	
	CAMPBELL John	846-0289	7
126	CAMPBELL John L	846-6403	
132	CARVER Joe P	462-5071	
	CHASE D P	846-0106	1
	CHISHOLM D E	484-0694	7
	CLAMPITT H J	462-8048	6

NOT BE KEYPUNCHED. ENTERED INTO A COMPU

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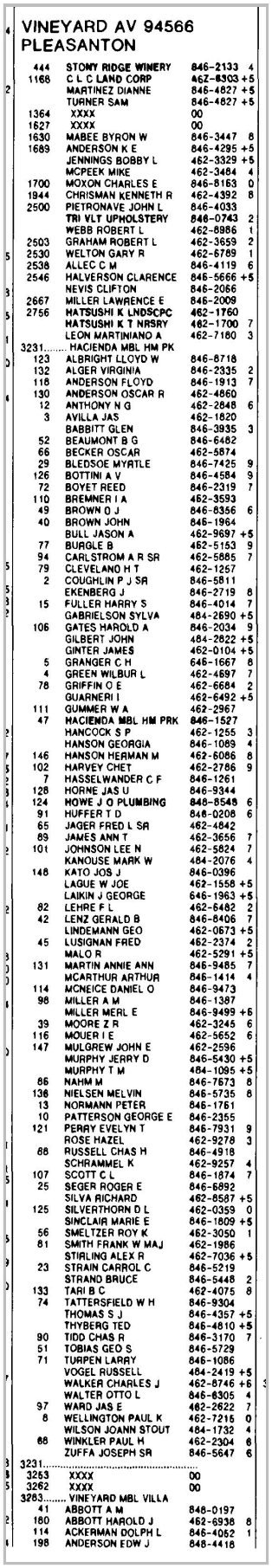
VINEYARD AVE 1990



..VINEYARD AV		94566 CONT..	
19	CLARK Glen O	846-9114	
102	COLLEY John W	462-2594	2
120	COURTS V	846-5053	
21	CRAWFORD D T	846-6294	
	CROCKETT P M	462-9033	6
138	DAUGHERTY Robt E	846-4278	
103	DAVIS Geo W Jr	846-6160	2
	DEJONGE Jacob	426-0844	+0
	DENSON W J	846-8608	7
	DEPAOLA Ennio	462-8059	8
	DIRICKSON Linda L	462-3936	8
	DOVE John R	484-2825	6
7	EICKHOFF Gregory	846-7806	
165	ESPINDOLA A C	462-2878	
126	FAULKNER James M	846-7283	
112	FIRCHOW B L	462-3138	
	FLYNN M	846-4373	9
	FRASER Lillian D	846-7463	9
	FRERKING L	462-6946	7
	GAREHIME Ross E	846-5168	2
191	GIANGRASSO J	846-5271	
115	GOODMAN Walter	462-0476	
	GRACE Everritt O	846-2812	8
	GUARNERI I	462-5492	8
	HANSEN John	462-3815	
	HANSEN Maria	462-3815	
119	HANSEN William	462-9337	1
30	HARVEY Gale A	462-5898	
151	HEINRICY Lon E	846-7359	
2	HICOK Parke	846-0757	
13	HORN E M	846-4190	
	HOYT Don	462-2865	
	HOYT Vernedene W	462-2865	7
76	HUGHES John P	846-7493	
5	HULS Leroy	846-0381	
94	HULTMAN Drucilla	846-6041	
	HUTCHISON Dale	484-5325	+0
	INGLESBY James P	846-5697	+0
	IVINS Vernon R	462-9501	9
46	JAAP G S	462-2140	
196	JOHNSON Albert L	845-5460	
	KENNY Edward J	484-3296	4
184	KERWIN Virginia M	462-7803	1
85	KEST Vida	846-6862	
149	KETT B	846-2653	1
	KILL Francis A	846-2382	9
32	KITCHEL Allison	846-3517	
	KUZZYNSKI C	462-8761	7
	LANGE Jerome	462-5269	8
74	LAZO Peter P	462-5186	
	LEBAR P	462-8239	2
173	LYNCH Wilbur J	462-2246	
	MAIER Clifford C	462-6476	5
104	MALATESTA Albert Sr	462-3083	
	MCADAM V B	846-0922	4
	MCCLARY Robt G	462-4170	4
142	MODJESKI Edw J	462-5194	
194	MOHR E M	462-4513	2
	MOREHEAD Richard L	846-7247	9
131	MYERS Carl G	846-5155	
	NELSON Emil T	846-7911	8
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185	PETERSON R A	846-2472	
	PUMROY Henry O	846-1366	
	RAGER A	846-3874	+0
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38	RHODES Ursa	462-3313	
155	RIFFO M B	462-2425	
	ROCKHILL R R	462-0712	9
202	ROLEY R L	462-1537	
170	ROLLINS Elbert	846-8109	
	SCHAAF M A	462-5607	
116	SCHAFFLER Rollo C	462-1942	
167	SCHUYLER Phil H Col	462-8903	1
	SCRANTON Woodrow W	846-6028	
50	SHADE F A	462-1055	
	SIMMONS B	462-6239	2
	SINE Richard F	462-4394	3
139	SLAZAS John	346-1752	
55	SNIDER G	462-8237	2
40	SPRINGMEYER A	846-1573	2
	STANLEY Odell	846-9129	7
	STEMERICK Fred M	462-3867	1
206	STEVENS Alfred J	462-7623	
	STEVENS Emily	462-7623	
110	TREFZER A C	462-5846	2
	TRETHAN Eleanor	462-1651	
111	TRETHAN Thomas	462-1651	
	TUCCOLI Merci M	484-1594	8
	TURNER C J	484-2289	4
42	VADER Arthur L	462-5575	
	VANBOENING Ken	846-9603	9
	VANBOENING Kim	646-9603	
	VENIS Charles E	846-1403	+0
	*VINEYARD MBL VILLA	846-6336	
81	VOUDRY Lee	846-5492	
163	WENDELL Chas J	846-9585	
	WHEELER Anna	462-8814	
	WHEELER Doug	462-8814	9
	WILSON Helen G	484-5984	8
49	WIPFLI Chas P	846-2589	
	WOOD O E	846-6305	
135	YOUNGBLOOD George W	462-2598	
	ZABEL Walter J	462-6923	+0
171	ZOLINGER Irene	846-7711	
3253.....			
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3461	CHAPMAN Richard	484-3720	7
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3469	MICHENER Howard F	646-8677	
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3477	SILVA Anthony	846-7361	
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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

VINEYARD AVE 1985

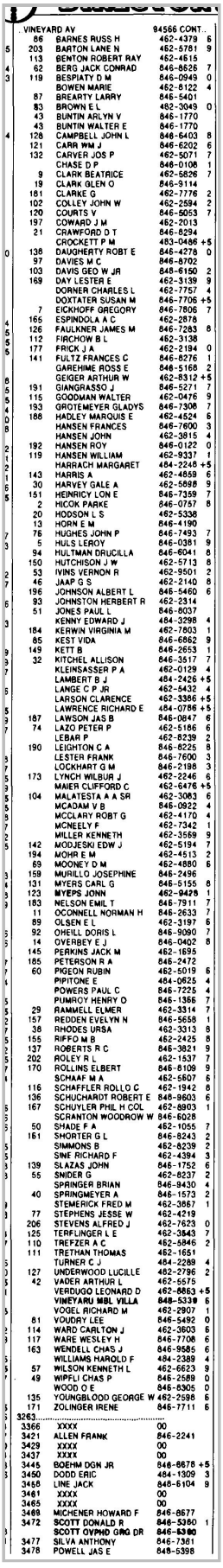


VINEYARD AV 94566
PLEASANTON

444	STONY RIDGE WINERY	846-2133 4
1168	C L C LAND CORP	462-6303 +5
	MARTINEZ DIANNE	846-4827 +5
	TURNER SAM	846-4827 +5
1364	XXXX	00
1627	XXXX	00
1630	MABEE BYRON W	846-3447 8
1689	ANDERSON K E	846-4295 +5
	JENNINGS BOBBY L	462-3329 +5
	MCPEEK MIKE	462-3484 4
1700	MOXON CHARLES E	846-8153 0
1844	CHRISMAN KENNETH R	462-4392 8
2500	PIETRONAVE JOHN L	846-4033
	TRI VLT UPHOLSTERY	846-0743 2
	WEBB ROBERT L	462-8886 1
2503	GRAHAM ROBERT L	462-3659 2
2530	WELTON GARY R	462-6789 1
2538	ALLEC C M	846-4119 6
2546	HALVERSON CLARENCE	846-5666 +5
	NEVIS CLIFTON	846-2066
2667	MILLER LAWRENCE E	846-2009
2756	HATSUSHI K LNDSCPC	462-1760
	HATSUSHI K T NRSRY	462-1700 7
	LEON MARTINIANO A	462-7180 3
3231.....	HACIENDA MBL HM PK	
123	ALBRIGHT LLOYD W	846-8718
132	ALGER VIRGINIA	846-2335 2
118	ANDERSON FLOYD	846-1913 7
130	ANDERSON OSCAR R	462-4860
12	ANTHONY N G	462-2848 6
3	AVILLA JAS	462-1820
	BABBITT GLEN	846-3935 3
52	BEAUMONT B G	846-6482
66	BECKER OSCAR	462-5874
29	BLEDSOE MYRTLE	846-7425 9
126	BOTTINI A V	846-4584 9
72	BOYET REED	846-2319 7
110	BREMNER I A	462-3593
49	BROWN O J	846-8356 6
40	BROWN JOHN	846-1964
	BULL JASON A	462-9697 +5
77	BURGLE B	462-5153 9
94	CARLSTROM A R SR	462-5885 7
79	CLEVELAND H T	462-1257
2	COUGHLIN P J SR	846-5811
	EKENBERG J	846-2719 8
15	FULLER HARRY S	846-4014 7
	GABRIELSON SYLVA	484-2690 +5
106	GATES HAROLD A	846-2034 9
	GILBERT JOHN	484-2822 +5
	GINTER JAMES	462-0104 +5
5	GRANGER C H	846-1667 8
4	GREEN WILBUR L	462-4697 7
78	GRIFFIN O E	462-6684 2
	GUARNERI I	462-6492 +5
111	GUMMER W A	462-2967
47	HACIENDA MBL HM PRK	846-1527
	HANCOCK S P	462-1255 3
	HANSON GEORGIA	846-1089 4
146	HANSON HERMAN M	462-6086 8
102	HARVEY CHET	462-2786 9
7	HASSELWANDER C F	846-1261
128	HORNE JAS U	846-9344
124	HOWE J O PLUMBING	848-8548 6
91	HUFFER T D	848-0208 6
65	JAGER FRED L SR	462-4642
89	JAMES ANN T	462-3656 7
101	JOHNSON LEE N	462-5824 7
	KANOUSE MARK W	484-2076 4
148	KATO JOS J	846-0396
	LAGUE W JOE	462-1558 +5
	LAIKIN J GEORGE	846-1963 +5
82	LEHRE F L	462-6482 2
42	LENZ GERALD B	846-8406 7
	LINDEMANN GEO	462-0673 +5
45	LUSIGNAN FRED	462-2374 2
	MALO R	462-5291 +5
131	MARTIN ANNIE ANN	846-9485 7
	MCARTHUR ARTHUR	846-1414 4
114	MCNEICE DANIEL O	846-9473
98	MILLER A M	846-1387
	MILLER MERL E	846-9499 +6
39	MOORE Z R	462-3245 6
116	MOUER I E	462-5652 6
147	MULGREW JOHN E	462-2596
	MURPHY JERRY D	846-5430 +5
	MURPHY T M	484-1095 +5
86	NAHM M	846-7673 8
136	NIELSEN MELVIN	846-5735 8
13	NORMANN PETER	846-1761
10	PATTERSON GEORGE E	846-2355
121	PERRY EVELYN T	846-7931 9
	ROSE HAZEL	462-9278 3
88	RUSSELL CHAS H	846-4918
	SCHRAMMEL K	462-9257 4
107	SCOTT C L	846-1874 7
25	SEGER ROGER E	846-6892
	SILVA RICHARD	462-8587 +5
125	SILVERTHORN D L	462-0359 0
	SINCLAIR MARIE E	846-1809 +5
56	SMELTZER ROY K	462-3050 1
81	SMITH FRANK W MAJ	462-1986
	STIRLING ALEX R	462-7036 +5
23	STRAIN CARROL C	846-5219
	STRAND BRUCE	846-5448 2
133	TARI B C	462-4075 8
74	TATTERSFIELD W H	846-9304
	THOMAS S J	846-4357 +5
	THYBERG TED	846-4810 +5
90	TIDD CHAS R	846-3170 7
51	TOBIAS GEO S	846-5729
71	TURPEN LARRY	846-1086
	VOGEL RUSSELL	484-2419 +5
	WALKER CHARLES J	462-8746 +6
	WALTER OTTO L	846-8305 4
97	WARD JAS E	462-2622 7
8	WELLINGTON PAUL K	462-7215 0
	WILSON JOANN STOUT	484-1732 4
88	WINKLER PAUL H	462-2304 6
	ZUFFA JOSEPH SR	846-5647 6
3231.....		
3253	XXXX	00
3262	XXXX	00
3283.....	VINEYARD MBL VILLA	
41	ABBOTT A M	848-0197
180	ABBOTT HAROLD J	462-6938 8
114	ACKERMAN DOLPH L	846-4052 1
198	ANDERSON EDW J	848-4418

Target Street	Cross Street	Source
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VINEYARD AVE 1985



VINEYARD AV 94566 CONT..

	86	BARNES RUSS H	462-4379	6
5	203	BARTON LANE N	462-5761	9
	113	BENTON ROBERT RAY	462-4615	
4	62	BERG JACK CONRAD	846-8626	7
3	119	BESPIATY D M	846-0949	0
		BOWEN MARIE	462-8122	4
	87	BREARTY LARRY	846-5401	
	83	BROWN E L	482-3049	0
	43	BUNTIN ARLYN V	846-1770	
	43	BUNTIN WALTER E	846-1770	
4	128	CAMPBELL JOHN L	846-6403	8
	121	CARR WM J	846-6202	6
	132	CARVER JOS P	462-5071	7
		CHASE D P	846-0108	1
	9	CLARK BEATRICE	462-5826	7
	19	CLARK GLEN O	846-9114	
	161	CLARKE G	462-7776	2
	102	COLLEY JOHN W	462-2594	2
	120	COURTS V	846-5053	7
	197	COWARD J M	462-2013	
	21	CRAWFORD D T	846-8294	
		CROCKETT P M	483-0486	+5
0	138	DAUGHERTY ROBT E	846-4278	0
	97	DAVIES M C	846-8702	
	103	DAVIS GEO W JR	848-6150	2
	169	DAY LESTER E	462-3139	9
		DORNER CHARLES L	462-7757	4
		DOXTATER SUSAN M	846-7706	+5
	7	EICKHOFF GREGORY	846-7806	7
4	165	ESPINDOLA A C	462-2878	
5	126	FAULKNER JAMES M	846-7283	8
5	112	FIRCHOW B L	462-3138	
5	177	FRICK J A	462-2194	0
	141	FULTZ FRANCES C	846-8276	1
		GAREHIME ROSS E	846-5168	2
8		GEIGER ARTHUR W	462-8312	+5
5	191	GIANGRASSO J	846-5271	7
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		HANSEN JOHN	462-3815	4
2	192	HANSEN ROY	846-0122	0
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	2	HICOK PARKE	846-0757	8
	20	HODSON L S	462-5338	
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3	5	HULS LEROY	846-0381	9
	94	HULTMAN DRUCILLA	846-6041	8
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2	53	IVINS VERNON R	462-9501	2
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	184	KERWIN VIRGINIA M	462-7803	1
	85	KEST VIDA	846-6862	9
9	149	KETT B	846-2653	1
3	32	KITCHEL ALLISON	846-3517	7
7		KLEINSASSER P A	462-0129	4
		LAMBERT B J	484-2426	+5
5		LANGE C P JR	462-5432	4
		LARSON CLARENCE	462-3386	+5
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9	187	LAWSON JAS B	846-0847	6
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		LEBAR P	462-8239	2
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3		LESTER FRANK	846-7600	3
7		LOCKHART G M	846-2198	3
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9		MAIER CLIFFORD C	462-6476	+5
5	104	MALATESTA A A SR	462-3083	6
5		MCADAM V B	846-0922	4
9		MCCLARY ROBT G	462-4170	4
7		MCNEELY F	462-7342	1
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	69	MOONEY D M	462-4880	6
3	159	MURILLO JOSEPHINE	846-2496	
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9	123	MYERS JOHN	462-9428	1
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	11	OCONNELL NORMAN H	846-2633	7
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		POWERS PAUL C	846-7225	4
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5	29	RAMMELL ELMER	462-3314	7
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5	155	RIFFO M B	462-2425	8
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5	202	ROLEY R L	462-1537	7
7	170	ROLLINS ELBERT	846-8109	9
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	181	SHORTER G L	846-8243	2
5		SIMMONS B	462-8239	2
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3	139	SLAZAS JOHN	846-1752	6
3	55	SNIDER G	462-6237	2
		SPRINGER BRIAN	846-9430	4
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9		STEMERICK FRED M	462-3867	1
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	206	STEVENS ALFRED J	462-7623	0
3	125	TERFLINGER L E	462-3843	7
7	110	TREFZER A C	462-5846	2
	111	TRETHAN THOMAS	462-1651	
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0	127	UNDERWOOD LUCILLE	462-2796	2
5	42	VADER ARTHUR L	462-5575	
1		VERDUGO LEONARD D	462-8863	+5
		VINEYARD MBL VILLA	848-5339	6
5		VOGEL RICHARD M	462-2907	1
	81	VOUDRY LEE	846-5492	0
2	114	WARD CARLTON J	462-3603	6
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	163	WENDELL CHAS J	846-9585	6
5		WILLIAMS HAROLD F	484-2389	4
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		WOOD O E	846-8305	0
	135	YOUNGBLOOD GEORGE W	462-2598	6
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9	3421	ALLEN FRANK	846-2241	
0	3429	XXXX	00	
6	3437	XXXX	00	
3	3445	BOEHM DON JR	848-6678	+5
3	3450	DODD ERIC	484-1309	3
	3458	LINE JACK	848-6104	9
	3461	XXXX	00	
	3465	XXXX	00	
	3469	MICHENER HOWARD F	846-8677	
	3472	SCOTT DONALD R	846-5360	1
3		SCOTT OVPHD GRG DR	846-5360	
1	3477	SILVA ANTHONY	846-7381	
	3478	POWELL JAS E	848-5398	

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VINEYARD AVE 1985



1985

	VINEYARD AV		94566 CONT..
6	3485	XXXX	00
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	3533	EYER STEVE	484-0463 +5

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

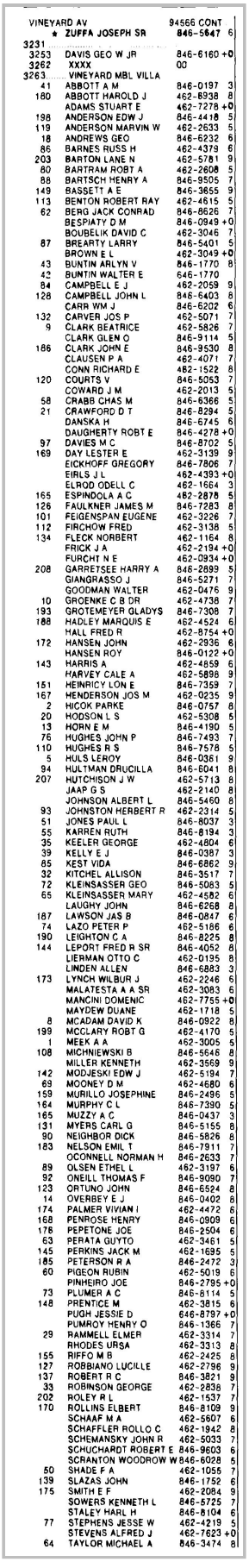
VINEYARD AVE 1980

VINEYARD AV 94566
PLEASANTON

1188*	STONY RIDGE WINERY	846-2133	8
1364	WARDEN LEW M	462-5681	9
1465	SOBER ORDIE R	846-2963	6
1627	SAFRENO DOUGLAS	846-2018	3
1630	MABEE BYRON W	846-3447	8
1689	RUETZ R J	846-2094	
1700	MOXON CHARLES E	846-8163	+0
1944	CHRISMAN KENNETH R	462-4392	8
2200	GARCIA TOMMY	462-7759	+0
2600	DAHLSTROM DOUG	846-4503	8
	PIETRONAVE JOHN L	846-4033	
2638	ALLEC C M	846-4119	6
2646	NEVIS CLIFTON	846-2066	
2687	MILLER LAWRENCE E	846-2009	
2756*	HATSUSHI J LNGSCPNG	462-1760	7
*	HATSUSHI K T NRSRY	462-1760	
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2779	XXXX	00	
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	BATES T A	846-4627	
3189	XXXX	00	
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118	ANDERSON FLOYD	846-1913	7
130	ANDERSON OSCAR R	462-4860	5
12	ANTHONY N G	462-2848	6
26	AUSTIN LYMAN J	846-7954	5
3	AVILLA JAS	462-1820	3
45	BALL BUCK	846-4614	3
35	BARCKLAY EDNA F	462-5865	5
43	BARRY THOMAS J	462-5431	5
52	BEAUMONT B G	846-6482	5
69	BECKER MAYNARD E	846-5964	5
	BECKER OSCAR	462-5874	5
96	BELL GEORGE H	462-4129	8
143	BIANCALANA L	846-3936	7
29	BLEDSOE MYRTLE	846-7425	9
126	BOTTINI W S	846-4584	9
72	BOYET REED	846-2319	7
	BREAULT W M	462-4870	5
110	BRENNER I A	462-3593	5
	BRITTSAN G G	846-2999	+0
	BROWN D J	846-8356	6
40	BROWN JOHN	846-1984	5
77	BURGLE B	462-5153	9
	BUSSO CHARLES J	462-8587	+0
94	CARLSTROM A R SR	462-5865	7
	CHARLESWORTH K G	462-7332	+0
79	CLEVELAND H T	462-1257	5
	COOKE A H	846-9580	3
2	COUGHLIN P J SR	845-5811	3
70	COULTER C R	462-4943	8
119	EKENBERT J	846-2719	8
28	FEARON A M	846-1902	3
56	FRANCISCO JOSE	846-6344	7
15	FULLER HARRY S	846-4014	7
106	GATES HAROLD A	846-2034	9
85	GOLDY M	846-3925	5
	GOODMAN JOHN	462-1208	+0
5	GRANGER C H	846-1667	8
31	GRASSMYER I D	462-2385	5
84	GRAVEL L A	846-6653	5
109	GREEN WILBUR L	462-4897	7
	GUMMER W A	462-2967	5
47*	HACIENDA MBL HM PRK	846-1827	2
27	HAINES JOHN L	846-2381	8
146	HANSON HERMAN M	452-6086	8
102	HARVEY CHET	462-2786	9
7	HASSELWANDER C F	846-1261	3
117	HILL ROBERT D	846-2781	5
128	HORNE JAS U	846-9344	5
124*	HOWE J O PLUMBING	846-8648	8
	HUFFER J E	845-0208	8
65	JAGER FRED L SR	462-4642	5
89	JAMES ANN T	462-3656	7
101	JOHNSON LEE N	462-5824	7
	KALE AL	846-6750	8
148	KATO JOS J	846-0398	5
30	KERLIN NORMAN	846-7522	3
	LAMAYEAU W M	846-7987	6
42	LENZ GERALD B	846-8406	7
	LIPOLD H	462-1688	3
	LORENZ ELIZABETH H	846-7811	+0
	LUSBY P M COL	846-4039	6
131	MARTIN ANNIE ANN	846-9485	7
16	MCARTHUR ARTHUR	846-1414	5
73	MCCLAIN EDW J	845-5192	3
114	MCNEICE DANIEL O	846-9473	3
63	METZGER H J	846-2678	5
98	MILLER A M	846-1387	3
39	MOORE Z R	462-3245	8
	MOOREFIELD J ROBERT	462-3445	+0
118	MOUER I E	462-5652	6
147	MULGREW JOHN E	462-2596	5
86	NAHM EUGENE A	846-7673	8
136	NIELSEN MELVIN	846-5735	8
13	NORMANN PETER	846-1761	3
10	PATTERSON GEORGE E	846-2355	3
76	PERKINS J G	846-0533	3
121	PERRY EVELYN T	845-7931	9
11	PINNELLA M P	846-4730	6
	PORTER SARAH W	846-2310	9
50	REGNIER ARTHUR A	846-9352	3
34	ROESCH JOHN W	846-0894	3
88	RUSSELL CHAS H	846-4918	3
	SCOTT C L	846-1874	7
	SEGER ROGER E	846-6892	3
	SILVERTHORN D L	462-0359	+0
81	SMITH FRANK W MAJ	462-1986	3
127	STEWART EVE	462-1673	9
	STRAIN CARROL C	846-5219	3
	SUMMERLOTT H	846-0564	5
133	TARI B C	452-4075	5
74	TATTERSFIELD W H	845-9304	5
90	TIDD CHAS R	845-3170	7
51	TOBIAS GEO S	846-5729	3
71	TURPEN LARRY	846-1068	3
149	VANDERZEE HENRY	462-0629	9
137	WALLACE SHERMAN T	846-8072	7
97	WARD JAS E	462-2622	7
132	WARREN I L	462-1314	8
	WELCH ALICE	462-7036	+0
	WELLINGTON PAUL K	462-7215	+0
	WNEAT DONALD M	462-7327	+0
68	WINKLER PAUL H	462-2304	8
	YOUNG JACK N	846-7067	+0

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VINEYARD AVE 1980



VINEYARD AV 94566 CONT

	★ ZUFFA JOSEPH SR	846-5647	6
3231			
3253	DAVIS GEO W JR	846-6160	+0
3262	XXXX	00	
3263	VINEYARD MBL VILLA		
41	ABBOTT A M	846-0197	3
180	ABBOTT HAROLD J	462-8938	8
	ADAMS STUART E	462-7278	+0
198	ANDERSON EDW J	846-4418	5
119	ANDERSON MARVIN W	462-2633	5
18	ANDREWS GEO	846-6232	6
86	BARNES RUSS H	462-4379	6
203	BARTON LANE N	462-5781	9
80	BARTRAM ROBT A	462-2608	5
88	BARTSCH HENRY A	846-9505	7
149	BASSETT A E	846-3655	9
113	BENTON ROBERT RAY	462-4615	5
62	BERG JACK CONRAD	846-8626	7
	BESPIATY D M	846-0949	+0
	BOUBELIK DAVID C	462-3046	7
87	BREARTY LARRY	846-5401	5
	BROWN E L	462-3049	+0
43	BUNTIN ARLYN V	846-1770	8
42	BUNTIN WALTER E	846-1770	
84	CAMPBELL E J	462-2059	9
128	CAMPBELL JOHN L	846-6403	8
	CARR WM J	846-6202	6
132	CARVER JOS P	462-5071	7
9	CLARK BEATRICE	462-5826	7
	CLARK GLEN O	846-9114	5
186	CLARK JOHN E	846-9530	8
	CLAUSEN P A	462-4071	7
	CONN RICHARD E	462-1522	8
120	COURTS V	846-5053	7
	COWARD J M	462-2013	5
58	CRABB CHAS M	846-6366	5
21	CRAWFORD D T	846-8294	5
	DANSKA H	846-6745	6
	DAUGHERTY ROBT E	846-4278	+0
97	DAVIES M C	846-8702	5
169	DAY LESTER E	462-3139	9
	EICKHOFF GREGORY	846-7806	7
	EIRLS J L	462-4393	+0
	ELROD ODELL C	462-1664	3
165	ESPINDOLA A C	462-2878	5
126	FAULKNER JAMES M	846-7283	8
101	FEIGENSPAN EUGENE	462-3226	7
112	FIRCHOW FRED	462-3138	5
134	FLECK NORBERT	462-1164	8
	FRICK J A	462-2194	+0
	FURCHT N E	462-0934	+0
208	GARRETSEE HARRY A	846-2899	5
	GIANGRASSO J	846-5271	7
	GOODMAN WALTER	462-0476	9
10	GROENKE C B DR	462-4738	7
193	GROTEMEYER GLADYS	846-7308	7
188	HADLEY MARQUIS E	462-4524	6
	HALL FRED R	462-8754	+0
172	HANSEN JOHN	462-2936	6
	HANSEN ROY	846-0122	+0
143	HARRIS A	462-4659	6
	HARVEY CALE A	462-5898	9
151	HEINRICY LON E	846-7359	7
167	HENDERSON JOS M	462-0235	9
2	HICOK PARKE	846-0757	8
20	HODSON L S	462-5308	5
13	HORN E M	846-4190	5
76	HUGHES JOHN P	846-7493	7
110	HUGHES R S	846-7578	5
5	HULS LEROY	846-0361	9
94	HULTMAN DRUCILLA	846-6041	8
207	HUTCHISON J W	462-5713	8
	JAAP G S	462-2140	8
	JOHNSON ALBERT L	846-5460	8
93	JOHNSTON HERBERT R	462-2314	5
51	JONES PAUL L	846-8037	3
55	KARREN RUTH	846-8194	3
35	KEELER GEORGE	462-4804	6
39	KELLY E J	846-0387	3
85	KEST VIDA	846-6862	9
32	KITCHEL ALLISON	846-3517	7
72	KLEINSASSER GEO	846-5083	5
65	KLEINSASSER MARY	462-4582	6
	LAUGHY JOHN	846-6268	8
187	LAWSON JAS B	846-0847	6
74	LAZO PETER P	462-5186	6
190	LEIGHTON C A	846-8225	8
144	LEPORT FRED R SR	846-4052	6
	LIERMAN OTTO C	462-0195	8
	LINDEN ALLEN	846-6883	3
173	LYNCH WILBUR J	462-2246	6
	MALATESTA A A SR	462-3083	6
	MANCINI DOMENIC	462-7755	+0
	MAYDEW DUANE	462-1718	5
8	MCADAM DAVID K	846-0922	8
199	MCCLARY ROBT G	462-4170	5
1	MEEK A A	462-3005	5
108	MICHNIEWSKI B	846-5646	8
	MILLER KENNETH	462-3569	9
142	MODJESKI EDW J	462-5194	7
69	MOONEY D M	462-4680	6
159	MURILLO JOSEPHINE	846-2496	5
164	MURPHY C L	846-7390	5
165	MUZZY A C	846-0437	3
131	MYERS CARL G	846-5155	8
90	NEIGHBOR DICK	846-5826	8
183	NELSON EMIL T	846-7911	7
	OCONNELL NORMAN H	846-2633	7
89	OLSEN ETHEL L	462-3197	6
92	ONEILL THOMAS F	846-9090	7
123	ORTUNO JOHN	846-6524	8
14	OVERBEY E J	846-0402	8
174	PALMER VIVIAN I	462-4472	6
168	PENROSE HENRY	846-0909	6
178	PEPETONE JOE	846-2504	6
63	PERATA GUYTO	462-3461	5
145	PERKINS JACK M	462-1695	5
185	PETERSON R A	846-2472	3
60	PIGEON RUBIN	462-5019	6
	PINHEIRO JOE	846-2795	+0
73	PLUMER A C	846-8114	5
148	PRENTICE M	462-3815	6
	PUGH JESSIE D	846-8797	+0
	PUMROY HENRY O	846-1366	7
29	RAMMELL ELMER	462-3314	7
	RHODES URSA	462-3313	8
155	RIFFO M B	462-2425	8
127	ROBBIANO LUCILLE	462-2796	9
137	ROBERT R C	846-3821	9
33	ROBINSON GEORGE	462-2838	7
202	ROLEY R L	462-1537	7
170	ROLLINS ELBERT	846-8109	9
	SCHAAF M A	462-5607	6
	SCHAFFLER ROLLO C	462-1942	8
	SCHEMANSKY JOHN R	462-5033	7
	SCHUCHARDT ROBERT E	846-9603	6
	SCRANTON WOODROW W	846-6028	5
50	SHADE F A	462-1055	7
139	SLAZAS JOHN	846-1752	6
175	SMITH E F	462-2084	9
	SOWERS KENNETH L	846-5725	7
	STALEY HARL H	846-8104	6
77	STEPHENS JESSE W	462-4219	5
	STEVENS ALFRED J	462-7623	+0
64	TAYLOR MICHAEL A	846-3474	8

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VINEYARD AVE 1980

	VINEYARD AV		94566 CONT	
6		TERFLINGER L E	462-3543	7
		TRETHAN THOMAS	462-1651	3
0	36	TREVETHICK SUSAN	462-1953	3
	205	TROYER I	846-9075	6
	42	VADER ARTHUR L	462-5675	5
3		VANDERWELL PATRICIA	462-8521	+0
8	*	VINEYARD MBL VILLA	846-5336	6
0		VOUDRY LEE	846-5492	+0
5	114	WARD CARLTON J	462-3606	6
5	117	WARE WESLEY H	846-7708	6
6	163	WENDELL CHAS J	846-9585	6
6	102	WILHELM ROBT	462-1592	6
9		WILSON KENNETH L	462-6623	9
5		WIPFLI CHAS P	846-2589	+0
7		WOOD WES	846-8305	+0
9	158	YOUNG I W	462-1218	7
5		YOUNGBLOOD GEORGE	462-2598	6
7		ZOLINGER IRENE	846-7711	6
0	3263			
7	3421	ALLEN FRANK	846-2241	
5	3429	ANNIS WARREN M	846-2365	
0	3437	WALL JAMES HOBART	846-6502	6
8	3445	KAHLER LINDA M	462-2963	9
	3450	LIMBERG BEN	846-5684	9
9	3458	LINE JACK	846-6104	9
8	3461	ESSLEY LEONARD	462-0435	+0
6	3465	XXXX	00	
7	3469	MICHENER HOWARD F	846-8677	
7	3472	QUAGLIA ETTORE MRS	846-5770	
5	*	SCOTT OVRHD GRG DR	846-5360	
8	3477	SILVA ANTHONY	846-7361	
7	3478	POWELL JAS E	846-5398	
8	3485	XXXX	00	
7	3519	DAVIS MATTIE	462-4467	+0
5		KELLER M E	462-3608	+0
5	3533	TUCKER STEPHEN	462-5805	6

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VINEYARD AV 94566 PLEASANTON

1188	FERRARIO ERNEST	846-2004+5
	*RUBY HILL VINEYARD	846-20D4+5
1364	*PIEDRA BLANCA INC	462-4838+5
	*T M PRODUCTIONS	846-7171+5
1627	SAFRENO DOUGLAS	846-2016 3
1689	RUETZ R J	846-2094
2287	ALVIOR PETE	846-2943
2500	KELLEY JACK	846-9455 3
	PIETRONAVE JOHN L	846-4033
2530	XXXX	OO
2546	NEVIS CLIFTON	846-2066
2667	MILLER LAWRENCE E	846-2009
2756	*HATSUSHI K T NRSRY	462-1760 3
2775	DOWLER RANDALL	846-8204+5
2778	RIFE WILBUR	846-2298 3
2779	PORTER S W	846-2310
2820	XXXX	OO
3153	BATES C A	846-5860
	BATES T A	846-4627
3221	BLEDSOE J H	846-7425 3
3231	....HACIENDA MBL HM PK	
	ALBRIGHT LLOYD W	846-8718+5
	ANDERSON OSCAR R	462-4860+5
	AUSTIN LYMAN J	846-7954+5
3	AVILLA JAS	462-1820 3
83	BAILEY C E	846-8043 3
45	BALL BUCK	846-4614 3
	BARCKLAY EDNA F	462-5865+5
	BARRY THOMAS J	462-5431+5
	BEAUMONT B G	846-6482+5
	BECKER MAYNARD E	846-8964+5
	BECKER OSCAR	462-5874+5
	BEGIER HENRY	462-2330+5
	BEYER MELVIN	846-5186+5
65	BOKANICH GEO R	846-2958 3
	BREAULT W M	462-4670+5
	BREMNER I A	462-3593+5
53	BROWN CLARK	846-3097 3
	BROWN JOHN	846-1964+5
141	CIHALSKI MICHAEL	846-8147 4
	CLEVELAND H T	462-1257+5
75	COOKE A H	846-9580 3
	CORBIN FRANK H	462-1172+5
2	COUGHLIN P J SR	846-5811 3
	COX ELEANORE P	846-1964+5
	DALPORTA GENEVIEVE	462-2944+5
	DEILY GEO MRS	846-3465+5
	DENNIS LEE W	846-5181+5
	DREES ROBT F	846-2789+5
28	FEARON A M	846-1902 3
149	FOUCAULT JOHN O	846-9005 3
	GAUVIN JESS	846-7404+5
	GEORGE HURLEY H	462-5243+5
	GOLDY M	846-3925+5
	GOODMAN JOHN	846-8410+5
	GRASSMYER I D	462-2385+5
	GRAVEL L A	846-6653+5
	GUMMER W A	462-2967+5
	*HACIENDA MBL HM PRK	846-1527 2
	HAGAN JAS	462-1659+5
	HANSEN ARTHUR J	462-4411+5
	HANSON A R	846-5543+5
7	HASSELWANDER C F	846-1261 3
60	HENDRICKS MILTON J	846-6T24 3
12	HERZOFF ERNEST	462-1817 3
120	HIEB HARRY	846-2694 3
	HILL ROBERT D	846-2781+5
54	HOGAN G F	846-8619 3
	HORNE JAS U	846-9344+5
39	IRWIN ARTHUR E	846-1893 3
	JACOBSEN ROBT C	462-3966+5
	JAGER FRED L SR	462-4842+5
	*JONES R AMWAY DISTR	846-7686+5
61	JONES WESLEY M	846-0864 3
	KATO JOS J	846-0396+5
21	KELLY THOS J	846-4619 3
30	KERLIN NORMAN	846-7522 3
	KING M L	846-2495+5
	KIRKBRIDE LORUS	846-5264+5
49	KLEEMAN V K	462-1929 3
104	LARSEN GLENN O	462-1595 3
62	LIPOLD H	462-1686 3
17	LONG JOHN B	846-2981 3
18	LUCE J P	846-8655 3
135	MAUCHLE LOU	462-1086 3
	MCARTHUR ARTHUR	846-1414+5
73	MCCLAIN EDW J	846-5192 3
114	MCNEICE DANIEL O	846-9473 3
	METZGER H J	846-2678+5
98	MILLER A M	846-1387 3
	MODE MORRIS J	462-2439+5
	MULGREW JOHN E	462-2596+5
38	MURRAY MELBA E	846-8211 3
	NEFF OLEN	846-1416+5
139	NICHOLS FLOYD G	846-3035 3

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13	NORMANN PETER	846-1761	3
8	PARENT EARL L	846-8031	3
10	PATTERSON GEORGE E	846-2355	3
76	PERKINS J G	846-0533	3
	PORTER RAYMOND D	846-9370	+5
50	REGNIER ARTHUR A	846-9352	3
	RESSLER DONALD E	846-7250	+5
1	RIVERS R W	846-1404	3
34	ROESCH JOHN W	846-0894	3
	RORABACK ELIZABETH	846-2319	+5
	RUGGIERI A G	846-0345	+5
88	RUSSELL CHAS H	846-4918	3
25	SEGER ROGER E	846-6892	3
	SHUFF FRED G	462-5852	+5
41	SKINKLE ROBT F	462-1770	3
81	SMITH FRANK W MAJ	462-1986	3
9	STEVENSON E J	846-3350	3
23	STRAIN CARROL C	846-5219	3
	STREIFF LOYAL F	462-5588	+5
42	SULLIVAN H M	846-8629	3
	SUMMERLOTT H	846-0564	+5
	TATTERSFIELD W H	846-9304	+5
82	THORNBERRY F A	846-0923	3
51	TOBIAS GEO S	846-5729	3 3
71	TURPEN LARRY	846-1086	3

3231.....

3262	DUBROY MARION MRS	846-6750	+5

3263....VINEYARD MBL VILLA

41	ABBOTT A M	846-0197	3
	ANDERSON EDW J	846-4418	+5
	ANDERSON MARVIN W	462-2633	+5
	BARTRAM ROBT A	462-2608	+5
	BECHLER D	462-5466	+5
	BENTLEY G	846-5651	+5
	BENTON ROBERT RAY	462-4615	+5
	BERG JACK CONRAD	846-7636	3
	BOEHME WM	846-8950	+5
	BRAZELTON EVERETT	846-0498	+5
	BRAZELTON W F	462-2636	+5
	BREARTY LARRY	846-5401	+5
	BYERS NORDAN A	462-3061	+5
	CAMPBELL ELIHU J	846-6547	+5
	CHRISTENSEN MARTIN	846-7977	+5
	CLARK GLEN O	846-9114	+5
	COIL PAUL F	462-2225	+5
	COOK MILORED	462-3938	+5
	COWARD J M	462-2013	+5
	COX ROBT F	462-5774	+5
	CRABB CHAS M	846-6366	+5
	CRAWFORD D T	846-8294	+5
	DAVIES M C	846-8702	+5
	DONEHOO ROYCE	462-3080	+5
98	ELROD ODELL C	462-1664	3
	ESPINDOLA A C	462-2878	+5
	FEIGENSPAN EUGENE	462-3226	+5
	FIRCHOW FRED	462-3138	+5 3
	GARRETSEE HARRY A	846-2899	+5
	GORDON ROBIN L	462-5091	+5
	GREEN EDGAR A	846-3639	+5 3
	HANSEN ROBT J	846-4129	+5
	HAY ALFRED	462-5352	+5
	HODSON L S	462-5308	+5
	HORN E M	846-4190	+5
	HUGHES R S	846-7578	+5
5	HULS LEROY	846-3987	3
31	HURST L R	846-7353	3 3
	JOHNSTON HERBERT R	462-2314	+5 3
51	JONES PAUL L	846-8037	3
	KARAFILIS P G SR	462-1099	+5
55	KARREN RUTH	846-8194	3
113	KEITH THOS L	846-3649	3
39	KELLY E J	846-0387	3
	KLEINSASSER GEO	846-5083	+5
66	KRIENS WM W	846-8176	3 3
	LAKIN GRANT D	846-1497	+5
105	LINDEN ALLEN	846-6883	3
	LYNCH RICHARD E	846-7669	+5
	MACHADO MANUEL S	846-1315	+5
	MADSEN L C	846-3357	+5
	MAINES CHAS J	846-7008	+5
	MATTICE JOHN	846-5218	+5
	MAYDEW DUANE	462-1718	+5
	MCALLISTER WARD C	846-2069	+5
	MCCLARY ROBT G	462-4170	+5
	MCFARLAND DONALD W	846-3646	+5
6	MCINTOSH W H	462-1976	3 3
	MEEK A A	462-3005	+5
	MURILLO JOSEPHINE	846-2496	+5
	MURPHY C L	846-7390	+5
165	MUZZY A C	846-0437	3
12	PARSELL SPENCER W	846-5025	3
	PERATA GUYTO	462-3461	+5
62	PERENON LEONCE J	846-8626	3
	PERKINS JACK M	462-1695	+5 3
185	PETERSON R A	846-2472	3
	PHILLIPS RAY M	462-5547	+5
	PLUMER A C	846-8114	+5
	PRATT ROBT H	462-2844	+5
	PRICE RAY W	462-5661	+5
	RAMICONE EDW T	462-5839	+5
	RICHARD ARTHUR R	462-4880	+5
	RISTREM D G	846-7519	+5
52	RUHMANN H M	846-4604	3
	SAGE ALBERT G	462-4497	+5
68	SCHULDT MARY F MRS	846-7656	3
	SCRANTON WOODROW	846-6028	+5
	SIMPSON E D	462-1528	+5
	STAHLBERG T G	846-8049	+5
	STELLAVATO N	462-2936	+5
	STEPHENS JESSE W	462-4219	+5
3	STEVENS ANDREW	846-6542	3
	TESCHE ARTHUR J	462-2881	+5
111	TRETHAN THOS	462-1651	3
36	TREVETHICK SUSAN	462-1953	3 3
	TRUITT R M	846-5687	+5
	VADER ARTHUR L	462-5575	+5

3263.....

3421	ALLEN FRANK	846-2241	
3429	ANNIS WARREN M	846-2365	
3437	*LAURAS PARTY SHOP	462-2072	+5
3445	XXXX	OO	
3450	TURNER JAS	846-3748	+5
3461	XXXX	OO	
3469	MICHENER HOWARD F	846-8677	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

VINEYARD AVE 1975

	..VINEYARD AVE	94566	CONT..
3	3472 QUAGLIA ETTORE	MRS	846-5770
3	*SCOTT DONALD R		846-5360
3	*SCOTT OVRHD GRGE	OR	846-5360
3	3477 SILVA ANTHONY		846-7361
5	3478 POWELL JAS E		846-5398
3	3485 XXXX		00
5	3533 DECAMBRA GEO		846-7049+5
3	3540 XXXX		00



APPENDIX G

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

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ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE
FOR CLIENT

To evaluate the potential for possible environmentally related impacts and site contamination the following information is requested. This questionnaire is to be completed by the user of the phase one environmental site assessment, or their authorized representative.

PART I

1. Property address and Assessor's Parcel Number (APN):

   2000 Vineyard Avenue, Pleasanton, CA (APN) 946-4619-1.

2. Current property owner (name, address, voice/fax number):

   Pleasanton Unified School District
   5758 W. Las Positas Blvd.,
   Pleasanton, CA 94588
   (925) 462-5500

3. Date current property owner assumed title of property:

   Unknown

4. Current property development/improvements:

   None - Vacant Land

5. Past property use, development/improvements:

   Possible Orchard - site is vacant land

6. Neighboring property uses:

   Single Family Residential

PART II

1. Are you aware of any environmental cleanup liens against the *property* that are filed under federal, tribal, local or state law?	☐ Yes	☑ No	
2. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law?	☐ Yes	☑ No	
3. 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?	☐ Yes	☑ No	
4. If a property transaction is occurring in conjunction with this environmental assessment, does the purchase price of this *property* reasonably reflect the fair market value of the *property*?	☐ Yes	☐ No	☑ N/A
5. 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?*	☐ Yes	☐ No	☑ N/A
6. Are you aware of any commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, (a) do you know of specific chemicals that are present or once were present at the *property*? (b) do you know of spills or other chemical releases that have taken place at the *property*? (c) do you know of any environmental cleanups that have taken place at the *property*?	☐ Yes	☑ No	
7. 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*?	☐ Yes	☑ No	

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

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

Name (Printed/Typed): Heide Antonescu

Signature: DocuSigned by: Heide Antonescu 84DA8B65E00B463... Date: June 5, 2024



APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

JEFFREY ADAMS, PHD, PE
Principal

EDUCATION
BS Civil Engineering University of Illinois at Chicago 1994

MS Civil Engineering University of Illinois at Chicago 1996

PhD Civil Engineering University of Illinois at Chicago 1999

MBA University of Washington 2004

EXPERIENCE
Years with ENGEO: 22
Years with Other Firms: 0

REGISTRATIONS & CERTIFICATIONS
Environmental Manager, NV 2150

Professional Engineer, CA 69633

Envision ENV SP Credentialed

SPECIALIZATIONS
- Environmental Assessments, Characterization, and Remediation
- Green and Sustainable Remediation (GSR)
- Resilient and Sustainable Infrastructure
- Geologic Hazard Abatement Districts (GHADs)

AFFILIATIONS
ASCE American Society of Civil Engineers

ASCE Geo-Institute

GRA - Groundwater Resource Association

Jeff joined ENGEO in 1999. He leads environmental assessment, characterization, remediation projects, and Geologic Hazard Abatement District (GHAD) formation. He has contributed to a wide range of remediation and development projects in high-density and low-density urban and suburban settings redeveloped for a variety of uses.

Jeff's research interests include green and sustainable remediation (GSR), resilient and sustainable infrastructure solutions, environmental applications, and emerging public/private financial mechanisms to mitigate flood-related losses. He has authored and co-authored numerous environmental remediation-related textbooks, instructional materials, and research papers that have been presented worldwide and published in a diverse group of academic and professional journals.

SELECT PROJECT EXPERIENCE

Howard Terminal—Oakland, CA
Lead Environmental Principal. Jeff has provided ongoing technical leadership during several environmental studies for the redevelopment of the Howard Terminal site. The approximately 62.1-acre Property is a former container terminal along the Port of Oakland's Inner Harbor. The Property was originally a bulk-break terminal dating back to the early 1900s, with a manufactured gas plant located in the eastern portion of the Property. The terminal was expanded and converted to a container terminal in the 1980s. Improvements will include a Major League Baseball stadium as well as mid-rise and high-rise buildings to provide a mix of residential, retail, and other commercial uses. ENGEO performed a Phase I Environmental Site Assessment (ESA), Phase II ESAs consisting of soil, soil gas, and groundwater sampling across the property, EIR preparation support, the preparation of a human health and ecological risk assessment (HHERA), and is developing a removal action work plan (RAW).

Google San Jose Downtown West—San Jose, CA
Project Manager. Jeff provided technical leadership and review for a comprehensive ESA for various industrial and commercial properties over approximately 50 acres in downtown San Jose considered for acquisition by Google. The purpose of the assessment was to identify known and unknown environmental concerns and recommended appropriate actions to quantify potential risks to inform due diligence efforts. The risk assessment utilized an innovative

Geographic Information System (GIS) digital interactive platform that provides additional data beyond typical environmental information and is scalable for future project plans.

The South Lathrop Commerce Center—Tracy, CA
Lead Environmental Principal. Jeff provided technical leadership and review for a Phase I ESA for the approximately 245-acre master-planned industrial development. The 4.2-million-square-foot development includes nine tilt-up concrete buildings, ranging in size from 282,000 square feet to over 1,000,000 square feet. Additional improvements for the logistics center include detention and retention basins, paved streets, parking, and drive lanes, a stormwater pump station and outfall, and a sewer lift station. Site development activities include grading operations, primarily consisting of minor cuts and fills, for individual pads and roadways, underground utility installation, pump station and outfall structure construction, flexible and rigid pavement construction, and vertical construction.

Crown Chevrolet Property—Dublin, CA
Project Manager. Jeff provided comprehensive environmental consultation services for the project. Working on behalf of the purchaser, Jeff collaborated with a multi-firm consulting team to characterize and mitigate environmental impacts resulting from previous on-site automotive maintenance activities and off-site businesses. Jeff designed and managed a site characterization program that definitively demonstrated that groundwater and soil gas impacts at the site were the result of off-site releases. He peer reviewed the design and implementation of a permeable reactive barrier (PRB), which serves to remediate an encroaching groundwater plume, as well as vapor intrusion mitigation systems for the site. He also completed a Phase I ESA for a remnant parcel subsequently developed for housing for veterans. The site consists of a multi-story commercial and residential apartment/condominium "transit village" complex.

3512 Clayton Road—Concord, CA
Lead Environmental Principal. Jeff provided technical leadership and review for a Brownfields redevelopment project in Concord. Following the Phase I and Phase II ESAs that identified soil and soil gas impacts, he assisted in the development of a remediation program that included a comprehensive pre-characterization program, accurately delineating soil impacts from past light-industrial uses and soil gas impacts from off-site businesses, allowing for accelerated field implementation. Following active soil remediation and post-remediation soil gas sampling, Jeff and the ENGEO team performed a vapor intrusion risk assessment that confirmed the site did not require long-term vapor mitigation systems. The site was granted case closure from the oversight regulatory agency within an accelerated review and approval timeframe. The project consists of a high-density residential development.

Blacow Road Project—Fremont, CA
Environmental Principal. Jeff has provided technical assistance for project remediation activities and prepared a Phase I ESA for site. The site is an active, open remediation site under the regulatory oversight of the San Francisco Bay Regional Water Quality Control Board (RWQCB). Impacts resulted from a variety of on-site and off-site commercial and industrial land uses dating back over 50 years. ENGEO has performed numerous characterization, remediation design, and monitoring services for the Site. Remediation activities are underway at the site to address groundwater and soil gas impacts from volatile organic compounds (VOCs) and petroleum hydrocarbons. The remediation approach consists of several remedial and mitigative technologies, including soil vapor extraction (SVE), in-situ enhanced bioremediation, and post-remediation vapor intrusion mitigation systems to be installed in future residential structures. The project consists of a residential development.

Eastvale 79—Eastvale, CA
*Environmental Principal***.** Jeff served in an Environmental Principal role for environmental studies at the site. ENGEO performed a Phase I ESA and a subsequent ESA update that included regulatory file reviews, interviews with property owners and regulatory agencies, a site reconnaissance, and preparation of a report documenting our findings. The approximately 16-acre site was historically associated with a portion of a dairy dating to at least 1967. During grading activities, a localized area of stained and odoriferous soil was observed in the southeast corner of the site. ENGEO coordinated and managed remediation efforts, confirmation sampling, and coordination with Riverside County DEH. Approximately 4,115 tons petroleum-impacted soil were removed and disposed. The DEH issued "No Further Action" status for the site.

Alameda Landing—Alameda, CA
Project Manager. Project Manager, Lead Environmental Principal. Jeff has provided comprehensive environmental consultation services for the Alameda Landing project. He has prepared and managed the completion of Phase I ESA and ESA Update studies for subunits of the greater project area. He directed environmental characterization operations for the site, which was suspected of having been affected by naturally occurring methane deposits within the subsurface. Working closely with innovative protocols, Jeff was able to demonstrate to regulatory oversight officials that expensive vapor intrusion mitigation systems were not necessary for proposed residential structures, potentially saving millions of dollars to the site developer. Additionally, he has prepared several Remedial Action Completion Reports (RACRs) of development phases to achieve regulatory case closure. The project consists of a multi-phased residential housing community built as part of a master-planned redevelopment of a former United States Navy facility.

VTA BART Silicon Valley Berryessa Extension Design-Build Project—San Jose, CA
Project Manager. As the lead project team member with respect to hazardous materials, Jeff provided a range of value engineering consulting services relating to existing soils, groundwater, and building materials. ENGEO provided a range of value engineering consulting services to address existing soils, hydrology resources, SWPPP, and building materials.

Following a complex right-of-way that extended through numerous developed areas and paralleled an existing rail line, the project generated hundreds of thousands of cubic yards of excavated soil with potential toxic and hazard concerns. The right-of-way intersected several groundwater plumes emanating from former industrial and commercial sources. Further, a number of structures in the project footprint harbored lead-based paint and asbestos-containing building materials. ENGEO led the effort to accurately quantify these materials and devise strategies to effectively manage and mitigate these materials to drive overall project cost savings.

Foster City Civic Center Lots—Foster City, CA
Assistant Project Manager. Jeff provided technical oversight for a Phase I ESA for the Foster City Civic Center site and environmental characterization operations for the site, which was suspected of having been affected by unauthorized petroleum hydrocarbon releases within the subsurface. Following the completion of a soil gas survey, Jeff and team demonstrated that vapor intrusion mitigation systems were not necessary for proposed development, providing a significant cost savings to the project. The project consists of a multi-use urban infill development.

Macedo Property Environmental Consultation—Livermore, CA
Project Manager. Jeff provided comprehensive environmental consultation services for a Brownfields redevelopment project in Livermore. The project included several challenges, including ongoing business activities at the site and complex contaminant conditions resulting

from a long history of site operation of an automotive service station. Following a comprehensive site characterization plan that he developed, Jeff developed a cost-effective remedial plan to address hydrocarbon-contaminated soil. Jeff worked closely with the design team to rapidly remediate the site contamination using a soil excavation program that minimized disturbance to the active businesses at the site. Through Jeff's project oversight, the characterization and remediation activities were completed on time and under budget. Because of his effective work with various project stakeholders, the site was granted case closure from the oversight regulatory agency within an accelerated timeframe, allowing redevelopment to occur on schedule. The project consists of a residential subdivision. The project consists of a residential subdivision.

1511 Jefferson—Oakland, CA
Project Manager. Jeff provided environmental and geotechnical consultation services for a Brownfields redevelopment project in downtown Oakland. The project included several challenges, including limited site access due to on-site business activities, environmental impact related to previous site use, and the presence of several adjacent mid-rise structures. Jeff developed efficient remedial value engineering solutions to mitigate the presence of geotechnical and environmental development constraints. Jeff worked with the design team to establish cost-effective retaining wall and foundation systems, designed and observed a subsurface environmental mitigation program, and assisted in the design of a structure-wide vapor barrier. The project, serving as a cornerstone of the revitalization of downtown Oakland, consists of a multi-story residential condominium structure.

Alamo Creek—Danville, CA
Project Manager. Jeff prepared guidance documents and helped to form a transit-focused County Service Area (CSA). The transit-focused CSA, believed to be the first in Contra Costa County, helped to establish commuter transit service for a recently constructed residential development. Utilizing market analysis research provided by other consultants, he prepared an Engineer's Report that outlined a three-part phased implementation of transit, beginning with vanpools and ultimately resulting in an airporter-style fleet of bus service to and from an existing Bay Area Rapid Transit station. Jeff also prepared a long-range budget and confirmed a yearly assessment to ensure financial solvency of the CSA over the lifetime of the development. The CSA serves the Alamo Creek development and vicinity in Contra Costa County, California.

Alcosta Boulevard/Interstate 680 Interchange Project—San Ramon, CA
Project Engineer. Jeff performed an Aerially Deposited Lead (ADL) assessment program for the Alcosta Boulevard/Interstate 680 Interchange Improvement. The purpose of the investigation was to determine existing lead levels in surface soils. The scope of services included the recovery of soil samples from the surface to a depth of 3 feet below the ground surface, analytical testing of the samples to determine hydrogen ion content (pH testing), total lead, STLC WET soluble lead, and STLC TCLP soluble lead analyses, and a statistical analysis to determine Confidence Intervals (CI) of soil lead concentrations. An innovative, risk-based statistical analysis was performed to assure site soils were suitable for on-site reuse in accordance with Caltrans/State of California regulations. The project consists of a rehabilitation and realignment of the interstate highway interchange.

Arroyo Crossing—Livermore, CA
Project Engineer. Jeff contributed to the award-winning project, which included an extensive scope of work, including supplemental geotechnical exploration, Phase I and II ESAs, underground storage tank removal and groundwater monitoring. Jeff provided environmental analysis of existing subsurface conditions, helping the design team to implement a comprehensive yet innovative geotechnical and environmental mitigation program. Following

completion of environmental remediation activities, Jeff was able to secure a substantial federal corporate income tax rebate on behalf of the client through the EPA's Brownfields Tax Incentive program. The project consists of a residential subdivision re-use of a former quarry.

Brookside - Guadalupe Mines Road—San Jose, CA
Senior Engineer. Jeff performed a review of existing environmental documents by others, consultation with the client, and peer review document preparation. This 16-acre commercial property is planned for redevelopment into a roughly 95-lot single-family residential development. Site challenges include pre-existing environmental impacts, existing fills, creek bank stability/meander, and faulting.

East Garrison Development - Operations and Maintenance Plan—Carmel, CA
Project Engineer. Jeff prepared an Operations and Maintenance Plan (OMP) that included an assemblage of projected capital and maintenance costs from a range of consultants into working 50-year budgets for both a County Service District (CSD) and a homeowner's association (HOA). He worked to reach agreement with a number of project stakeholders, including the developer, other consultants, and local government agencies. In addition to assisting in the preparation of capital expenditure projections, Jeff developed the two operating and maintenance budgets, maintenance activity schedules and checklists, and the governing document for the two maintenance entities. The project consists of a redevelopment from a former military facility to a residential subdivision.

Highlands Ranch, Unit 3 - Environmental T&O—Pittsburg, CA
Project Engineer. Jeff managed the remediation of a former petroleum tank farm located in a rural/exurban setting. The extensive remediation program was in support of a conversion of industrial site usage into residential site usage. At this prototypical Brownfield site, Jeff personally oversaw all field operations involving a series of subcontractors, including an innovative ex-situ enhanced bioremediation program of impacted soils. Following excavation, Jeff worked closely with California Department of Toxic Substances Control (DTSC) personnel to determine the suitability of the intended site reuse. Jeff implemented an innovative statistical procedure in accordance with State and Federal Environmental Agency Best Practices to assure the site was safe for residential use. The project consists of a large-scale residential subdivision.

Highway 4 Bypass - Lime Treatment Consultation—Brentwood, CA
Project Manager. Jeff served as Project Manager. He provided consultation services that consisted of a variety of forensic analyses pertaining to the lime treatment of sub-base soils. Jeff worked closely with the project contractor as well as a diverse range of stakeholders to determine if lime treatment materials used in construction had met project specification. Following several protocols, including ASTM methods, Jeff demonstrated the absence of a statistical correlation that would confirm the use of substandard materials. Jeff's work was used to produce an opinion on behalf of the project team that the treated materials would be expected to adequately perform over the design life of the project, saving significant cost overruns. The project consists of a multi-lane highway constructed within a rapidly growing region of Eastern Contra Costa County. The project consists of a multi-lane highway constructed within a rapidly growing region of Eastern Contra Costa County.

Lockheed Martin Storm Water Pond No 4—Sunnyvale, CA
Project Manager. Jeff provided permitting consultation services, including the federal and state permitting required for the maintenance of a stormwater detention system. Jeff has also provided geotechnical and environmental support to evaluate the geotechnical conditions of the site. He also determined the absence of environmentally impacted materials within the site area. The site

consists of a stormwater detention basin measuring approximately 4.5 acres in area and located adjacent to sensitive habitat.

New Farm Agricultural and Meteorological Assessment—Contra Costa County, CA
Project Manager. Jeff managed an agricultural suitability evaluation. As part of the project, a portion of hillside open space is to be devoted to cultivation as olive groves. Jeff led the effort to review USDA soil maps and to test onsite soils for the ability to support olive cultivation. The soils were compared to active olive orchards in other locations of Contra Costa County. The project consists of a residential development with agricultural-intensive open space. Jeff managed an agricultural suitability evaluation. As part of the project, a portion of hillside open space is to be devoted to cultivation as olive groves. Jeff led the effort to review USDA soil maps and to test on-site soils for the ability to support olive cultivation. The soils were compared to active olive orchards in other locations of Contra Costa County. The project consists of a residential development with agricultural-intensive open space.

San Ramon Village Plaza - Environmental Consultation—Dublin, CA
Project Manager. Jeff contributed to an environmental peer review of previous land uses, which included a former dry cleaner. Further investigation identified impact due to former site operations. Jeff assisted in a remediation program, closely collaborating with other consultants representing different parties of the property transaction. The site was efficiently remediated, allowing for redevelopment. The project consists of a high-density residential development within the 4.68-acre mixed-use San Ramon Village Plaza site.

Schaefer Ranch - GHAD Consultation—Dublin, CA
Project Engineer. Jeff assisted with the scoping, Plan of Control preparation, budget, and formation processes of a Geologic Hazard Abatement District (GHAD). The scope of the GHAD includes maintenance of slopes, water conveyance features, habitat, and other features. Proactive maintenance, assessment, repair and replacement are also the responsibility of the GHAD subject to the limitations of the Plan of Control. The project consists of a large-scale residential subdivision in the East Bay hills west of Dublin.

Sparklizing Cleaners and Laundry—Fremont, CA
Project Engineer. Jeff provided review and data analysis for this former dry cleaning facility that had released tetrachloroethylene (PCE) to site soil and groundwater. Work included site characterizations using direct push borings, soil gas surveys, well installations, and a remedial alternatives evaluation. He has also assisted in the development of a remedial program for the site. The project site consists of a dry-cleaning facility located within a commercial/retail center. Dry-cleaning operations occurred at the facility since 1974 and resulted in chlorinated solvent impacts to soil and groundwater beneath the site. As a result, the RWQCB opened a Spills, Leaks, Investigations, and Cleanups (SLIC) case and the site was referred to the Alameda County Water District (ACWD) for lead agency oversight. A series of soil and groundwater investigations identified a source area beneath the drycleaner suite and an adjoining retail suite. ENGEO prepared a Corrective Action Plan (CAP) and coordinated the in-situ chemical oxidation program that consisted of injecting 35,000 gallons of potassium permanganate to the subsurface to oxidize chlorinated solvents. The project is currently in the post-remediation monitoring phase.

Stone Lock District Development - Consulting Services—West Sacramento, CA
Project Engineer. Jeff prepared a pro forma analysis of infrastructure-related costs for a preliminary development concept of the property. The analysis included a cost estimate for all site improvements, grading, utilities, and non-structural facilities. Included in the analysis was an evaluation of the existing adjacent levee system. Jeff worked with other team members to provide

a preliminary assessment of the existing levee condition and prepared a cost estimate for levee rehabilitation and reconstruction. The project consists of a proposed mixed-use redevelopment as part of a city revitalization plan.

Torian Parcels - Additional Phase II Environmental Site Assessment—Newark, CA
Project Manager. Jeff served as Project Manager and Project Engineer. He provided comprehensive geotechnical and environmental evaluation. Several significant geotechnical and environmental conditions existed at the property, including compressible soils, liquefiable soils, and significant deposits of non-engineered fill and debris. Several areas of soil and groundwater environmental impact were present due to historic industrial use at and in the vicinity of the site. Jeff performed a financial analysis of several mitigation alternatives to identify the most cost effective remedial solution, one in which a single remedial program in several locations addressed both environmental and geotechnical impact. Additionally, Jeff worked closely with the environmental oversight agency to develop a work plan to assess potential environmental impact. In developing and implementing the work plan, Jeff was able to demonstrate that environmental impact at the property was not as extensive as previously believed. This allowed for an alteration of the proposed site plan to avoid areas of potential impact, saving significant projected redevelopment costs. The project consists of a residential redevelopment of a 40-acre property formerly used for industrial purposes. The project consists of a residential redevelopment of a 40-acre property formerly used for industrial purposes.

Los Banos Airport - Phase I ESA—Los Banos, CA
Project Engineer. Jeff provided a Phase I ESA, prepared a soil and groundwater characterization program, and developed a conceptual soil remediation work plan as part of a multi-phase development. The Los Banos Airport project measures approximately 112 acres in area.

Navlet's Garden Center Concord - Phase I ESA—Concord, CA
Project Manager. Jeff prepared a Phase I ESA for the site. Jeff was able to effectively navigate through the complex historic records and ownership legacy associated with the property. He prepared a report that satisfied the demands and deadline of both the ownership entity and the financial institutions associated with the property. The project consists of a Navlet's Garden Center.

Mare Island, 3rd and Connelly Utility Corridor Environmental Services—Vallejo, CA
Project Engineer. Jeff provided environmental consultation support. During excavation of the utility corridor, zones of impacted soil were identified and removed from an approximate 9,300-square-foot footprint area and depths from 5 to 10½ feet below existing grade. The project consisted of utility demolition and soil excavation activities required to prepare for construction of a 300-foot water and sewer utility corridor along Connelly Street between 3rd Street and Azuar Drive.

Maggiore Property - Soil Remediation—Brentwood, CA
Project Engineer. Jeff directed field remediation operations for the site, which had been affected by an unauthorized subsurface petroleum product release. He managed a site plume delineation and groundwater-monitoring program. Additionally, Jeff performed RBCA Tier I and Tier II assessments to determine feasibility of residential development of property. The project consists of a small residential subdivision.

Cree Court Slide Repair—San Ramon, CA
Project Engineer. Jeff assisted in the development and implementation of a custom-tailored "top-down" construction procedure, allowing the project to be constructed on time and under

budget. Additionally, Jeff helped develop an innovative non-structural grouting procedure to verify proper structural tieback performance. The project consisted of an integrated structural and grading-related repair for the mitigation of a large active landslide in proximity to existing homes. A 70-foot-high retaining wall is now in place to stabilize a major, active landslide.

Sequoia/Conifer Terrace - Structural Repair Design—Danville, CA
Project Engineer. Jeff assisted in the design of a structural repair system for a landslide remediation project within a residential setting. He provided recommendations to help optimize construction of system and lessen financial burden of project. The project consisted of a unique structural repair for the mitigation of a large active landslide in close proximity to existing homes.

PUBLICATIONS

Books and Book Chapters

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ENGEO

Expect Excellence

Appendix G:
Preliminary Assessment of Environmental Noise

PRELIMINARY ASSESSMENT OF ENVIRONMENTAL NOISE

THE VINEYARDS IN PLEASANTON CEQA NOISE REPORT

December 19, 2024

By

Veneklasen Associates, Inc.
1711 16th Street
Santa Monica, CA 90404
6469-015

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ASSESSMENT OF ENVIRONMENTAL NOISE

1.0 INTRODUCTION

This report evaluates potential impacts associated with the construction and operation noise of The Vineyards Development.

1.1 Project Description

The proposed project consists of 28 single-family homes, which are shown if Figure 1. The project is bounded by Tiessen Street to the west, Manoir Line to the east, Vineyard Avenue to the north, and Old Vineyard Avenue to the south.

Figure 1 – Areal Image of the Proposed Project Site



1.2 Characteristics of Noise

Noise is usually defined as unwanted sound and can be an undesirable by-product of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, causes actual physical harm, or has an adverse effect on health.

People judge the relative magnitude of sound sensation in subjective terms such as "noisiness" or "loudness." However, the sound pressure magnitude can be objectively measured and quantified using a logarithmic ratio of pressures which yields the level of sound, utilizing the measurement scale of decibels (dB). The decibel is generally adjusted to the A-weighted level (dBA) which de-emphasizes very low frequencies to better approximate the human

ear's range of sensitivity. In practice, the noise level of a sound source is measured using a sound level meter that includes an electronic filter corresponding to the A-weighting curve. Table A.1 in Appendix A of this report defines the decibel along with other technical terms used in this analysis.

Even though the A-weighted scale accounts for the relative loudness perceived by the human ear and, therefore, is commonly used to quantify individual events or general community sound levels, the degree of annoyance or other response effects also depends on several other perceptibility factors, including:

- Ambient (background) sound level
- Magnitude of the event sound level relative to the background noise
- Spectral (frequency) composition (e.g. presence of tones)
- Duration of the sound event
- Number of event occurrences, repetitiveness, and intermittency
- Time of day the event occurs.

In determining the daily level of environmental noise, it is important to account for the difference in human responses to daytime and nighttime noises. At night, exterior background noise levels are generally lower than daytime levels. However, most household noise also decreases at night, and exterior noise may become increasingly noticeable. Further, most people sleep at night and have greater sensitivity to noise intrusion. To account for human sensitivity to nighttime noise levels, a 24-hour descriptor, the Day-Night Average Sound Level (DNL or LDN) has been developed. The DNL divides the 24-hour day into a daytime period of 7:00 a.m. to 10:00 p.m. and a nighttime period of 10:00 p.m. to 7:00 a.m. In determining the DNL, noise levels occurring during the nighttime period are increased by 10 dB to account for the greater sensitivity during the nighttime.

The effects of noise on people fall into three general categories:

- Subjective effects of annoyance and nuisance
- Interference with activities such as speech, sleep and learning
- Physiological effects such as hearing loss

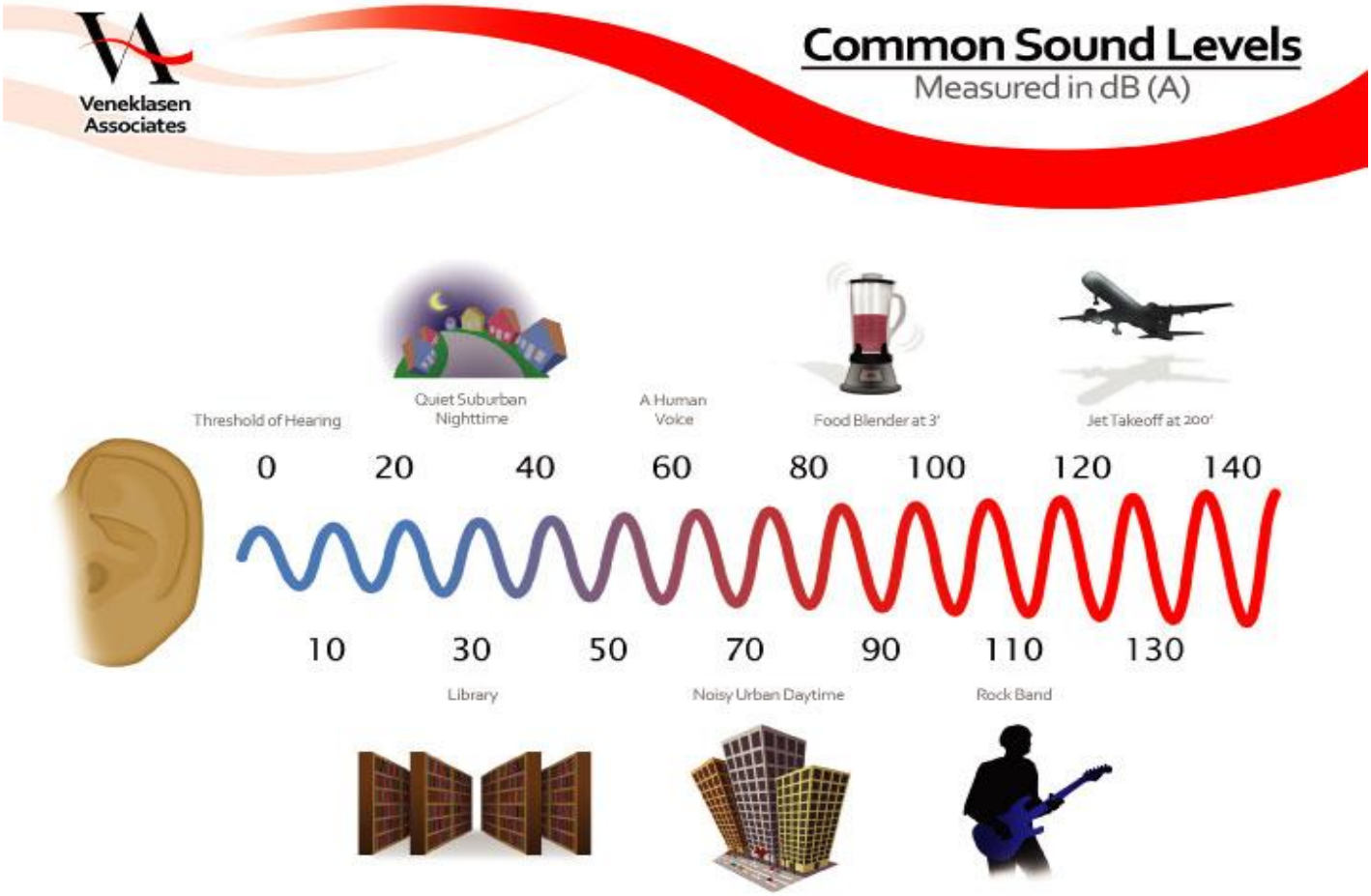
In most cases, the levels associated with environmental noise produce effects only in the first two categories. However, workers in industrial plants may experience noise effects in the last category. There is no completely effective way to measure the subjective effects of noise or the corresponding reactions of annoyance, because of the wide variation in individual thresholds of annoyance and degrees to which people become acclimated to noise. Thus, an important way of determining a person's subjective reaction to a new noise source is by comparison to the existing environment to which they are accustomed (the "ambient environment"). In general, the more the level of a noise event exceeds the prevailing ambient noise level, the less acceptable the noise source will be to those exposed to it.

With regard to increases in A-weighted noise levels, the following relationships are applicable to this analysis:

- Except in carefully controlled laboratory experiments, a 1 dBA change cannot be perceived.
- Outside of a laboratory, a 3 dBA change will be generally perceivable by most people.
- A change in level of at least 5 dBA is considered a noticeable change by most people.
- A 10 dBA change will result in the perception of doubling or halving the loudness of the noise.

Common noise levels associated with various activities are shown in Figure 2 below.

Figure 2 - Common Noise Levels



Noise sources are either “point sources”, such as stationary equipment or individual motor vehicles, or “line sources”, such as a roadway with a large number of mobile point sources (motor vehicles). Sound generated by a stationary point source typically diminishes (attenuates) at a rate of 6 dBA for each doubling of distance from the source to the receptor at acoustically “hard” sites, and at a rate of 7.5 dBA at acoustically “soft” sites. A "hard" or reflective site does not provide any excess ground-effect attenuation and is characteristic of asphalt, concrete, and very hard packed soils. An acoustically "soft" or absorptive site is characteristic of normal earth and most ground

with vegetation.[1] For example, a 60 dBA noise level measured at 50 feet from a point source at an acoustically hard site would be 54 dBA at 100 feet from the source and it would be 48 dBA at 200 feet from the source. Sound generated by a line source typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling of distance from the source to the receptor for hard and soft sites, respectively.[2] Man-made or natural barriers can also attenuate sound levels.

The minimum attenuation of exterior to interior noise provided by typical structures is provided in Table 1, Outside to Inside Noise Attenuation.

Table 1
Outside to Inside Noise Attenuation (dBA)

Building Type	Open Windows	Closed Windows[1]
Residences	17	25
Schools	17	25
Churches	20	30
Hospitals/Convalescent Homes	17	25
Offices	17	25
Theaters	20	30
Hotels/Motels	17	25

Source: Transportation Research Board, National Research Council, Highway Noise: A Design Guide for Highway Engineers*, National Cooperative Highway Research Program Report 117.*
[1] *As shown, structures with closed windows can attenuate exterior noise by a minimum of 25 to 30 dBA.*

1.3 Characteristics of Vibration

Vibration is minute variation in pressure through structures and the earth, whereas, noise is minute variation in pressure through air. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is related to the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Ground-borne vibration attenuates rapidly as distance from the source of the vibration increases. Vibration amplitude can be measured as peak particle velocity (PPV), the maximum instantaneous peak amplitude in inches per second, or root-mean-square (RMS) velocity in inches per second or as vibration level in decibels (VdB) referenced to 1 micro-inch per second. The ratio between the PPV and the maximum RMS amplitude is termed the "crest factor." According to the Federal Transit Administration (FTA), the PPV level for construction equipment is typically 1.7 to 6 times greater than the RMS vibration level. The FTA uses a crest factor of 4 for the conversion of PPV levels to RMS vibration levels. For the purposes of ground-borne vibration analysis of

[1] U.S. Department of Transportation, Federal Highway Administration, *Highway Noise Fundamentals*, (Springfield, Virginia: U.S. Department of Transportation, Federal Highway Administration, September 1980), p. 97.
[2] U.S. Department of Transportation, Federal Highway Administration, *Highway Noise Fundamentals*, (Springfield, Virginia: U.S. Department of Transportation, Federal Highway Administration, September 1980), p. 97.

impacts to existing structures, vibration velocity is described in terms of PPV. For the analysis of the human response to vibration, VdB is utilized.

The vibration velocity threshold of perception for humans is approximately 65 VdB, and a vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people[3]. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Common ground-induced vibrations related to roadway traffic and construction activities pose no threat to buildings or structures. If a roadway is smooth, the ground-borne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is typically the background vibration velocity, to 94 VdB. This 94 VdB vibration level corresponds to 0.2 PPV, which is the general threshold where minor damage can occur in non-engineered timber and masonry buildings.

2.0 REGULATORY FRAMEWORK

Many government agencies have established noise regulations and policies to protect citizens from potential hearing damage and various other adverse physiological and social effects associated with noise and ground-borne vibration. The Town of Pleasanton has adopted the Environment and Sustainability section of the General Plan, which is based in part on federal and State regulations and is intended to control, minimize or mitigate environmental noise effects. The regulations and policies that are relevant to project construction and operation noise are discussed below.

2.1 Applicable State Noise Standards

The California Environmental Quality Act (CEQA) Guidelines include thresholds that can be used by lead agencies to evaluate the potentially significant impacts of environmental noise and vibration attributable to a proposed project.

The guidelines ask whether the project would result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Generation of excessive ground-borne vibration or ground-borne noise levels?
- For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

[3] U.S. Department of Transportation, Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, (Washington, DC: U.S. Department of Transportation, Federal Transit Administration, May 2006), p. 7-8.

The CEQA Guidelines and the Town's General Plan provide no definition of what constitutes a substantial noise increase. Typically, in high noise environments, if the DNL due to the project would increase by 3 dBA at noise sensitive receptors, the impact is considered significant on the basis that 3 dBA is the smallest increase in noise level that is audible.[4]

2.2 City of Pleasanton General Plan – Noise Element

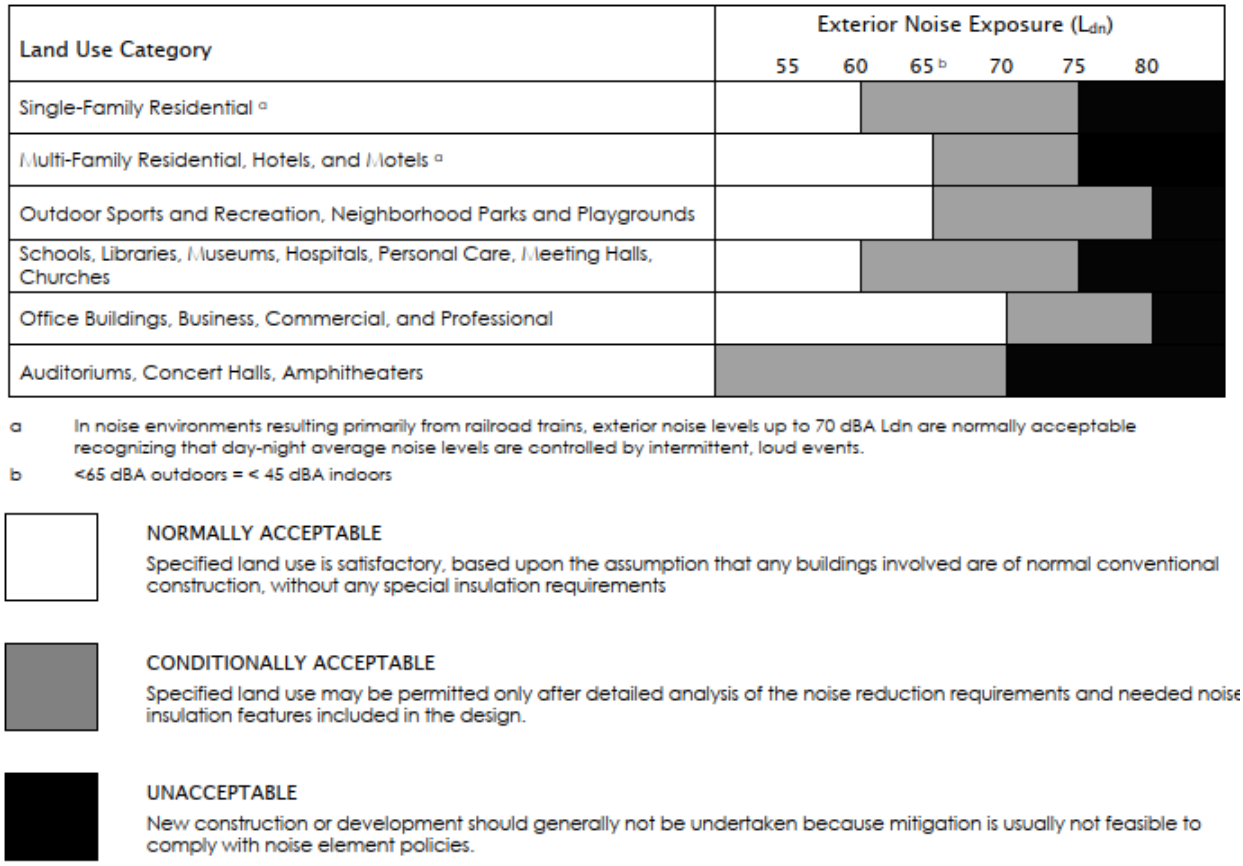
The Noise Element of the City of Pleasanton General Plan identifies noise and land use compatibility standards for various land uses. The Noise and Land-Use Compatibility Guidelines listed in Figure 3 are used to determine the compatibility of land uses when evaluating proposed development projects.

- The goals for maximum outdoor noise levels in residential areas are an Ldn of 60 decibels for single-family and 65 decibels for multi-family units, levels intended to guide the design and location of future development and goals for the reduction of noise in existing development. However, all residential areas cannot necessarily reach this goal due to economic or aesthetic considerations. This goal should generally be applied where outdoor use is a major consideration (e.g., backyards in single-family housing developments and recreation areas in multi-family housing projects). People in front yards can generally tolerate an Ldn of up to 65 decibels. The interiors of these houses would generally not be uncomfortably loud, with proper mitigation such as sound-rated windows.

- State of California Noise Insulation Standards require that indoor noise levels not exceed an Ldn of 45 decibels in multi-family dwellings. While not applicable to single-family homes, Pleasanton considers this indoor criterion as the maximum acceptable indoor noise level for single-family homes, as well. As discussed above, the outdoor noise standard for single-family homes will result in at least an indoor single-family Ldn noise level of 45 dB because of the noise insulation afforded by typical residential construction.

[4] Lord, H. W., Gatley, W. S., & Evensen, H. A. (1987). *Noise control for engineers.* R.E. Krieger Pub. Co., P26-27.

Figure 3 – Land Use Noise Compatibility Criteria



2.3 City of Pleasanton Municipal Code – Noise Ordinance

Chapter 9.04, Section 9.04.030 (A) of the City of Pleasanton Municipal Code establishes the following:

> "*Residential Property. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on residential property, noise level in excess of 60 dBA at any point outside of the property plane, unless otherwise provided in this chapter.*"

Section 9.04.070 of the Noise Ordinance states Daytime exceptions, indicating the following:

> "*Any noise which does not produce a noise level exceeding 70 dBA at a distance of 25 feet under its most noisy condition of use shall be exempt from the provisions of Sections 9.04.030, …, of this chapter between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sundays and holidays, when the exemption herein shall apply between 10:00 a.m. and 6:00 p.m.*"

Section 9.04.100 of the Noise Ordinance limits construction activity to the hours shown in Table 2, below. Construction activity during the times reflected below is allowed if the activity meets one of the following conditions:

1. No individual piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at twenty-five (25) feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the device as possible.
2. The noise level at any point outside of the property plane shall not exceed eighty-six (86) dBA.

Table 2
Hours for Construction Activities

Day of Week	Allowable Hours
Sunday and Legal Holidays	10:00am – 6pm
All other days	8:00am – 8:00pm
Source: City of Pleasanton Municipal Code, Sec. 9.04.100	

Construction activity outside the above hours is prohibited, although subject to certain exceptions.

2.4 Ground-Borne Vibration

The City's General Plan and Municipal Code does not regulate ground-borne vibration levels at existing structures.

The Federal Transit Administration (FTA)'s Transit Noise and Vibration Impact Assessment Manual sets recommended levels of ground-borne vibration at neighboring properties based on annoyance and building damage. FTA guidelines suggest that vibration levels above 80 VdB will typically cause annoyance to typical residential uses. Furthermore, vibration levels related to construction activities should not exceed 94 VdB to prevent structural damage for non-engineered timber and masonry buildings.

2.5 Project Requirements

The above requirements for the project are summarized in the following Table 3.

Table 3
Project Requirements

Activity	Standard
Exterior Noise at Single-Family Residences	- 60 Ldn
Interior Noise in Residences	- 45 Ldn
Construction Noise	- Limited to the hours of: 10:00am – 6:00pm Sunday and holidays 8:00am – 8:00pm All other days - At property line: 86 dBA
Operational Noise	- At residential property: - 60 dBA - Daytime Exceptions - If the device produces 70 dBA at max: 10:00am – 6:00pm Sunday and holidays 8:00am – 8:00pm All other days
Vibration	- Typical annoyance at residential properties: - 80 Vdb - Vibration-related Building Damage Thresholds - 94 VdB

3.0 ENVIRONMENTAL IMPACTS AND SIGNIFICANCE

3.1 Significance Thresholds

The following significance thresholds are used in this report to evaluate the significance of the project noise impacts:

1. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
2. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?
3. For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

3.2 Impact 1. Generation of noise levels in excess of standards

Threshold: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

3.2.1 Existing Ambient Monitored Noise Levels

The proposed project site is bounded by Vineyard Avenue to the north, Manoir Line to the east, Thiessen Street to the west and Old Vineyard Avenue to the south. The surrounding land use is predominantly single-family residential. The primary noise source in the area is traffic from Vineyard Avenue.

To establish existing ambient noise levels in areas surrounding the project site, a field monitoring study was conducted. Measurements were performed in and around the project site for documenting the ambient conditions. NTi Audio Model XL2 Sound Level Meter, which satisfy the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation, was used for this purpose. Vehicular traffic is the predominant noise source around the project site. Measurements were performed at several locations as shown in Figure 4. The measurements occurred at these locations from June 4 to 5, 2024. Noise readings were measured over 1-second intervals with “A” frequency fast time weighting. The weather conditions were normal, and no anomalies were present during the survey periods.

Table 4 provides the noise level data associated with each monitoring period for each location. As shown, daytime noise levels ranged from 46 dBA to 66 dBA at the project site. The high noise levels measured at some locations was due to the high volume of traffic and heavy vehicle pass-bys.

Figure 4 – Project Site and Noise Monitoring Locations



Table 4
Existing Ambient Monitored Noise Levels

Position	Primary Noise Source	Time	Noise Level (dBA L_{eq})	Noise Level (dBA L_{dn})
L1	Vineyard Avenue	9am 6/4 – 9am 6/5	46	49
S1	Vineyard Avenue	9:40am 6/4	66	---
S2	Vineyard Avenue	9:20am 6/4	49	---
S3	Vineyard Avenue	10:00am 6/4	49	---
Source: Veneklasen Associates Inc., 2024.				

3.2.2 Future Exterior Project Noise Levels

The anticipated traffic flow resulting from the proposed project is unlikely to significantly impact on the ambient noise levels in neighboring areas. A barely perceptible change will need an increment of at least 3 decibels and such

a change in sound level will require doubling the volume of traffic in the area. Project traffic study by Hexagon Transportation Consultants, Inc. shows the existing conditions and existing conditions plus project of traffic per hour at Thiessen St and Manoir Ln intersection with Vineyard Ave. Table 5 below summarize the traffic study results and shows the increase expected with the proposed project.

Table 5
Summary of Traffic Volumes

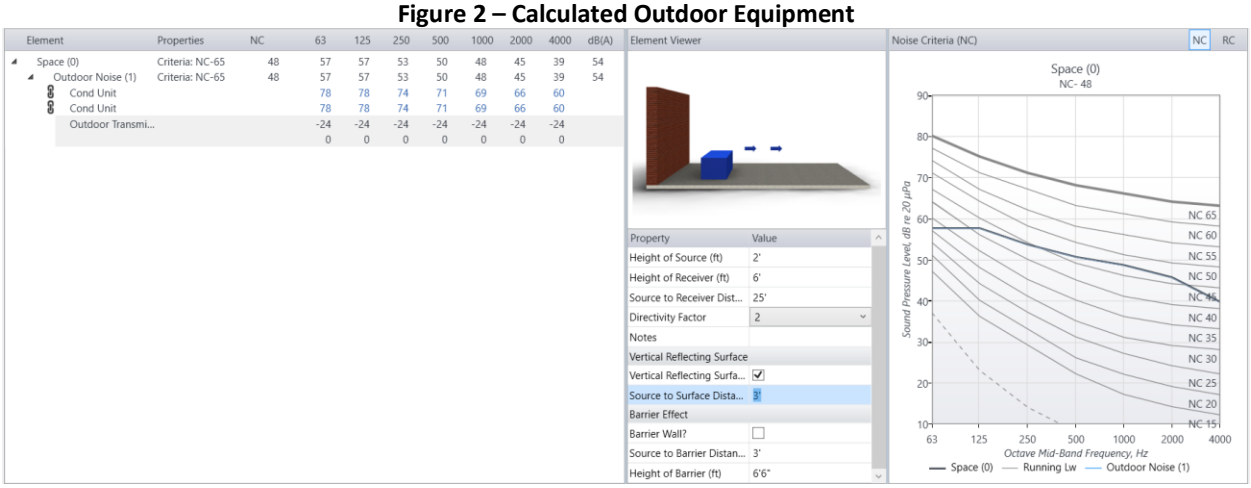
Location	Existing Peak-Hour Traffic Volumes	Existing plus Project Peak-Hour Traffic Volumes	Increase (%)
Thiessen St.	40	60	50
Manoir Ln.	23	33	43
Vineyard Ave.	764	771	< 1
Source: Hexagon Transportation Consultants Inc., Traffic Study 2024.			

As indicated in Table 5, the increase is not greater than 50%. Therefore, the resultant off-site noise levels are deemed less than significant, and no additional analysis is required.

3.2.3 Permanent Operational Noise

Veneklasen understands that the project will include outdoor mechanical equipment, such as split-system outdoor condensing units. Veneklasen has utilized sound power data for typical air conditioning condensing units which range between 2 to 5 tons. In order to represent the worst-case scenario, Veneklasen modeled the operation of multiple condensing units operating 24-hours a day at a minimum distance of 25 feet which represent the closest distance from the mechanical equipment and the nearest property line. The software AIM by Pottorff was utilized to model this noise condition which considers the distance sound attenuation as well as the height of the mechanical equipment relative to the receiver height.

Figure 2 – Calculated Outdoor Equipment



As is shown in the figure above, the predicted mechanical equipment noise level at the nearest property line will be 54 dBA. These levels comply with the Pleasanton Noise Standards of 60dBA. Therefore, the impact is less than significant.

3.2.4 Temporary Construction Noise

To minimize potential impact from construction activities, the City of Pleasanton Municipal Code under Section 9.04.100 limits construction activity from 10:00 a.m. to 6:00 p.m. on Sundays and federal holidays or from 8 a.m. to 8 p.m. on any other day.

Construction equipment noise data was selected from industry-standard reference databases, including the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA), for equipment typical to projects of this scale.

The construction noise impact was analyzed considering the type and amount of equipment used at each phase of construction. An itemized list of the equipment used at each construction phase was considered based on similar projects and is shown in Table 6.

Table 6
Typical Equipment used in Construction Phases for Similar Projects

Phase Name	Equipment Type	Sound Level at Reference Distance (dBA at 50-feet)	Total number of Equipment Allowed to be used at each Phase	Load Factor	Noise Data Source
Phase 1-Site Clearance	Chain saw	85	3	20%	FHWA
	Tractor	88	2	100%	FTA
	Shovel	82	4	100%	FTA
Phase 2-Grading	Dozer	85	3	40%	FHWA
	Grader	85	3	40%	FHWA
Phase 3-Site Utility	Delivery Truck	88	2	100%	FHWA
	Excavators	85	3	40%	FHWA
	Forklifts	80	4	40%	FHWA
Phase 4-Foundation & Slab Pouring	Excavators	85	3	40%	FHWA
	Concrete Truck Mixture	85	3	40%	FHWA
Phase 5-Paving	Dozer	85	3	40%	FHWA
	Paver	88	2	50%	FHWA
	Roller	85	3	20%	FHWA
Phase 6-Building Construction	Pneumatic tools	85	3	50%	FHWA
	Air Compressor	80	4	100%	FHWA

The Noise Ordinance allows construction activity if it meets one of the following noise conditions:

- No individual piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at twenty-five (25) feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the device as possible.

- The noise level at any point outside of the property plane shall not exceed eighty-six (86) dBA.

All equipment listed in Table 6 above produces noise levels above 83 dBA at 25 feet. Veneklasen understands that the equipment will be moving through the site and multiple construction equipment will operate simultaneously. To represent the average noise levels at each construction phase, Veneklasen assumed that the equipment would be moving between the center of the site and near all property lines. Therefore, the noise level of eighty-six (86) at any point outside the property plane is considered for the analysis.

The nearest property line to each side of the project site from the center of the closest proposed building is shown in Table 7 below.

Table 7
Distance to the Property Line from the Nearest Proposed Building

Receiver	Distance to the Property Line (feet)
East	193
North	236
West	110
South	179

The maximum predicted average noise levels at these locations due to construction operations are shown in Table 8 below.

Table 8
Construction Noise Levels at the Boundary of Receiver Locations

Project Phase	Receptor	Construction Noise Level (dBA)
Site Clearance	East	78
	North	76
	West	82
	South	78
Phase 2-Grading	East	72
	North	71
	West	77
	South	73
Phase 3-Site Utility	East	77
	North	75
	West	82
	South	78
Phase 4-Foundation & Slab Pouring	East	74
	North	73
	West	79
	South	75
Phase 5-Paving	East	75
	North	74
	West	80
	South	76
Phase 6-Building Construction	East	72
	North	71
	West	77
	South	73

According to the equipment list considered from similar projects, the construction noise level will range between 71 to 82 dBA at the nearest property line. Therefore, the project construction noise impact is less than significant with mitigation.

Mitigation 1. The impact is less than significant and the following mitigation measures have been identified to further minimize potential effects of construction noise on adjacent properties.

- Limit construction activity to the hours listed in Table 2.
- Schedule highest noise-generating activity and construction activity 75 ft away from the nearest property line.
- Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
- Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from project boundaries.
- Utilize "quiet" air compressors and other stationary equipment where feasible and available.
- Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

The project has no peculiar impacts.

3.3 Impact 2. Excessive ground-borne noise and vibration

Threshold: Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?

Construction equipment associated with building the project would be the only vibration-generating source introduced by the project, as there are no vibration sources from operations that will introduce vibration into the environment. Vibration generated by construction equipment, unless specified otherwise through permitting, would only occur during approved work hours per the City of Pleasanton, 8:00 am – 8:00 pm, six days a week and 10:00 a.m. – 6 p.m., Sundays and holidays. Table 6 shows the equipment used in each construction phase.

Table 9 below shows the construction equipment proposed by the project planning group and the typical vibration levels generated during operation. It is understood that for this project, pile drivers will not be used. The vibration levels for the equipment used in the construction phase are unavailable, therefore, Veneklasen utilized the vibration levels provided by the FTA Manual. Calculations were performed according to the FTA manual method. Samples of the calculations are included in Appendix D.

Table 9
Vibration Levels (Lv, VdB) of Typical Construction Equipment at 25 ft

Equipment	Reference RMS Velocity (Lv) at 25 ft. (VdB)
Vibratory roller	94
Large bulldozer	87
Caisson drilling	87
Loaded trucks	86
Jackhammer	79
Small bulldozer	58
Source: Federal Transit Administration (except Hanson 2001 for Vibratory rollers), 1995.	

Based on the reference vibration levels generated by typical construction equipment and analysis carried out by Veneklasen, construction equipment vibration levels at the project site boundary will not exceed the criteria per FTA guidelines shown in Table 3. Therefore, the impact is less than significant, and no mitigation is required. The predicted vibration levels of the proposed construction equipment at the boundary of the project site are shown in Table 10.

Table 10
Construction Vibration Levels at the Boundary of Project Site

Project Phase	Receptor	Construction Vibration Level, Lv, dB
Site Clearance	East	59
	North	57
	West	67
	South	60
Phase 2-Grading	East	34
	North	32
	West	42
	South	35
Phase 3-Site Utility	East	59
	North	57
	West	67
	South	60
Phase 4-Foundation & Slab Pouring	East	59
	North	57
	West	67
	South	60
Phase 5-Paving	East	60
	North	58
	West	68
	South	61
Phase 6-Building Construction	East	The equipment used at this stage of construction is mainly handheld tools and low vibration equipment which produces very low levels of vibration compared to the equipment used at previous phases.
	North	
	West	
	South	

3.4 Impact 3. Private Airstrip and Airport noise exposure

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

There are no private airstrips located within two miles away of the project site.

The closest public use airport to the project is the Livermore Municipal Airport, which is 2.4 miles away from the project site.

Therefore, there is no impact.

4.0 SUMMARY

4.1 Summary of significance of impacts

CEQA Noise Impact Question		No Impact	Less Than Significant	Less Than Significant with Mitigation	Potentially Significant
1	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.			**X**	
2	Generation of excessive ground borne vibration or ground born noise levels.		**X**		
3	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels	**X**			

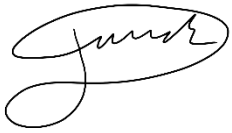
4.2 Summary of Mitigation Measures

Mitigation 1. The impact is less than significant and the following mitigation measures have been identified to further minimize potential effects of construction noise on adjacent properties.

- Limit construction activity to the hours listed in Table 2.
- Schedule highest noise-generating activity and construction activity 75 ft away from the nearest property line.
- Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
- Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from project boundaries.
- Utilize "quiet" air compressors and other stationary equipment where feasible and available.
- Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

We trust this meets the project's needs. If you have any questions, please do not hesitate to call.

Sincerely,
Veneklasen Associates, Inc.



David Varela
Associate



John LoVerde, *FASA*
Principal

APPENDIX A

Table A.1 – Definitions of Noise-Related Terms

Term	Definition
Decibel, dB	A unit describing the amplitude of sound equivalent to 20 times the logarithm, to the base 10, of the ratio of the pressure of the sound to the reference pressure of 20 μPa.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured in an A-weighting filter network. The A-weighting de-emphasizes the very low frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are in the A-weighted scale.
L_0 (L_{max}), L_2, L_8, L_{25}, L_{50}	The A-weighted noise levels that are exceeded 0 percent (maximum noise level), 2 percent, 8 percent, 25 percent, and 50 percent of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the stated measurement period.
Community Noise Equivalent Level, DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 P.M. to 10:00 P.M., and after addition of 10 decibels to noise levels in the night between 10:00 P.M. and 7:00 A.M.
Day-Night Noise Level, DNL, DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 P.M. and 7:00 A.M.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Impulsive Noise	Sound of short duration. Typically associated with an abrupt onset and rapid decay (i.e., gun-shots, etc.).
Pure Tones	A sound wave, residing over a small range of frequencies, which has a sinusoidal behavior over time.
VdB	Unit of measurement used by FHWA to describe ground-borne vibration. Equivalent to 20 times the logarithm, to the base 10, of the ratio of the root mean square ground-borne velocity to the reference of reference of $1x10^{-6}$ in/sec.

APPENDIX B

Table B.1 – MEASURED HOURLY NOISE LEVELS

Location	Start Time	Duration	LAeq	LAFmax
L1	9:00 am	1:00:00	46	69
	10:00 am	1:00:00	46	67
	11:00 am	1:00:00	45	59
	12:00 pm	1:00:00	48	70
	1:00 pm	1:00:00	46	68
	2:00 pm	1:00:00	45	62
	3:00 pm	1:00:00	45	69
	4:00 pm	1:00:00	44	65
	5:00 pm	1:00:00	46	69
	6:00 pm	1:00:00	46	59
	7:00 pm	1:00:00	45	60
	8:00 pm	1:00:00	46	66
	9:00 pm	1:00:00	48	67
	10:00 pm	1:00:00	44	65
	11:00 pm	1:00:00	40	57
	12:00 am	1:00:00	40	63
	1:00 am	1:00:00	37	55
	2:00 am	1:00:00	38	52
	3:00 am	1:00:00	41	61
	4:00 am	1:00:00	44	63
	5:00 am	1:00:00	49	66
	6:00 am	1:00:00	49	69
	7:00 am	1:00:00	47	77
	8:00 am	1:00:00	46	65
	9:00 am	0:30:00	46	68
S1	9:40 am	0:15:00	66	81
S2	9:20 am	0:15:00	49	64
S3	10:00 am	0:15:00	49	59

APPENDIX C

Construction Equipment Noise Calculation Samples

Phase 1 Site Clearence

Vineyards in Pleasanton
6469-015
12/9/2024

Project criteria (dBA): 86

sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Chain Saw	1	0	0	85	84	0	85	N/A	20%	20%	193	66	236	65	110	71	179	67
Truck	1	0	84	0	0	88	88	N/A	N/A	100%	193	76	236	74	110	81	179	77
Shovel	1	0	82	0	0	0	82	N/A	N/A	100%	193	70	236	69	110	75	179	71
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						78		76		82		78

Phase 2 Grading

Vineyards in Pleasanton
6469-015
12/9/2024

Project criteria (dBA): 86

sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Dozer	1	0	85	85	82	0	85	N/A	40%	40%	193	69	236	68	110	74	179	70
Grader	1	0	85	85	0	0	85	N/A	40%	40%	193	69	236	68	110	74	179	70
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						72		71		77		73

Phase 3 Site Utility

Project: Vineyards in Pleasanton
Project No.: 6469-015
Date: 12/9/2024

Project criteria (dBA): 86

Calculation of sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Truck	1	0	84	0	0	88	88	N/A	N/A	100%	193	76	236	74	110	81	179	77
Excavator	1	0	0	85	81	0	85	N/A	40%	40%	193	69	236	68	110	74	179	70
Front End Loader	1	0	80	80	79	78	80	N/A	40%	40%	193	64	236	63	110	69	179	65
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						77		75		82		78
						Total Sound Pressure Level at Receiver WITH Barrier						63		61		68		64

Phase 4 Foundation & Slab

Project: Vineyards in Pleasanton
Project No.: 6469-015
Date: 12/9/2024

Project criteria (dBA): 86

Calculation of sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Concrete Mixer Truck	1	0	85	85	79	82	85	N/A	40%	40%	193	69	236	68	110	74	179	70
Excavator	1	0	0	85	81	0	85	N/A	40%	40%	193	69	236	68	110	74	179	70
Tractor	1	0	0	84	0	86	86	N/A	40%	40%	193	70	236	68	110	75	179	71
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						74		73		79		75

Phase 5 Paving

Project	Vineyards in Pleasanton
Project No.	6469-015
Date	12/9/2024

Project criteria (dBA): 86

Calculation of sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Dozer	1	0	85	85	82	0	85	N/A	40%	40%	193	69	236	68	110	74	179	70
Paver	1	0	85	85	77	88	88	N/A	50%	50%	193	73	236	71	110	78	179	74
Roller	1	0	85	85	80	74	85	N/A	20%	20%	193	66	236	65	110	71	179	67
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						75		74		80		76

Phase 6 Building Construction

Project	Vineyards in Pleasanton
Project No.	6469-015
Date	12/9/2024

Project criteria (dBA): 86

Calculation of sound levels - user only edits project criteria max level, equipment type and quantity, and barrier distances. If needed, manually adjust distances between source and receiver (if center point at project site is not used) and reference utilization %

Equipment	Qty	Reference Sound Pressure Level @ 50 ft (dBA re: 20µPa)						Reference Utilization (%)			Receptor R1		Receptor R2		Receptor R3		Receptor R4	
		Client	FTA	FHWA (Predicted)	FHWA (Measured)	VA	Used	Client	FHWA	Used	Distance to R1 (ft)	Sound Pressure Level @ R1 (dBA re: 20µPa)	Distance to R2 (ft)	Sound Pressure Level @ R2 (dBA re: 20µPa)	Distance to R3 (ft)	Sound Pressure Level @ R3 (dBA re: 20µPa)	Distance to R4 (ft)	Sound Pressure Level @ R4 (dBA re: 20µPa)
Pneumatic Tools	1	0	85	85	85	85	85	N/A	50%	50%	193	70	236	69	110	75	179	71
Air Compressor	1	0	80	0	0	0	80	N/A	N/A	100%	193	68	236	67	110	73	179	69
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
No equipment	1	0	0	0	0	0	N/A	N/A	N/A	N/A	193	0	236	0	110	0	179	0
						Total Sound Pressure Level at Receiver NO Barrier						72		71		77		73

APPENDIX D

Construction Equipment Vibration Calculation Samples

Phase 1 Site Clearence

Project Name: Vinyards in Pleasanton
Project Number: 6469-015
Date: 12/9/2024

Edit cells in Yellow

Soil Class	Description of Soil Material	Suggested value of "n"
FTA Value	Typical value for general analysis.	1.5
California Category I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand; recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
California Category II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
California Category III	Hard soils: dense compacted sand, dry consolidated clay, consolidated gravel till, some exposed rock. (cannot dig with shove, need pick to break up)	1.1
California Category IV	Hard, competent rock bedrock, freshly exposed hard rock (difficult to break with hammer)	1.0

Recommended Values of Exponent "n" for PPV calcs
Description
FTA Value 1.5

			Receptor R1			Receptor R2			Receptor R3			Receptor R4		
			Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)
Damage Criteria			I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5
Annoyance Criteria			Category III Institutional land uses with primarily daytime use			Category III Institutional land uses with primarily daytime use			Category I: Buildings where vibration would interfere with interior operations			Category III Institutional land uses with primarily daytime use		
Annoyance Criteria	Equipment type	PPV_{ref} at 25 ft (in/sec)	I_{ref} at 25ft (Vdb)	Distance (ft) to R1	PPV_{equip} at R1	Lv at R1	Distance (ft) to R2	PPV_{equip} at R2	Lv at R2	Distance (ft) to R3	PPV_{equip} at R3	Lv at R3	Distance (ft) to R4	PPV_{equip} at R4	Lv at R4
Occasional Events: 30-70 events per day	Loaded trucks	0.076	86	193	0.004	59.4	256	0.003	56.8	110	0.008	66.7	179	0.004	60.4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
					0.004	59.4		0.003	56.8		0.009	66.7		0.004	60.4

Phase 2 Grading

Project Name: Vinyards in Pleasanton
Project Number: 6469-015
Date: 12/9/2024

Edit cells in Yellow

Soil Class	Description of Soil Material	Suggested value of "n"
FTA Value	Typical value for general analysis.	1.5
California Category I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand; recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
California Category II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
California Category III	Hard soils: dense compacted sand, dry consolidated clay, consolidated gravel till, some exposed rock. (cannot dig with shove, need pick to break up)	1.1
California Category IV	Hard, competent rock bedrock, freshly exposed hard rock (difficult to break with hammer)	1.0

Recommended Values of Exponent "n" for PPV calcs
Description
FTA Value 1.5

			Receptor R1			Receptor R2			Receptor R3			Receptor R4		
			Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)
Damage Criteria			I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5
Annoyance Criteria			Category III Institutional land uses with primarily daytime use			Category III Institutional land uses with primarily daytime use			Category I: Buildings where vibration would interfere with interior operations			Category III Institutional land uses with primarily daytime use		
Annoyance Criteria	Equipment type	PPV_{ref} at 25 ft (in/sec)	I_{ref} at 25ft (Vdb)	Distance (ft) to R1	PPV_{equip} at R1	Lv at R1	Distance (ft) to R2	PPV_{equip} at R2	Lv at R2	Distance (ft) to R3	PPV_{equip} at R3	Lv at R3	Distance (ft) to R4	PPV_{equip} at R4	Lv at R4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
					0.0003	34.4		0.0002	31.8		0.0007	41.7		0.000	35.4

Phase 3 Site Utility

Project Name: Vinyards in Pleasanton
Project Number: 6469-015
Date: 12/9/2024

Edit cells in Yellow

Soil Class	Description of Soil Material	Suggested value of "n"
FTA Value	Typical value for general analysis.	1.5
California Category I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand; recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
California Category II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
California Category III	Hard soils: dense compacted sand, dry consolidated clay, consolidated gravel till, some exposed rock. (cannot dig with shove, need pick to break up)	1.1
California Category IV	Hard, competent rock bedrock, freshly exposed hard rock (difficult to break with hammer)	1.0

Recommended Values of Exponent "n" for PPV calcs
Description
FTA Value 1.5

			Receptor R1			Receptor R2			Receptor R3			Receptor R4		
			Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)
Damage Criteria			I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5
Annoyance Criteria			Category III Institutional land uses with primarily daytime use			Category III Institutional land uses with primarily daytime use			Category I: Buildings where vibration would interfere with interior operations			Category III Institutional land uses with primarily daytime use		
Annoyance Criteria	Equipment type	PPV_{ref} at 25 ft (in/sec)	I_{ref} at 25ft (Vdb)	Distance (ft) to R1	PPV_{equip} at R1	Lv at R1	Distance (ft) to R2	PPV_{equip} at R2	Lv at R2	Distance (ft) to R3	PPV_{equip} at R3	Lv at R3	Distance (ft) to R4	PPV_{equip} at R4	Lv at R4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Loaded trucks	0.076	86	193	0.004	59.4	256	0.003	56.8	110	0.008	66.7	179	0.004	60.4
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
					0.004	59.4		0.003	56.8		0.009	66.7		0.004	60.4

Phase 4 Foundation & Slab

Project Name: Vinyards in Pleasanton
Project Number: 6469-015
Date: 12/9/2024

Edit cells in Yellow

Soil Class	Description of Soil Material	Suggested value of "n"
FTA Value	Typical value for general analysis.	1.5
California Category I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand; recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
California Category II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
California Category III	Hard soils: dense compacted sand, dry consolidated clay, consolidated gravel till, some exposed rock. (cannot dig with shove, need pick to break up)	1.1
California Category IV	Hard, competent rock bedrock, freshly exposed hard rock (difficult to break with hammer)	1.0

Recommended Values of Exponent "n" for PPV calcs
Description
FTA Value 1.5

			Receptor R1			Receptor R2			Receptor R3			Receptor R4		
			Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)
Damage Criteria			I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5
Annoyance Criteria			Category III Institutional land uses with primarily daytime use			Category III Institutional land uses with primarily daytime use			Category I: Buildings where vibration would interfere with interior operations			Category III Institutional land uses with primarily daytime use		
Annoyance Criteria	Equipment type	PPV_{ref} at 25 ft (in/sec)	I_{ref} at 25ft (Vdb)	Distance (ft) to R1	PPV_{equip} at R1	Lv at R1	Distance (ft) to R2	PPV_{equip} at R2	Lv at R2	Distance (ft) to R3	PPV_{equip} at R3	Lv at R3	Distance (ft) to R4	PPV_{equip} at R4	Lv at R4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Loaded trucks	0.076	86	193	0.004	59.4	256	0.003	56.8	110	0.008	66.7	179	0.004	60.4
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
					0.004	59.4		0.003	56.8		0.009	66.7		0.004	60.4

Phase 5 Paving

Project Name: Vinyards in Pleasanton
Project Number: 6469-015
Date: 12/9/2024

Edit cells in Yellow

Soil Class	Description of Soil Material	Suggested value of "n"
FTA Value	Typical value for general analysis.	1.5
California Category I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand; recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
California Category II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
California Category III	Hard soils: dense compacted sand, dry consolidated clay, consolidated gravel till, some exposed rock. (cannot dig with shove, need pick to break up)	1.1
California Category IV	Hard, competent rock bedrock, freshly exposed hard rock (difficult to break with hammer)	1.0

Recommended Values of Exponent "n" for PPV calcs
Description
FTA Value 1.5

			Receptor R1			Receptor R2			Receptor R3			Receptor R4		
			Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)	Building category		Criteria PPV (in/sec)
Damage Criteria			I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5	I. Reinforced-concrete, steel or timber (no plaster)		0.5
Annoyance Criteria			Category III Institutional land uses with primarily daytime use			Category III Institutional land uses with primarily daytime use			Category I: Buildings where vibration would interfere with interior operations			Category III Institutional land uses with primarily daytime use		
Annoyance Criteria	Equipment type	PPV_{ref} at 25 ft (in/sec)	I_{ref} at 25ft (Vdb)	Distance (ft) to R1	PPV_{equip} at R1	Lv at R1	Distance (ft) to R2	PPV_{equip} at R2	Lv at R2	Distance (ft) to R3	PPV_{equip} at R3	Lv at R3	Distance (ft) to R4	PPV_{equip} at R4	Lv at R4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Small bulldozer	0.003	58	193	0.000	31.4	256	0.000	28.8	110	0.000	38.7	179	0.000	32.4
Occasional Events: 30-70 events per day	Large Bulldozer	0.089	87	193	0.004	60.4	256	0.003	57.8	110	0.010	67.7	179	0.005	61.4
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Infrequent Events: <30 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
Frequent Events: >70 events per day	No Equipment	N/A	N/A	193	0.000	0.0	256	0.000	0.0	110	0.000	0.0	179	0.000	0.0
					0.0044	60.4		0.0033	57.8		0.0103	67.7		0.005	61.4

Appendix H: Transportation Analysis

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: November 19, 2024

To: Mr. Matt Nelson, City of Pleasanton

From: Brett Walinski, T.E.

Subject: Transportation Analysis for 1 Vineyard Avenue Residential Development

Hexagon Transportation Consultants, Inc. has completed this transportation analysis for the proposed residential development at 1 Vineyard Avenue in Pleasanton, California. The site location is shown on Figure 1. The existing site is vacant. The project proposes to construct 27 single family homes with accessory dwelling units (ADUs). Primary access to the site would be provided via Thiessen Street and Manoir Lane. The site plan is shown on Figure 2.

Scope of Study

The analysis was conducted following the standards and methodologies prescribed by the *City of Pleasanton 2023-2031 Housing Element Update EIR* (hereafter referred to as the "Housing Element EIR") and the California Environmental Quality Act (CEQA). In accordance with Housing Element EIR methods, a VMT analysis was performed.

In addition to a VMT analysis, the City of Pleasanton required a Local Transportation Analysis (LTA) to evaluate the project's adverse effects on nearby intersection operations and to identify any potential operational deficiencies caused or exacerbated by the project. To that end, this study includes an analysis of weekday peak hour traffic conditions at six intersections on Vineyard Avenue.

These are identified below and shown on Figure 1.

1. Vineyard Avenue & Pietronave Lane/Yolanda Court (signalized)
2. Vineyard Avenue & Vineyard Terrace (unsignalized)
3. Vineyard Avenue & Thiessen Street (unsignalized)
4. Vineyard Avenue & Manoir Lane (unsignalized)
5. Vineyard Avenue & Safreno Way (unsignalized)
6. Vineyard Avenue & Machado Place (unsignalized)

The effects of the project were evaluated during the weekday AM and PM peak hours. The AM peak hour of traffic is typically between 7:00 AM and 9:00 AM and the PM peak hour is typically between 4:00 PM and 6:00 PM. It is during these periods that the most congested traffic conditions occur on an average weekday.

This report also includes a focused evaluation of project site access and circulation as well as impacts to bikes, pedestrians, and transit.

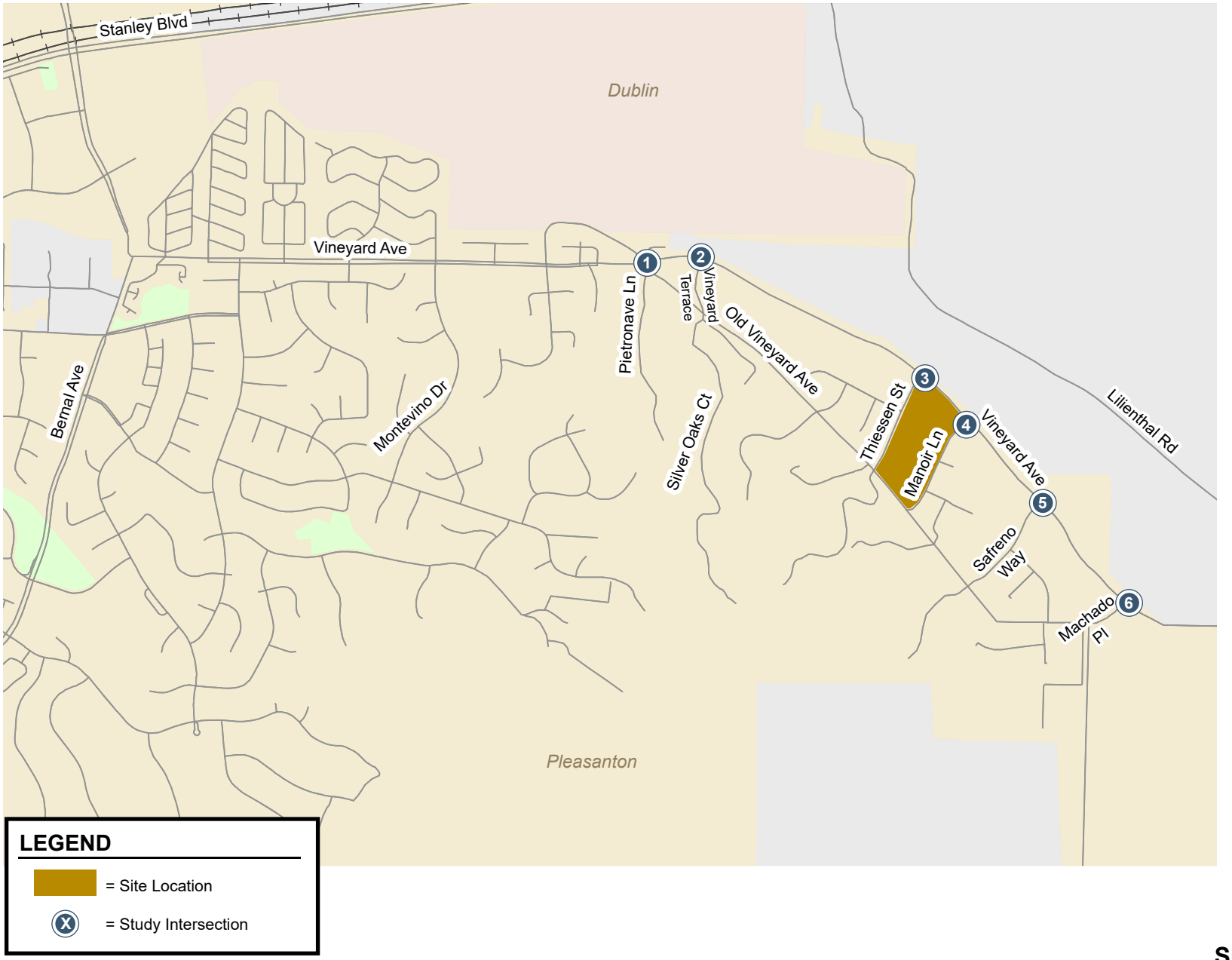


Figure 1
Site Location

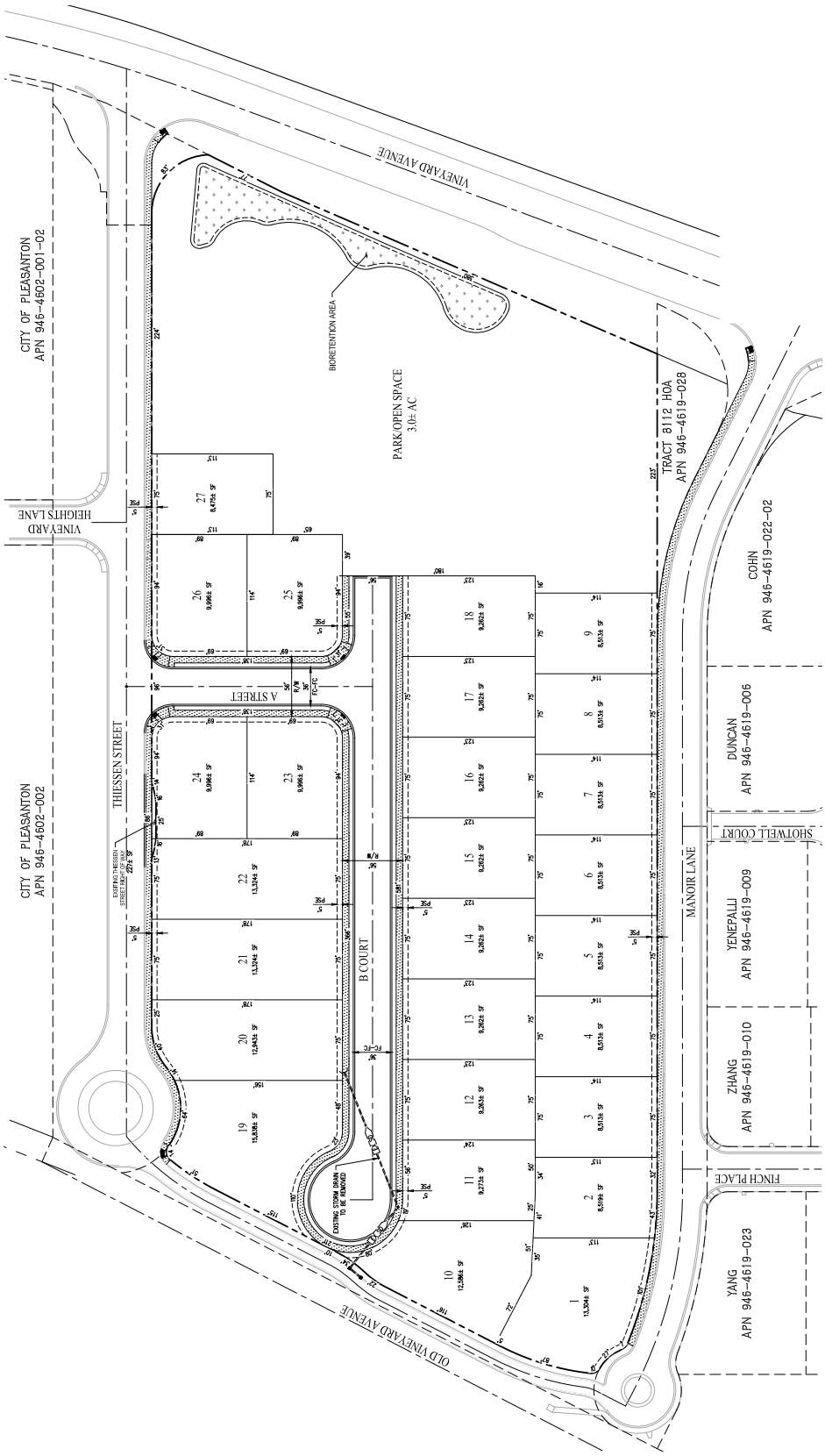


Figure 2
Site Plan

NORTH
Not to Scale

Traffic conditions were evaluated for the following scenarios:

Scenario 1: *Existing Conditions.* Existing conditions are represented by existing peak hour traffic volumes on the existing roadway network. Existing traffic volumes were obtained from recent traffic counts conducted in February and August 2024.

Scenario 2: *Existing Plus Project Conditions*. Project trips were added to existing traffic volumes. Existing plus project conditions were evaluated relative to existing conditions in order to determine potential adverse project effects.

Scenario 3: *Cumulative Conditions without the Project.* Cumulative conditions are represented by buildout of the City's 2040 General Plan. Traffic volumes for cumulative conditions without the project were provided in the City's Synchro database, which includes the 2040 buildout of the City's General Plan.

Scenario 4: *Cumulative Conditions with the Project.* Traffic volumes for cumulative conditions with the project were estimated by adding the project traffic to the cumulative without project traffic volumes. Cumulative with project conditions were evaluated relative to cumulative without project conditions in order to determine potential far-term adverse project effects.

A Congestion Management Program (CMP) analysis was not required because the project is estimated to generate fewer than 100 peak-hour trips.

Intersection Analysis Methods

Traffic conditions at the signalized study intersections were evaluated using level of service (LOS). *Level of Service* is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

The City of Pleasanton evaluates level of service at signalized intersections based on the Highway Capacity Manual (HCM) level of service methodology using Synchro software. The HCM method evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. The City of Pleasanton level of service standard for signalized intersections is LOS D, with exceptions that are not applicable to this study. All of the study intersections are located in the City of Pleasanton and are therefore subject to the City of Pleasanton level of service standards.

The project is said to create an adverse effect if (1) it would cause the signalized intersection LOS to degrade below its level of service standard or (2) it would add 10 or more project trips to a signalized intersection that is operating below its level of service standard under no project conditions.

An adverse effect at a signalized intersection is said to be satisfactorily mitigated when measures are implemented that would restore intersection levels of service to an acceptable LOS or restore the intersection to operating levels that are better than no project conditions.

Five of the six study intersections are unsignalized. Synchro software was also used to apply the HCM operations method for evaluation of conditions at unsignalized intersections. This method is applicable for side-street-stop-controlled (SSSC) intersections. For SSSC intersections, levels of service and delays are calculated for both the overall average delay for the intersection and for the approach with highest delay.

The level of service analysis at unsignalized intersections was supplemented with an assessment of the need for signalization of the unsignalized intersections. For this study, the need for signalization is assessed, in part, on the basis of the operating conditions at the unsignalized intersections (i.e., level of service) and on the peak hour volume signal warrant – warrant #3 – described in the *California Manual on Uniform Traffic Control Devices* (MUTCD). This method provides an indication of whether traffic conditions and peak hour traffic levels are, or would be, sufficient to justify installation of a traffic signal.

The peak hour signal warrant is intended for use at locations where traffic conditions are such that for a minimum of one hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. Accordingly, in the peak-hour signal warrant for SSSC intersections, the side street represents the 'minor' street.

The project is said to create an adverse effect on an unsignalized intersection if the LOS of a controlled movement degrades from LOS E or better to LOS F, or at intersections where a controlled movement already operates at LOS F, one of the following:

- Project traffic results in satisfaction of the peak hour volume traffic signal warrant;
- Project traffic increases minor movement delay by more than 30 seconds; or
- Where the peak hour volume signal warrant is met without project traffic and delay cannot be measured, the project increases traffic by 10 or more vehicles per lane on the controlled approach.

Unlike signalized intersections, which typically represent constraint points for the roadway network, unsignalized intersections rarely limit the potential capacity of a roadway. The determination of appropriate improvements to unsignalized intersections typically includes a qualitative and quantitative analysis of movement delay, traffic signal warrants, movement traffic volumes, availability of alternate routes, and intersection safety. For this reason, improvements to unsignalized intersections are frequently determined on the basis of professional judgment.

Summary of Housing Element EIR VMT Analysis

The Housing Element EIR concluded that the VMT from the Housing Element would be significant and unavoidable at both the project and cumulative level, even after implementation of mitigation measures. The Housing Element EIR disclosed that development consistent with the Housing Element Update would reduce the home-based VMT per resident, with an average of 22.3 VMT per resident in 2040, but that home-based VMT would exceed the threshold of significance of 15.0 (i.e., 15 percent below the Alameda County 2040 No Project Average home-based VMT per capita).

The Housing Element Update includes Mitigation Measure (MM) TRANS-2 to reduce VMT. MM TRANS-2 requires individual housing project development proposals that do not screen out from a VMT impact analysis to provide a quantitative VMT analysis using the methodology used for the Draft Program Housing Element EIR and, if results indicate the VMT associated with the individual housing project would be above the threshold, that project would be required to include VMT reduction measures. Under MM TRANS-2, projects resulting in a significant impact may implement Transportation Demand Management (TDM) measures and/or physical measures to reduce VMT. The Housing Element EIR determined that because the effectiveness of the VMT reduction measures in reducing an individual development project's VMT impact to a less than significant level could not be confirmed, implementation of MM TRANS-2 would not be sufficient to reduce impacts to less than significant levels. VMT impacts would remain significant and unavoidable even with mitigation incorporated.

Project VMT Analysis

Senate Bill (SB) 743 has changed the primary metric for identifying transportation impacts under the California Environmental Quality Act (CEQA). Whereas the metric had been vehicle level of service (LOS), it's now daily vehicle-miles travelled (VMT). The City of Pleasanton VMT Policy for residential projects was established in the Housing Element EIR. The policy defines the process by which to determine a project's impact on VMT. The process entails first conducting a screening analysis for the project. If the project cannot be screened out, then the project's effect on VMT needs to be evaluated by means of a detailed VMT analysis. The proposed project does not meet the screening criteria.

Project VMT was evaluated based on data from the Housing Element EIR to estimate project VMT per capita for year 2040. City staff has stated that the Housing Element EIR clears 28 units on the project site. The project is proposing 27 units. Housing Element EIR employed the Alameda County Transportation Commission (Alameda CTC) model to estimate project VMT against the City's established threshold of significance to determine if the project would impact VMT. Residential developments like this project are evaluated in terms of VMT per capita (or per home-based VMT per resident).

According to the Housing Element EIR, the 2040 project VMT threshold of significance for residential developments in Pleasanton is 15 percent below the Alameda County average home-based VMT per resident. The Alameda County average home-based VMT per resident is 17.6. The threshold for the project is then 85 percent of that, or 15.0. The home-based VMT per capita identified in Housing Element EIR shows that the 2040 VMT per capita is 39.9 in the traffic analysis zone in which the project is located.

Because the project is smaller than what was previously approved in the Housing Element EIR (27 units proposed versus 28 units cleared), the project would not result in an overall VMT from the project site that is higher than what was previously environmentally cleared. The reduction in housing units by the project relative to the Housing Element EIR results in a lower overall VMT from the project site (i.e. fewer units means less VMT from the site, overall). However, since the VMT metric used in the Housing Element EIR to determine a significant impact is an "average per capita," the average VMT per capita for a 27-unit project would be no different than it would be for 28 units. Therefore, the Housing Element EIR's reported 39.9 average VMT per capita from the project site is also applicable to the proposed project. As required by the Housing Element EIR methodology, a detailed assessment of project VMT was evaluated using the Alameda CTC VMT Reduction Calculator Tool (see Appendix A). The project would include two measures that would reduce VMT - Measure 3D which provides a 0.1% reduction for "Bike Parking," and Measure 4B which provides a 1.3% reduction for "Pedestrian Facility Improvement" (sidewalk construction along the project frontage). Including these measures, the Project VMT per capita would be reduced to 39.3, but still exceed the 15.0 threshold of significance. The project would therefore have a significant adverse transportation impact on VMT under CEQA. The Housing Element EIR states:

> *Mitigation Measure (MM) TRANS-2 requires individual housing project development proposals that do not screen out from a VMT impact analysis to provide a quantitative VMT analysis using the methodology used for this Draft Program EIR analysis and, if results indicate the VMT associated with the individual housing project would be above the threshold, it would be required to include VMT reduction measures. Projects which result in a significant impact may implement Transportation Demand Management (TDM) measures and physical measures to reduce VMT.*

Because the effectiveness of the VMT reduction measures in reducing an individual development project's VMT impact to a less than significant level cannot be confirmed in this analysis, the impact would remain significant and unavoidable with mitigation.

The project's VMT per capita would exceed the threshold set forth in the Housing Element EIR. However, this impact was identified in the Housing Element EIR and it was determined to be significant and unavoidable with mitigation. The project is proposing two measures to reduce VMT. This would comply with Mitigation Measure TRANS-2, which states that the project is required to implement VMT reduction measures.

Existing Transportation Setting

Local access to the project site is provided via Vineyard Avenue, Thiessen Street and Manoir Lane. These roadways are described below.

Vineyard Avenue is an east/west two-lane roadway that extends from Bernal Avenue at the west end to State Route 84 at the east end, with a two-way center left turn lane fronting the site. Vineyard Avenue has Class II bike lanes on both sides with no sidewalks and no curb & gutter in the vicinity of the site. Parking is prohibited on both sides of Vineyard Avenue in the vicinity of the site. Vineyard Avenue provides direct access to the site via Thiessen Street and Manoir Lane.

Thiessen Street is a two-lane north/south local street that extends from Vineyard Avenue at the north end to a cul-de-sac at the south end. The cul-de-sac provides access to private streets and driveways across from, and south of, the Old Vineyard Avenue Trail (the trail is described in a later section). Motor vehicle access to the Old Vineyard Avenue Trail is blocked by bollards. The intersection of Thiessen Street and the trail is stop-controlled on all approaches. Thiessen Street borders the west side of the site. It has curb & gutter on both sides, with sidewalks on the east side (directly fronting the site) but for a short gap in the sidewalk midway along Thiessen Street. Parking is permitted on street except for a short section on the east side opposite Vineyard Heights Lane. Thiessen Street would provide direct access to the project site.

Manoir Lane is a two-lane north/south local street that extends from Vineyard Avenue at the north end and ends in a cul-de-sac at the south end, about 20 feet north of the Old Vineyard Avenue Trail. Manoir Lane borders the east side of the site. It has curb & gutter and sidewalk on both sides, except for a short section on the west side south of Finch Place. Parking is permitted on both sides except for a southern section of Manoir Lane on the west side.

Frontage Road. There is a one-lane, one-way eastbound frontage road at the south end of the site between the site and the Old Vineyard Avenue Trail. Access to the frontage road is currently blocked by bollards at the entrance from the Thiessen Street cul-de-sac. The frontage road would otherwise provide access from the cul-de-sac on Thiessen Street to the cul-de-sac on Manoir Lane. The frontage road does not connect to the site or the trail, except by pedestrian path at the Manoir Lane cul-de-sac. The frontage road has no sidewalks and no parking on either side.

Bicycle Facilities

The bicycle facilities in the City of Pleasanton are identified and described in the *City of Pleasanton Bicycle & Pedestrian Master Plan*, 2018. The existing and planned bicycle facilities in the immediate vicinity of the project are described below.

Vineyard Avenue has existing Class II bike lanes from Bernal Avenue to SR 84.

Old Vineyard Avenue Trail is an existing Class I shared-use path/trail extending from north of the intersection at Vineyard Avenue and Pietronave Lane to Mingoia Street to the east where the trail ends and turns into Machado Place. Between Vineyard Terrace and Mangoia Street, the trail is crossed at several locations where the public streets turn into private streets on the south side of the trail. In the vicinity of the site, the streets that cross the trail are Thiessen Street, Frog Hill Lane, and Safreno Way/Tuscany Place. All of these crossings are stop controlled on all approaches (including the trail) and bollards are in place to block motor vehicle access to the trail.

Pedestrian Facilities

Most local streets in the immediate vicinity of the site have sidewalks, with the few exceptions as described previously. Vineyard Avenue, the principal access to the site, does not have sidewalks.

As described above, the Old Vineyard Avenue Trail is a Class I shared-use path from north of the intersection at Vineyard Avenue and Pietronave Lane to Mingoia Street east of the site.

The signalized intersection at Vineyard Avenue & Pietronave Lane/Yolanda Court has crosswalks on all approaches with curb ramps and pedestrian-actuated pedestrian-crossing phases on all approaches. The intersection is directly accessible on foot or by bike via the Old Vineyard Avenue Trail. The intersection is approximately one-half mile from the site.

Transit Service

Existing transit service in the area is provided by the Livermore Amador Valley Transit Authority (LAVTA). LAVTA currently provides school bus service on Vineyard Avenue between Ruby Hill and schools in Pleasanton.

Bus Line 601 will, in Fall 2024, provide bus service between Ruby Hill and Pleasanton Middle School, via Vineyard Avenue and Bernal Avenue. Route 601 will operate one westbound bus in the AM peak hour departing Ruby Hill at 7:50 AM and arriving at Pleasanton Middle School at 8:30 AM. Wednesday times are approximately 60 minutes later. In the PM peak hour, Route 601 will operate one eastbound bus departing Pleasanton Middle School at 3:15 and arriving at Ruby Hill at approximately 3:50 PM. The bus stop nearest the site is located at the intersection of Vineyard Avenue and El Capitan Drive/Montevino Drive one mile west of the site.

Bus Line 611 will, in Fall 2024, provide bus service between Ruby Hill, Vintage Hills and Amador Valley High School, via Vineyard Avenue, Stanley Boulevard and Main Street/Santa Rita Road. Route 611 will operate one westbound bus in the AM peak hour departing Ruby Hill at 7:30 AM and arriving at Amador Valley High School at 8:10 AM. Wednesday and Thursday times are 20 minutes later. In the PM peak hour, Route 611 will operate one eastbound bus departing Amador Valley High School at 3:35 PM and arriving at Ruby Hill at approximately 4:15 PM. The bus stop nearest the site is located at the intersection of Vineyard Avenue and El Capitan Drive/Montevino Drive one mile west of the site.

The San Francisco Bay Area Rapid Transit (BART) District provides heavy-rail, regional transit service in four Bay Area counties, including Alameda, Contra Costa, San Francisco, and San Mateo via five rail lines, operating approximately between 5:00 AM and 1:00 AM, with departures every 20 minutes. The Dublin/Pleasanton BART station is located approximately five miles from the project site.

Existing Traffic Observations

Traffic conditions in the field were observed in order to identify existing operational deficiencies and to confirm the accuracy of calculated levels of service. The purpose of this effort was (1) to identify any existing traffic problems that may not be directly related to intersection level of service, and (2) to identify any locations where the level of service calculation does not accurately reflect level of service in the field.

Observations in the field showed no issues that would adversely affect level of service at the study intersections or otherwise suggest that the calculated levels of service are not representative of conditions in the field. However, several of the unsignalized study intersections on Vineyard Avenue currently have limited sight distance for minor street traffic.

The speed limit on Vineyard Avenue in the vicinity of the site is 45 miles per hour east of the intersection at Vineyard Avenue and Pietronave Lane/Yolanda Court. It was observed in the field at the unsignalized study intersections that, looking west (along Vineyard Avenue) from the minor streets, the sight distance for northbound left and right turns is less than ideal because of landscaping partially obscuring the line of sight. Achieving adequate sight distance sometimes requires vehicles to pull past the stop bar into the bike lane. City staff have reviewed the collision data at all of the unsignalized study intersections and determined that there have been no collisions at any of these locations in the past 3 years. In order to improve sight distance at these locations, the landscaping would need to be cleared back from Vineyard Avenue.

Recommendation 1: At the unsignalized study intersections along Vineyard Avenue, the City should field review and cut back the landscaping where appropriate in order to ensure adequate sight distance from the minor streets.

Project Traffic Estimates

The magnitude of traffic produced by a new development, and the locations where that traffic would appear, are typically estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site was estimated for the weekday AM and PM peak hours. As part of the project trip distribution step, an estimate was made of the directions to and from which the project trips would travel. In the project trip assignment step, the project trips were assigned to specific streets and intersections in the study area. These procedures are described further in the following sections.

Through empirical research, data have been collected that correlate common land uses to their propensity for producing traffic. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. Project trip generation was estimated by applying to the size and use of the development the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, *11th Edition*.

Trip generation for the project was estimated by combining the ITE trip generation rates for single family homes (ITE code 210) and ADUs (represented by ITE code 220 for multi-family units). Accordingly, the project would generate 437 daily vehicle trips, with 30 trips occurring during the AM peak hour and 39 trips occurring during the PM peak hour. The project trip generation is shown in Table 1.

The project trip distribution was determined from existing travel patterns near the site, as measured by recent traffic counts of vehicle movements to and from Vineyard Avenue by residential uses at the study intersections. From the counts, it was estimated that 75 percent of project trips would travel to and from the west. The remainder would travel to and from the east. The trip assignment is shown on Figure 3.

Table 1
Project Trip Generation Estimates

		Daily		AM Peak Hour				PM Peak Hour			
Land Use	Size	Rate[1]	Trips	Rate[1]	Trips	In	Out	Rate[1]	Trips	In	Out
Residential Project	27 units	16.17	437	1.10	30	8	22	1.45	39	25	14

[1] Rates based on ITE Trip Generation, 11th Edition for Single Family Detached Housing (LU code 210) and Multi Family Housing (LU code 220).

Existing Traffic Volumes and Roadway Network

Traffic volumes for the unsignalized intersections were determined from existing traffic counts conducted in August 2024. Existing traffic volumes at the signalized intersection of Pietronave Lane & Vineyard Avenue were obtained from February 2024 counts by the city. The existing volumes are shown on Figure 4. Existing plus project traffic conditions are represented by existing traffic volumes plus project trips on the existing roadway network. Existing plus project volumes are shown on Figure 5. The count data are included in Appendix B.

1 Vineyard Avenue Residential

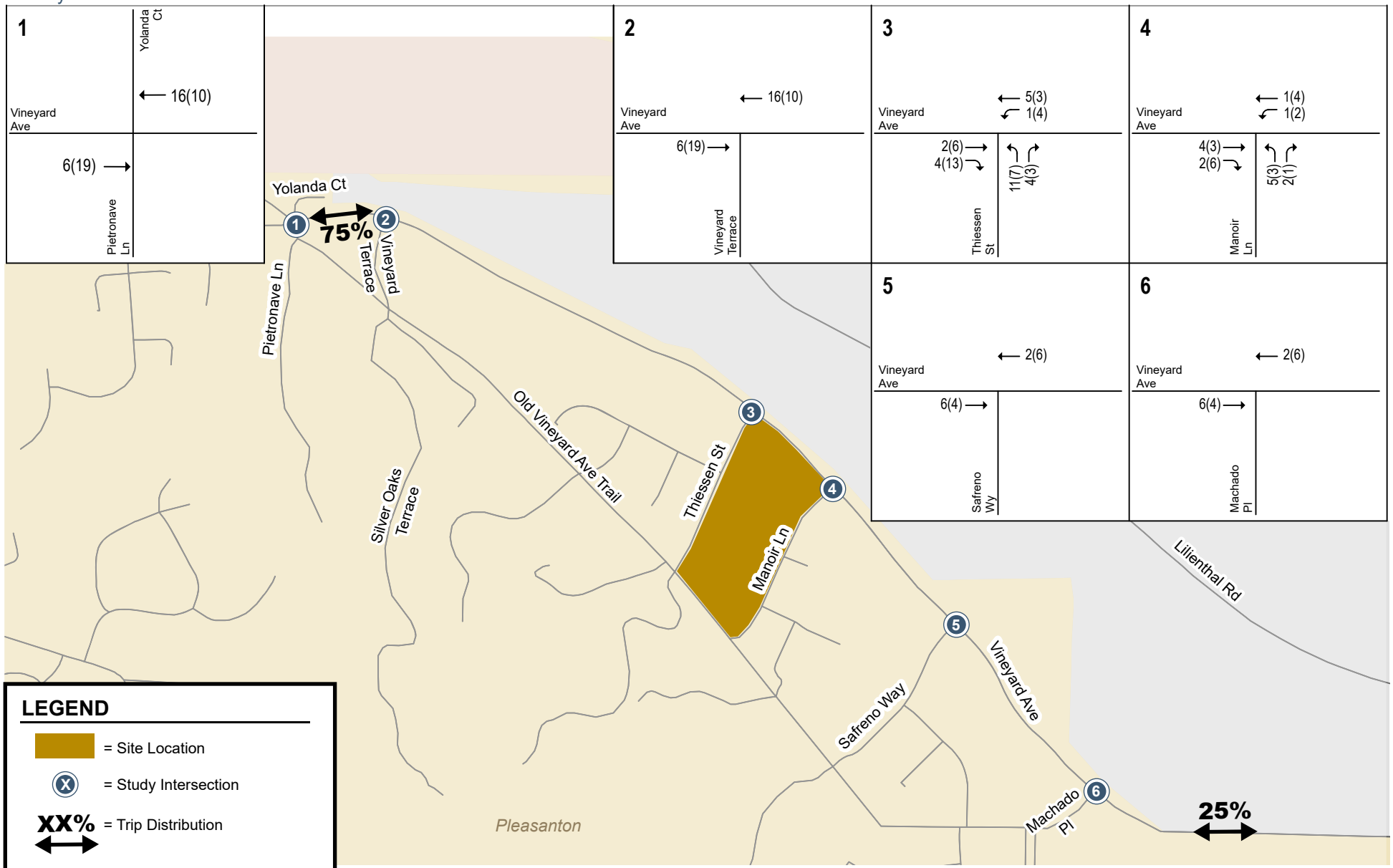


Figure 3
Project Trip Assignment and Trip Distribution

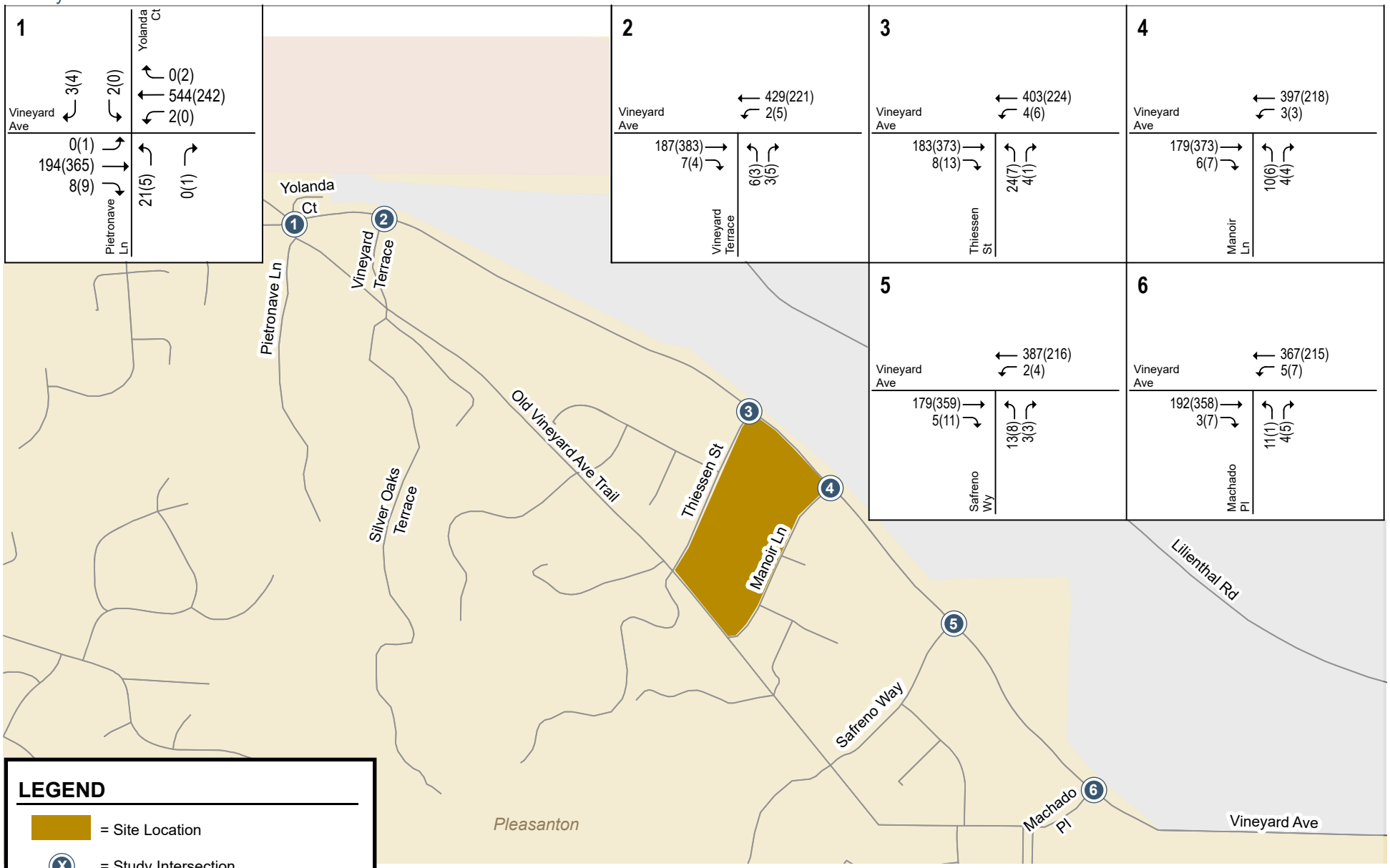


Figure 4
Existing Traffic Volumes

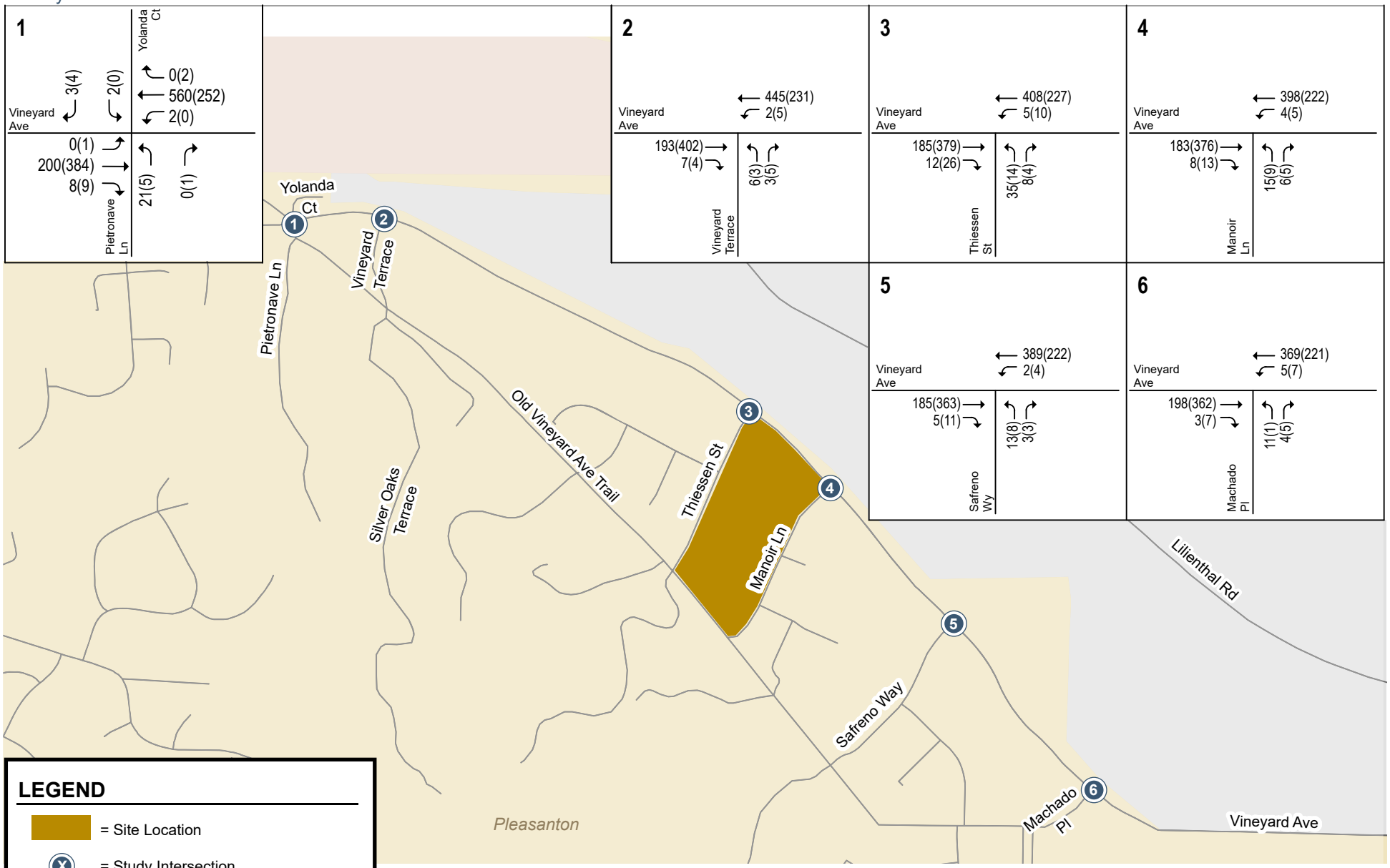


Figure 5
Existing Plus Project Traffic Volumes

Existing Conditions Intersection Levels of Service

Intersection levels of service were calculated for both signalized and unsignalized intersections under existing and existing plus project conditions. The results of the intersection level of service analysis under these scenarios are summarized in Table 2. The level of service calculations are included in Appendix C.

Table 2
Existing and Existing plus Project Intersection Levels of Service

				Existing		Existing + Project		
Intersection	Traffic Control	Peak Hour	Count Date[1]	Delay[2]	LOS[2]	Delay[2]	LOS[2]	Change in Delay
Signalized Intersection								
Vineyard Ave & Pietronave Ln/Yolanda Ct	signal	AM	2/29/24	3.1	A	3.2	A	0.1
		PM	2/28/24	2.5	A	2.5	A	0.0
Unsignalized Intersections								
Vineyard Ave & Vineyard Terrace	SSSC	AM	8/22/24	0.2/13.2	A/B	0.2/13.4	A/B	0.0/0.2
		PM	8/22/24	0.2/12.0	A/B	0.2/12.3	A/B	0.0/0.3
Vineyard Ave & Thiessen St	SSSC	AM	8/22/24	0.7/13.9	A/B	1.0/14.2	A/B	0.3/0.3
		PM	8/22/24	0.3/13.9	A/B	0.5/14.2	A/B	0.2/0.3
Vineyard Ave & Manoir Lane	SSSC	AM	8/22/24	0.3/12.9	A/B	0.5/13.1	A/B	0.2/0.2
		PM	8/22/24	0.2/12.7	A/B	0.4/13.1	A/B	0.2/0.4
Vineyard Ave & Safreno Way	SSSC	AM	8/22/24	0.4/13.4	A/B	0.4/13.5	A/B	0.0/0.1
		PM	8/22/24	0.3/13.0	A/B	0.3/13.1	A/B	0.0/0.1
Vineyard Ave & Machado Place	SSSC	AM	8/22/24	0.4/13.0	A/B	0.4/13.1	A/B	0.0/0.1
		PM	8/22/24	0.2/11.2	A/B	0.2/11.3	A/B	0.0/0.1

Note 1: Intersection levels of service were determined using Synchro traffic analysis software, based on the Highway Capacity Manual (HCM) methodology.

Note 2: City of Pleasanton LOS standard for signalized intersections is LOS D. The LOS standard for unsignalized intersections is LOS E for the side-street controlled movement at the intersection.

[1] Traffic counts for the intersection of Vineyard Ave & Pietronave Ln/Yolanda Court were obtained from the City of Pleasanton. The remainder were conducted for this study.

[2] Signalized intersection levels of service and delays reported are for average control delay per vehicle. The intersection levels of service and delays reported for the side-street-stop-controlled (SSSC) intersections are reported for both the overall average delay / the approach with highest delay.

The results of the existing conditions analysis show that, during the AM and PM peak hours, all study intersections currently operate at acceptable levels of service and would continue to do so after the project is completed. These findings apply to both the signalized and unsignalized study intersections.

Cumulative Conditions Intersection Levels of Service

Cumulative traffic volumes (without the project) were estimated using forecasts from the City of Pleasanton travel demand forecast (TDF) model under the city's 2040 Buildout scenario. The

Pleasanton TDF model includes various local and regional transportation improvements outside of the project area, none of which would directly affect the traffic conditions reported here. There are no planned improvements at the study intersections under buildout conditions.

Project trips were added to the cumulative (without the project) traffic volumes to estimate the cumulative with project traffic volumes. Cumulative with project conditions were evaluated relative to cumulative conditions without the project in order to determine potential project effects. Traffic volumes under cumulative conditions without and with the project are shown on Figures 6 and 7, respectively.

Intersection levels of service were calculated for both signalized and unsignalized intersections under cumulative without project and cumulative with project conditions. The level of service results for cumulative conditions are summarized in Table 3. The level of service calculations are included in Appendix C.

Table 3
Cumulative without Project and Cumulative with Project Intersection Levels of Service

			Cumulative without Project		Cumulative with Project		
Intersection	Traffic Control	Peak Hour	Delay[1]	LOS[1]	Delay[1]	LOS[1]	Change in Delay
Signalized Intersection							
Vineyard Ave & Pietronave Ln/Yolanda Ct	signal	AM	4.0	A	4.1	A	0.1
		PM	4.0	A	4.0	A	0.0
Unsignalized Intersections							
Vineyard Ave & Vineyard Terrace	SSSC	AM	0.2/15.6	A/C	0.2/16.0	A/C	0.0/0.4
		PM	0.2/17.6	A/C	0.2/18.1	A/C	0.0/0.5
Vineyard Ave & Thiessen St	SSSC	AM	0.6/16.8	A/C	0.9/17.4	A/C	0.3/0.6
		PM	0.2/22.4	A/C	0.5/23.3	A/C	0.3/0.9
Vineyard Ave & Manoir Lane	SSSC	AM	0.3/15.2	A/C	0.5/15.6	A/C	0.2/0.4
		PM	0.2/19.3	A/C	0.3/20.3	A/C	0.1/1.0
Vineyard Ave & Safreno Way	SSSC	AM	0.4/16.1	A/C	0.4/16.3	A/C	0.0/0.2
		PM	0.3/20.2	A/C	0.3/20.5	A/C	0.0/0.3
Vineyard Ave & Machado Place	SSSC	AM	0.4/15.5	A/C	0.4/15.6	A/C	0.0/0.1
		PM	0.2/15.8	A/C	0.2/15.9	A/C	0.0/0.1

Note 1: Intersection levels of service were determined using Synchro traffic analysis software, based on the Highway Capacity Manual (HCM) methodology.

Note 2: City of Pleasanton LOS standard for signalized intersections is LOS D. The LOS standard for unsignalized intersections is LOS E for the side-street controlled movement at the intersection.

[1] Signalized intersection levels of service and delays reported are for average control delay per vehicle. The intersection levels of service and delays reported for the side-street-stop-controlled (SSSC) intersections are reported for both the overall average delay / the approach with highest delay.

1 Vineyard Avenue Residential

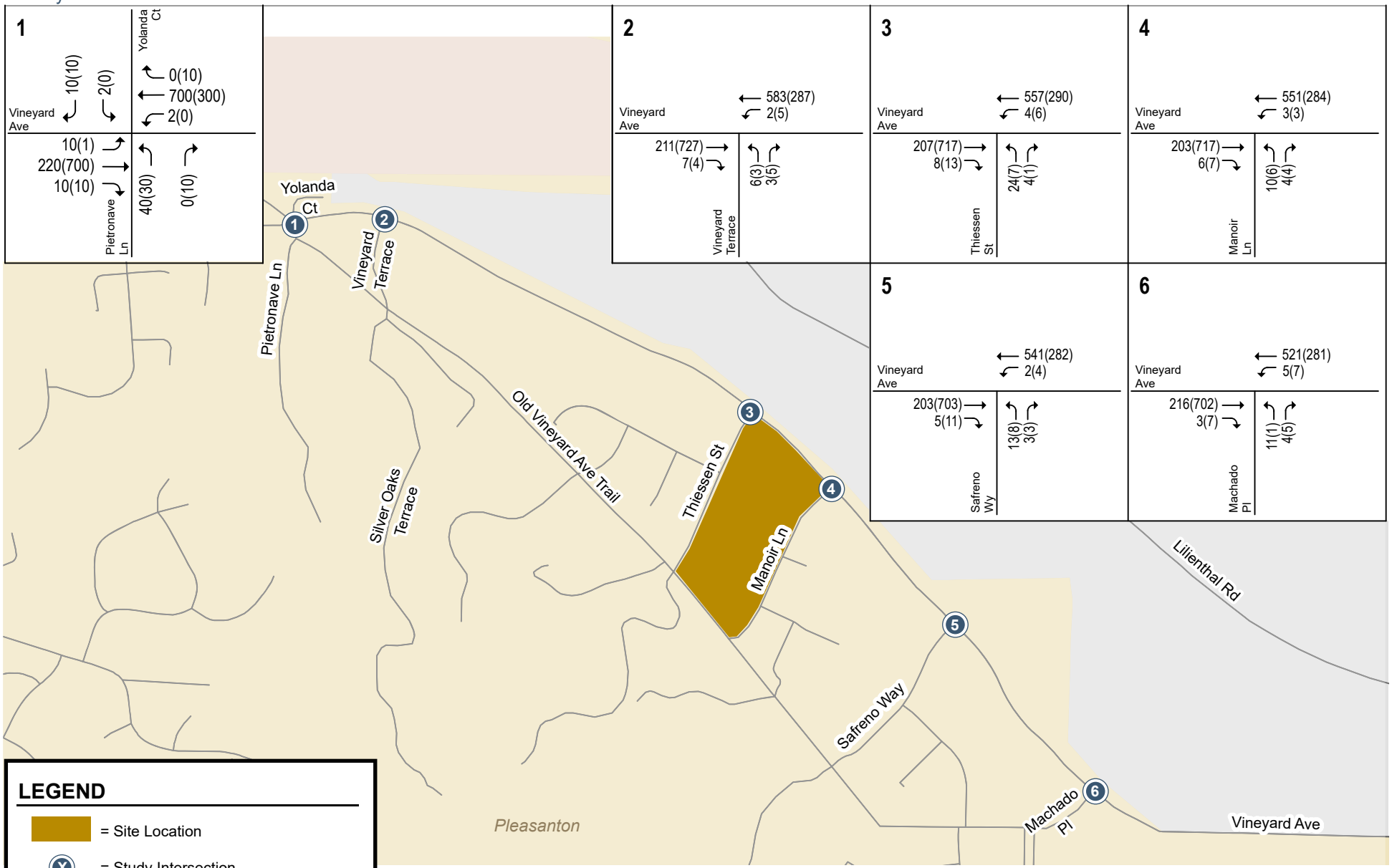


Figure 6
Cumulative Without Project Traffic Volumes

1 Vineyard Avenue Residential

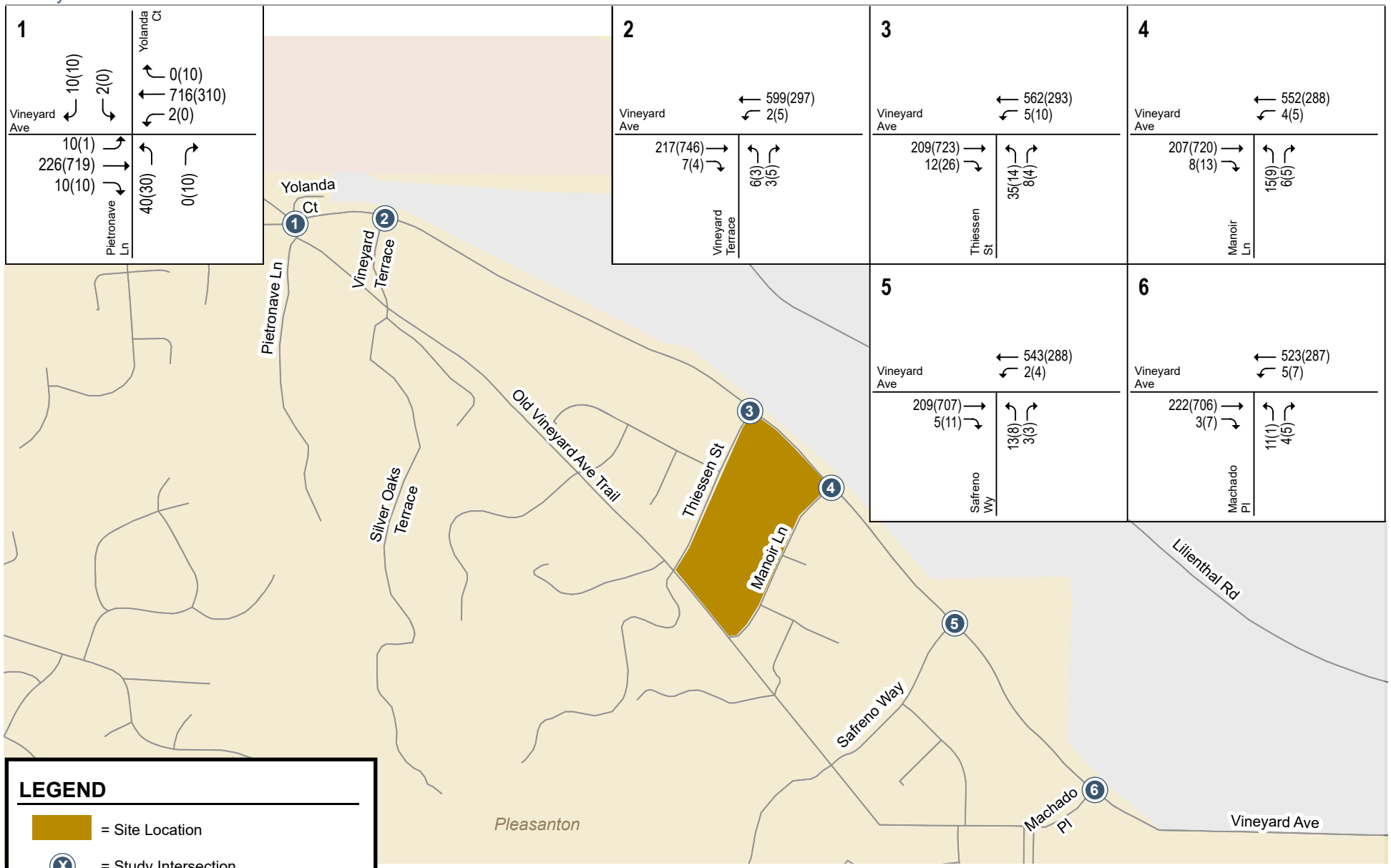


Figure 7
Cumulative With Project Traffic Volumes

HEXAGON

NORTH
Not to Scale

The results of the cumulative conditions analysis show that, during the AM and PM peak hours, all study intersections would operate at acceptable levels of service under cumulative conditions without and with the project. These findings apply to both the signalized and unsignalized study intersections.

Signal Warrants

A signal warrant analysis was conducted for the five unsignalized intersections: Vineyard Avenue & Vineyard Terrace, Vineyard Avenue & Thiessen Street, Vineyard Avenue & Manoir Lane, Vineyard Avenue & Safreno Way, and Vineyard Avenue & Machado Place.

The peak hour signal warrant was established based on the number of available gaps in traffic on the main street (which for this study, was Vineyard Avenue). The existing traffic on Vineyard Avenue is approximately 600 vehicles per hour. According to the chart shown in Appendix D, the side street volume would need to be at or above 175 vehicles in the peak hour to meet the warrant. This applies to all the unsignalized intersections under existing conditions. At Buildout, the expected volumes on Vineyard Avenue would be around 1000 vehicles per hour. The chart shows that, under Buildout, the side street volume would need to be at or above 75 vehicles in the peak hour to meet the warrant. The highest volume on any of the five side streets is around 40 vehicles per hour under all study scenarios.

Accordingly, the results of the signal warrant analysis indicate that none of the five intersections would meet the peak-hour warrant criteria under any of the analysis scenarios. The signal warrant summary tables are included in Appendix D.

Vehicle Queuing

A vehicle queuing analysis was conducted for the high-demand turn movements that serve project traffic. The movements evaluated were the westbound left turns from Vineyard Avenue onto southbound Thiessen Street and westbound left turns from Vineyard Avenue onto southbound Manoir Lane, for all four study scenarios. The results of the queuing analysis are shown in Tables 4 and 5. Refer to the site access section below for a description of vehicle queuing at the site driveway.

Consistent with observations in the field, the queuing analysis showed that there is adequate vehicle storage for the aforementioned turn movements.

Table 4
Vehicle Queuing for Existing Plus Project Conditions

Measurement	Vineyard Ave & Thiessen St WB Left-Turn	Vineyard Ave & Manoir Lane WB Left-Turn
Existing		
AM Peak Hour		
Cycle/Delay (sec)[1]	7.7	7.7
Volume (vph)	4	3
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
PM Peak Hour		
Cycle/Delay (sec)[1]	8.3	8.2
Volume (vph)	6	3
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
Existing + Project		
AM Peak Hour		
Cycle/Delay (sec)[1]	7.7	7.7
Volume (vph)	5	4
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
PM Peak Hour		
Cycle/Delay (sec)[1]	8.3	8.2
Volume (vph)	10	5
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y

[1] Vehicle queue calculations are based on approach delay for unsignalized intersections.

[2] Assumes 25 feet per vehicle queued.

Table 5
Vehicle Queuing for Cumulative with Project Conditions

Measurement	Vineyard Ave & Thiessen St WB Left-Turn	Vineyard Ave & Manoir Lane WB Left-Turn
Cumulative without Project		
AM Peak Hour		
Cycle/Delay (sec)[1]	7.7	7.7
Volume (vph)	4	3
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
PM Peak Hour		
Cycle/Delay (sec)[1]	9.6	9.5
Volume (vph)	6	3
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
Cumulative with Project		
AM Peak Hour		
Cycle/Delay (sec)[1]	7.8	7.8
Volume (vph)	5	4
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y
PM Peak Hour		
Cycle/Delay (sec)[1]	9.7	9.5
Volume (vph)	10	5
Avg. Queue (veh)	1	1
Avg. Queue (ft.)[2]	25	25
95th %. Queue (veh)	1	1
95th %. Queue (ft.)[2]	25	25
Storage	200	200
Adequate (Y/N)	Y	Y

[1] Vehicle queue calculations are based on approach delay for unsignalized intersections.

[2] Assumes 25 feet per vehicle queued.

Site Access

The project site plan, by CBG Engineers, dated July 1, 2024, is shown on Figure 2. The site is bounded by Vineyard Avenue to the north, Thiessen Street to the west, The Old Vineyard Avenue Trail to the south, and Manoir Lane to the east.

Site Driveways

The proposed site has one driveway on Thiessen Street that would provide access to the interior of the site. The nine residential units fronting Manoir Lane and the one unit fronting Thiessen Street would have their own private driveway on their respective streets.

The site driveway (A Street) on Thiessen Street is located approximately 500 feet south of Vineyard Avenue. The driveway is shown to be 36 feet wide curb to curb. The driveway provides one lane in each of the westbound and eastbound directions with a single lane from which to exit the site on Thiessen Street. The driveway throat depth (distance from the public street to the first residential driveway on site) is approximately 60 feet.

Vehicle Queuing at Driveways

Vehicle queuing was assessed for the outbound vehicular movements at the site driveway (A Street). Approximately 10 to 15 project trips would exit Street A onto Thiessen Street during the AM and PM peak hours. These volumes equate to approximately one outbound trip onto northbound Thiessen Street every 4 to 6 minutes during peak hours.

Traffic volumes on Thiessen Street and Manoir Lane were observed to be very low. Given that Thiessen Street effectively dead-ends at the cul-de-sac, there would be a negligible number of outbound left turns from the site driveway onto Thiessen Street. Similarly, there would likely be no northbound (inbound) right turns into the site driveway. Overall, vehicle delays at the site driveway would be of minimal duration. The outbound vehicle queues would rarely exceed one vehicle, such that blockage of access to the westernmost residences would be very infrequent.

Sight Distance at Driveways

Vehicle sight distance was evaluated for the project driveway (A Street). Thiessen Street is currently approximately 35 feet wide with parking permitted on street except for a short section on the east side opposite Vineyard Heights Lane. Given the de facto 25-mile-per-hour speed limit for local streets, and the low volume of traffic on Thiessen Street, the sight distance at the driveway would be adequate. It's advisable that on-street parking be prohibited within approximately 25 feet of the site driveway.

Recommendation 2: Parking should be prohibited within approximately 25 feet of A Street on Thiessen Street.

Site Circulation

The onsite circulation system consists of two drive aisles. The aforementioned A Street is shown to extend approximately 200 feet eastward from Thiessen Street where it terminates in a T-intersection at B Court—the one other street on site. A Street is a two-lane east-west street and B Court is a two-lane north-south street. Both streets are shown to be 36 feet wide and have parallel parking on both sides. The parallel parking stalls are shown to be 7 feet wide, leaving 22 feet for vehicular travel (11-foot wide lanes in each direction). The City's *Objective Design Standards (ODS) for Housing Sites* state that travel lanes should be 11 feet wide and parallel parking stalls should be 7 feet wide when parking is allowed on both sides of the street.

Therefore, the street and parallel parking widths proposed comply with the standards set forth in the City's ODS.

B Court starts at the northern border of the site and extends southward approximately 600 feet, ending in a cul-de-sac at the southern border of the site. The precise radius of the cul-de-sac is not specified on the project plans, but it would be adequate to accommodate turn-around maneuvers by passenger vehicles. The north segment of B Court would extend about 80 feet north of its intersection with A Street and dead-end. While dead-end aisles are generally undesirable, the proposed dead-end would be relatively short, and should not create any material operational issues.

Parking On-Site

The project proposes to provide parking as follows: five spaces per residential unit (135 total spaces), 33 guest spaces on site, 25 guest spaces on Thiessen Street, and 19 guest spaces on Manoir Lane, for a total of 212 parking spaces. Except for the private (non-guest) parking spaces, all parking spaces are parallel stalls. Within the guest parking allocation, there would be four handicap-accessible parking spaces, the specific locations of which are not identified on the site plan. The City of Pleasanton Municipal Code (18.88.030) states that each single-family unit, and each condominium unit, shall have at least 2 parking spaces. Because each single-family unit includes an ADU, a conservative interpretation of this policy would be 4 parking spaces per unit. The project includes 5 spaces per residential unit, and therefore, complies with City code.

The City's parking code does not require that visitor parking be provided for single-family units, but the project's visitor parking supply would include 33 spaces on site, and 44 spaces on Thiessen Street and Manoir Lane. This should be more than adequate to accommodate guest parking.

Emergency Vehicles and Trucks

The site plan does not include the truck turning templates that would show the adequacy of the on site circulation system to accommodate trucks, garbage collection, and emergency vehicles. However, a visual examination of the site street layout shows that the turning radii would likely be sufficient to meet city standards, except at the B Court cul-du-sac, which is shown to accommodate parking. The adequacy of this design will need to be confirmed by City staff and/or an applicant-provided exhibit showing truck turning templates.

Recommendation 3: The project applicant should coordinate with city staff to ensure the on site drive aisles and cul-du-sac conform to city standards for fire services and trucks. Truck turning templates may be used to confirm adequacy.

Loading

The site plan does not show designated loading areas. It's assumed that all loading would be provided on the streets on site or on Thiessen Street and Manoir Lane for those units fronting the streets. This would be acceptable given the infrequency of truck traffic and low traffic volumes on site and the adjacent streets.

Recommendation 4: The project applicant should coordinate with city staff to ensure the project meets the requirements for trash collection.

Pedestrian Facilities On-Site

All streets on site – A Street and B Court – are shown on the site plan to have sidewalks. The sidewalks on A Street provide direct access to the sidewalk on the east side of Thiessen Street. The units fronting Thiessen Street and Manoir Lane would have direct access to the existing sidewalks, or new sidewalks provided by the project along these frontages. The project would close all existing gaps in the sidewalks on Thiessen Street and Manoir Lane along the project frontages. Onsite, the volume of traffic and speeds would be sufficiently low to permit shared usage of the streets with autos, bikes, and pedestrians.

The site plan does not show any detail for the park/open space or the pedestrian paths to/from and within it. Generally, it would be desirable for the project to include pedestrian links so that units on each side of the development have convenient pedestrian access to existing neighborhoods located to the east and west, as well as to the Old Vineyard Avenue Trail.

Recommendation 5: The site plan should show the layout of the park and open space, including pedestrian connectivity within the site and to/from the sidewalks off site. Additional pedestrian paths should be considered within the development to link the units on each side of the project to Manoir Lane and Thiessen Street, as well as the Old Vineyard Avenue Trail.

The site plan shows curb ramps on the southwest and northwest corners of the onsite intersection of A Street and B Court. Curb ramps are also shown on the northeast and southeast corners of the intersection of Thiessen Street and A Street.

The widths of the sidewalks proposed are not shown for all streets on the current plan, but the plan provides a typical street cross section indicating 6-foot wide sidewalks internal to the site. The City's ODS standards state that 6-foot wide sidewalks are to be provided along perimeter frontages and internal streets.

Recommendation 6: The site plan does not show the widths of proposed sidewalks along the project frontages. The City's ODS standards state that 6-foot wide sidewalks are required. This should be reviewed by City staff for compliance prior to final design.

Bike Parking

The site plan does not show bicycle parking, but the plan indicates that short-term bicycle parking will be located in the park/open space. The site plan includes a tabulation of proposed bicycle parking on site – four short-term spaces. This meets and exceeds the city's ODS requirements for two short-term bicycle parking spaces per 50 residential units. The ODS also states that all long-term bicycle parking spaces can be provided in private garages. The project conforms with this requirement.

Recommendation 7: The site plan should show the location of short-term bicycle parking within the site.

Pedestrian, Bicycle and Transit Impacts

Pedestrians & Bicycles

Existing pedestrian and bicycle activity in the project vicinity was reviewed for Thiessen Street and Manoir Lane at their intersections with Vineyard Avenue. Field observations, as well as pedestrian and bicycle counts at these two intersections showed that pedestrian and bicycle

traffic at the intersections are light. Recent pedestrian counts showed only 2 pedestrians along Vineyard Avenue at Manoir Lane in the AM peak hour. Other than that, no pedestrians were counted at these intersections during either peak hour. Recent bicycle counts showed just 5 bicycles in the AM peak hour at each of Thiessen Street and Manoir Lane (along Vineyard Avenue). In the PM peak hour 6 bicycles were counted at each intersection. There are no complementary land uses (retail, office, schools, etc.) in close proximity to the project site. Thus, the expected volume of pedestrian and bike trips from the project would be very low, with most of these trips occurring for recreational purposes.

There presently are sidewalks along the east side of Thiessen Street and both sides of Manoir Lane. There are currently gaps in the sidewalks on these streets along the project frontage, which the project would close. The Old Vineyard Avenue Trail is a shared-use path from north of the Vineyard Avenue at Yolanda Court intersection to Mingoia Street/Heinz Ranch Court. It is expected that, with the existing all-way stops and bollards at the previously described trail crossings, the existing safety conditions at the trail crossings would be preserved.

As stated previously, Class II bike lanes are currently provided on both sides of Vineyard Avenue directly adjacent to the site. There are no further improvements planned for bicycle facilities along Vineyard Avenue in the vicinity of the project site. Thiessen Street and Manoir Lane do not currently have bike lanes, but the volume and speed of traffic on these streets are suitable for shared use between bikes and motor vehicles.

The Alameda County Congestion Management Program (CMP) Transportation Impact Analysis Technical Guidelines state that a project would create an impact on pedestrian and bike circulation if: (1) its vehicle trips would present a barrier to bikes/pedestrians safely crossing roadways, or (2) it would reduce or sever existing or planned bike/pedestrian circulation in the area. The analysis shows that the addition of project trips (1) would not present a barrier to bikes or pedestrians safely crossing the local streets adjacent to the site, and (2) the project would not preclude any planned modifications to the bike/pedestrian network. Based on these criteria, the proposed project would not create an adverse impact to bike/pedestrian circulation in the area.

Transit Service

As described previously, transit service available to the site is provided by the Livermore Amador Valley Transit Authority (LAVTA), operator of the Wheels bus system in the Tri-Valley. The site is served by bus lines 601 and 611, both of which provide school bus service along Vineyard Avenue. For both routes, the bus stop nearest the site is located at the intersection of Vineyard Avenue and El Capitan Drive/Montevino Drive one mile west of the site. Other than these routes, there is no transit service in the project vicinity, which is expected given the relatively low density of the surrounding residential areas. As such, nearly all commute trips to and from the project site would likely occur via automobile.

According to the Alameda County (CMP) Transportation Impact Analysis Technical Guidelines, a project would create an impact on transit service if it: (1) causes vehicular congestion that would significantly degrade transit operations, (2) causes a ridership increase that would exceed existing transit capacity, or (3) conflicts with existing transit service plans or precludes future transit service to the project area. The proposed project would not cause any of these criteria to be met. Given the low density of the project and its location, the project would generate very few transit trips, with most transit demand likely occurring to and from BART (park and ride trips). The number of vehicle trips generated by the proposed project would be relatively low, resulting in negligible delays for bus service in Pleasanton. In addition, the project

would not remove any existing transit facilities nor conflict with any adopted plans. Therefore, the proposed project would not cause a significant impact to transit operations in the study area.

Conclusions

The effects of the proposed project were evaluated in accordance with the procedures and guidelines specified by the City of Pleasanton. Our findings are summarized below.

- The project's VMT per capita would exceed the threshold set forth in the Housing Element EIR. However, this impact was identified in the Housing Element EIR and it was determined to be significant and unavoidable with mitigation. The project is proposing two measures to reduce VMT. This would comply with Housing Element EIR Mitigation Measure TRANS-2, which states that the project is required to implement VMT reduction measures.
- The proposed project would not result in any significant impacts to pedestrian, bike, or transit facilities.
- The proposed project would not result in any adverse effects to signalized or unsignalized study intersections.
- The project site plan was reviewed for site circulation and access. Generally, the site circulation and access would be adequate, pending implementation of several recommendations.

In addition, this report produced the following recommendations

1. At the unsignalized study intersections along Vineyard Avenue, the City should field review and cut back the landscaping where appropriate in order to ensure adequate sight distance from the minor streets.
2. Parking should be prohibited within approximately 25 feet of A Street on Thiessen Street.
3. The project applicant should coordinate with city staff to ensure the onsite drive aisles and cul-du-sac conform to city standards for fire services and trucks. Truck turning templates may be used to confirm adequacy.
4. The project applicant should coordinate with city staff to ensure the project meets the requirements for trash collection.
5. The site plan should show the layout of the park and open space, including pedestrian connectivity within the site and to/from the sidewalks off-site. Additional pedestrian paths should be considered within the development to link the units on each side of the project to Manoir Lane and Thiessen Street, as well as the Old Vineyard Trail.
6. The site plan does not show the widths of proposed sidewalks along the project frontages. The City's ODS standards state that 6-foot wide sidewalks are required. This should be reviewed by City staff for compliance prior to final design.
7. The site plan should show the location of short-term bicycle parking within the site.

Appendices

Appendix A

Alameda CTC VMT Reduction Calculator

3D. Provide Bike Parking

Level of application: **Project/Site**
Type of VMT affected: **Project-generated trips**
Max VMT reduction: **4.4%**

Return to Main
Results Summary

This strategy will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.

Would the project provide bike parking?	yes	user input
Default average one-way bicycle trip length in neighborhood/city (miles)	3.7	Alameda CTC model
User override of one-way bicycle trip length in neighborhood/city (miles)		user input, optional
One-way bicycle trip length used for calculation (miles)	3.7	calculated
Default average one-way vehicle trip length in neighborhood/city (miles)	10.0	Alameda CTC model
User override of one-way vehicle trip length in neighborhood/city (miles)		user input, optional
One-way vehicle trip length in neighborhood/city used for calculation (miles)	10.0	calculated
Default bicycle mode share for work trips in region	0%	Alameda CTC model
User override of bicycle mode share for work trips in region		user input, optional
Bicycle mode share for work trips used for calculation	0%	calculated
Default vehicle mode share for work trips in region	90%	Alameda CTC model
User override of vehicle mode share for work trips in region		user input, optional
Vehicle mode share for work trips used for calculation	90%	calculated
Type of Facility	Parking with showers, bike lockers, and personal lockers	
Bike mode adjustment factor	4.86	coefficient, source (1)
Change in VMT	-0.1%	☐ Exclude from Results Active

Formula: % Change in VMT = (One-way bicycle trip length (miles) *(Bicycle mode share for work trips -(Bike mode adjustment factor * Bicycle mode share for work trips)))/(One-way vehicle trip length in neighborhood/city (miles) * Vehicle mode share for work trips)

Sources:

(1) Buehler, R. 2012. Determinants of bicycle commuting in the Washington, DC region: The role bicycle parking, cyclist showers, and free car parking at work. Transportation Research Part D, 17, 525– 531. Available: http://www.pedbikeinfo.org/cms/downloads/DeterminantsofBicycleCommuting.pdf. Accessed: January 2021.

(2) Federal Highway Administration (FHWA). 2017a. National Household Travel Survey – 2017 Table Designer. Travel Day PT by TRPTRANS by HH_CBSA. Available: https://nhts.ornl.gov/. Accessed: January 2021.

(3) Federal Highway Administration (FHWA). 2017b. National Household Travel Survey – 2017 Table Designer. Workers by WRKTRANS by HH_CBSA. Available: https://nhts.ornl.gov/. Accessed: January 2021.

4B. Pedestrian Facility Improvement

Level of application: **Neighborhood/City**
Type of VMT affected: **All neighborhood/city trips**
Max VMT reduction: **3.4%**

Return to Main
Results Summary

This strategy will increase the sidewalk coverage to improve pedestrian access. Providing sidewalks and an enhanced pedestrian network encourages people to walk instead of drive. This mode shift results in a reduction in VMT and GHG emissions. When improving sidewalks, a best practice is to ensure they are contiguous and link externally with existing and planned pedestrian facilities. Barriers to pedestrian access and interconnectivity, such as walls, landscaping buffers, and slopes, should be minimized. The strategy is based on the share of vehicle trips which could easily shift to walking - on average, approximately 21.4 percent of vehicle trips are 1 mile or less (3).

Existing sidewalk length in study area (miles)	0.4	user input
Existing street length in study area (miles)	0.4	user input
Ratio of sidewalk length to street length	1.2	calculated
Sidewalk length in study area with strategy (miles)	0.6	user input
Ratio of sidewalk length to street length with strategy	1.5	calculated
% change in ratio of sidewalk length to street length	26%	calculated
Elasticity of VMT with respect to the ratio of sidewalks-to-streets	-0.05	constant, source (1, 2)
Change in VMT	-1.3%	☐ Exclude from Results — Active

Formula: % Change in VMT = (((Sidewalk length in study area with strategy (miles) / Existing street length in study area (miles))-(Existing sidewalk length in study area (miles) / Existing street length in study area (miles)))/(Existing sidewalk length in study area (miles) / Existing street length in study area (miles)))* Elasticity of VMT with respect to the ratio of sidewalks-to-streets

Sources:

(1) Frank, L., Greenwald, M., Kavage, S. and Devlin, A. 2011. An Assessment of Urban Form and Pedestrian and Transit Improvements as an Integrated GHG Reduction Strategy. WSDOT Research Report WA-RD 765.1, Washington State Department of Transportation. April. Available: www.wsdot.wa.gov/research/reports/fullreports/765.1.pdf. Accessed: January 2021.

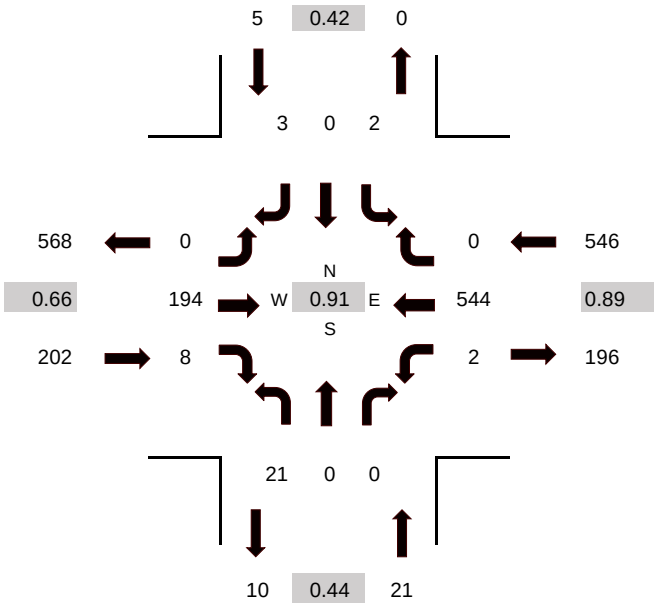
(2) Handy, Susan, Glan-Claudia, Sciara, and Boarnet, Marlon. 2014. Impacts of Pedestrian Strategies on Passenger Vehicle Use and Greenhouse Gas Emissions: Policy Brief. September. Available: https://ww2.arb.ca.gov/sites/default/files/2020-06/Impacts_of_Pedestrian_Strategies_on_Passenger_Vehicle_Use_and_Greenhouse_Gas_Emission s_Policy_Brief.pdf. Accessed: January 2021.

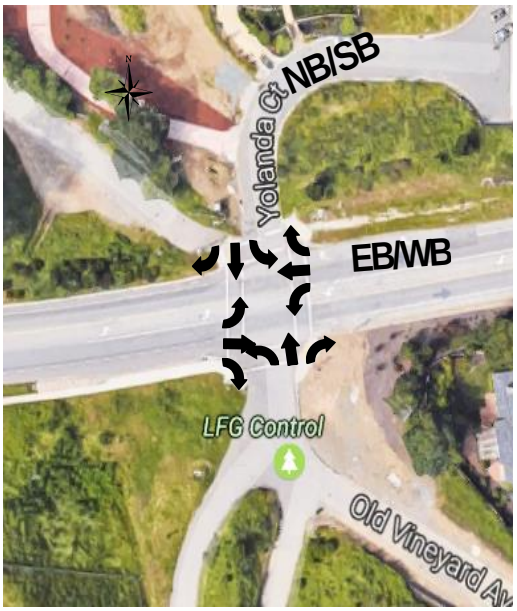
(3) Federal Highway Administration (FHWA). 2019. 2017 National Household Travel Survey Popular Vehicle Trip Statistics. Available: https://nhts.ornl.gov/vehicle-trips. Accessed: January 2021.

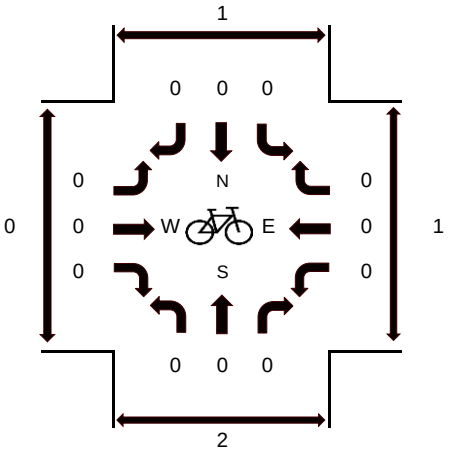
Appendix B

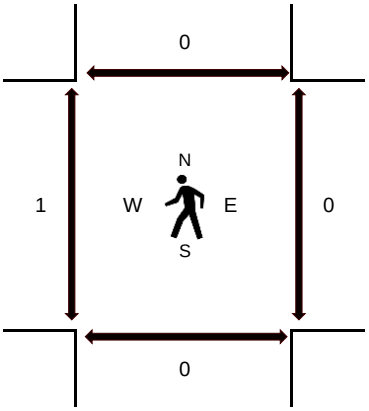
Traffic Counts

AimTD LLC **ID109** VineyardDr_at_PietronaveLn **Date and Start Time:** February 29, 2024 Thursday at 7:00 AM
City: Pleasanton **Peak Rolling Hour** 7:55 AM - 8:55 AM **Peak 15-Minutes** 8:15 AM - 8:30 AM







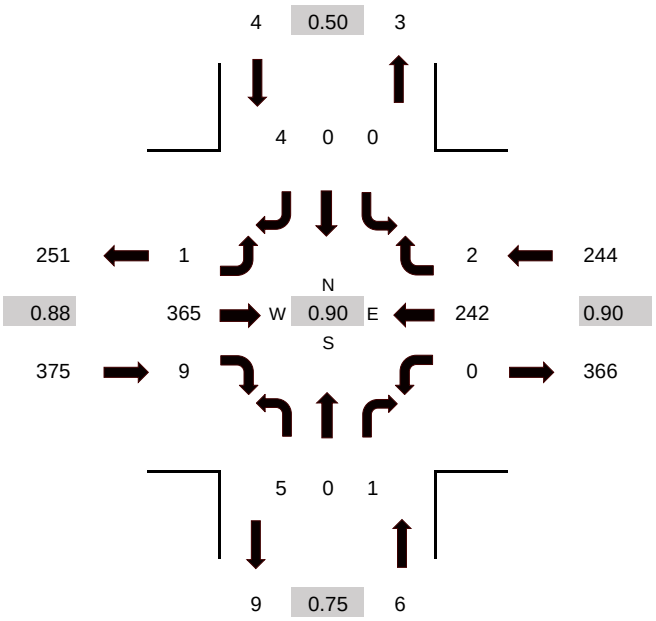


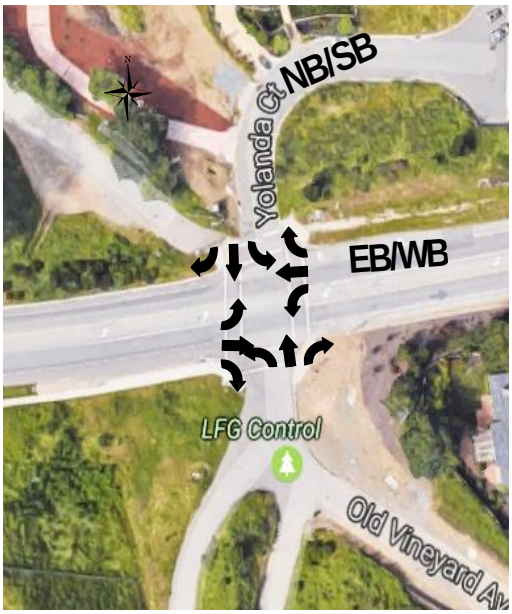
5-Minute Count Starting at:	VINEYARD AVE Eastbound			VINEYARD AVE Westbound			PIETRONAVE LN Northbound			YOLANDA CT Southbound				Rolling Hour	Pedestrian Crossings			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total		E	W	N	S
7:00 AM	0	3	1	0	17	0	1	0	0	0	0	0	22	22	0	0	0	0
7:05 AM	1	6	0	0	23	0	0	0	0	0	0	0	30	52	0	0	0	0
7:10 AM	0	6	0	0	21	0	0	0	0	0	0	0	27	79	0	0	0	0
7:15 AM	0	4	0	0	15	0	0	0	0	0	0	0	19	98	0	0	0	0
7:20 AM	0	8	0	0	19	0	2	0	0	0	0	0	29	127	0	0	0	0
7:25 AM	0	8	0	0	19	0	0	0	0	0	0	0	27	154	0	0	0	0
7:30 AM	0	4	0	0	23	0	1	0	0	0	0	0	28	182	0	0	0	0
7:35 AM	0	10	1	0	28	0	0	0	0	0	0	0	39	221	0	0	0	0
7:40 AM	0	10	1	0	22	0	1	0	0	0	0	0	34	255	0	0	0	0
7:45 AM	0	6	1	0	17	0	1	0	0	0	0	0	25	280	0	0	0	0
7:50 AM	0	5	1	0	34	0	2	0	0	0	0	0	42	322	0	0	0	0
7:55 AM	0	9	0	0	51	0	0	0	0	0	0	0	60	382	0	0	0	0
8:00 AM	0	11	0	1	50	0	2	0	0	0	0	0	64	424	0	0	0	0
8:05 AM	0	7	0	0	44	0	1	0	0	0	0	0	52	446	0	0	0	0
8:10 AM	0	13	0	0	52	0	6	0	0	1	0	0	72	491	0	0	0	0
8:15 AM	0	17	0	0	54	0	4	0	0	1	0	0	76	548	0	0	0	0
8:20 AM	0	14	0	0	43	0	2	0	0	0	0	0	59	578	0	0	0	0
8:25 AM	0	16	3	0	57	0	1	0	0	0	0	0	77	628	0	0	0	0
8:30 AM	0	14	0	0	46	0	1	0	0	0	0	1	62	662	0	0	0	0
8:35 AM	0	21	1	0	45	0	1	0	0	0	0	1	69	692	0	1	0	0
8:40 AM	0	25	3	0	35	0	0	0	0	0	0	1	64	722	0	0	0	0
8:45 AM	0	22	1	1	27	0	2	0	0	0	0	0	53	750	0	0	0	0
8:50 AM	0	25	0	0	40	0	1	0	0	0	0	0	66	774	0	0	0	0
8:55 AM	0	14	1	0	27	0	0	0	0	0	0	0	42	756	0	0	0	0

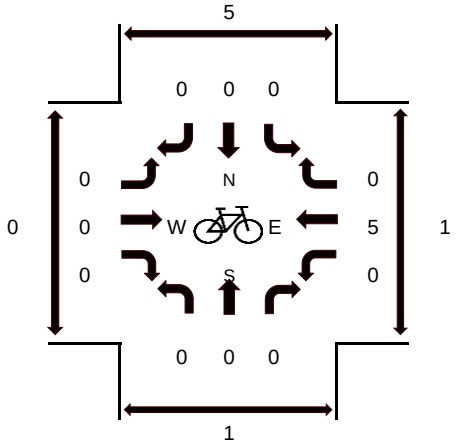
Peak Hour	Eastbound			Westbound			Northbound			Southbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
All Vehicles	0	194	8	2	544	0	21	0	0	2	0	3	774
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	4	0	0	0	0	0	0	0	4
Single-Unit Trucks	0	4	0	1	1	0	0	0	0	0	0	0	6
Lights	0	190	8	1	539	0	21	0	0	2	0	3	764

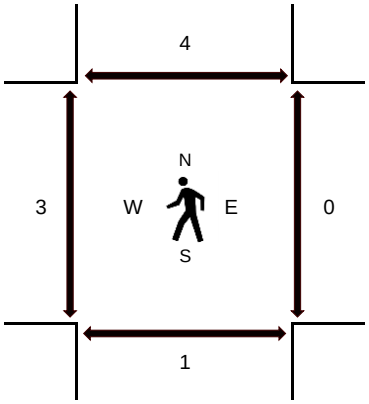
AimTD LLC **ID109** VineyardDr_at_PietronaveLn **Date and Start Time:** February 28, 2024 Wednesday at 4:30 PM

City: Pleasanton **Peak Rolling Hour** 4:55 PM - 5:55 PM **Peak 15-Minutes** 5:40 PM - 5:55 PM









5-Minute Count Starting at:	VINEYARD AVE Eastbound			VINEYARD AVE Westbound			PIETRONAVE LN Northbound			YOLANDA CT Southbound			Total	Rolling Hour	Pedestrian Crossings			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			E	W	N	S
4:30 PM	0	32	1	0	12	0	1	0	1	0	0	0	47	47	0	0	0	0
4:35 PM	0	24	0	0	13	0	3	0	4	0	0	0	44	91	0	0	0	0
4:40 PM	0	38	1	0	7	0	0	0	0	0	0	0	46	137	0	0	1	0
4:45 PM	0	38	0	0	18	0	1	0	0	0	0	0	57	194	0	1	0	0
4:50 PM	1	28	1	0	23	0	0	0	0	0	0	2	55	249	0	0	0	0
4:55 PM	0	40	1	0	20	0	1	0	0	0	0	0	62	311	0	0	0	0
5:00 PM	0	30	1	0	16	0	0	0	0	0	0	0	47	358	0	1	0	0
5:05 PM	0	34	1	0	17	2	1	0	0	0	0	1	56	414	0	0	0	0
5:10 PM	0	25	1	0	19	0	0	0	0	0	0	1	46	460	0	2	2	0
5:15 PM	0	31	0	0	30	0	1	0	0	0	0	0	62	522	0	0	0	0
5:20 PM	0	27	0	0	19	0	0	0	0	0	0	0	46	568	0	0	0	0
5:25 PM	0	26	1	0	16	0	0	0	0	0	0	1	44	612	0	0	0	0
5:30 PM	0	30	0	0	16	0	1	0	0	0	0	0	47	612	0	0	0	0
5:35 PM	0	21	0	0	22	0	0	0	1	0	0	0	44	612	0	0	0	0
5:40 PM	0	37	0	0	20	0	0	0	0	0	0	0	57	623	0	0	0	1
5:45 PM	1	29	2	0	18	0	1	0	0	0	0	0	51	617	0	0	2	0
5:50 PM	0	35	2	0	29	0	0	0	0	0	0	1	67	629	0	0	0	0
5:55 PM	0	41	0	0	13	0	0	0	0	0	0	0	54	621	0	0	0	1
6:00 PM	0	25	0	0	14	0	0	0	0	0	0	0	39	613	0	0	0	0
6:05 PM	0	23	1	0	20	0	1	0	0	0	0	0	45	602	0	0	0	0
6:10 PM	1	20	1	0	9	0	2	0	0	0	0	0	33	589	0	0	0	0
6:15 PM	0	36	2	0	15	0	0	0	0	0	0	0	53	580	0	0	0	0
6:20 PM	0	14	3	0	26	0	1	0	0	0	0	0	44	578	0	0	0	0
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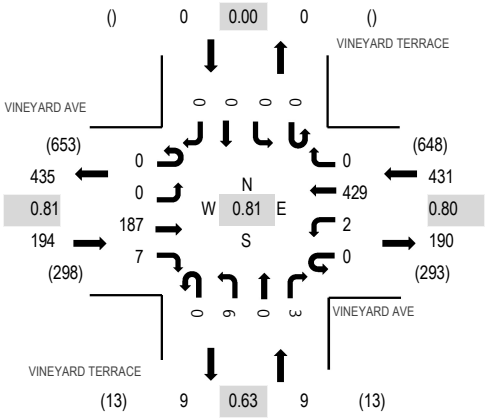
Peak Hour	Eastbound			Westbound			Northbound			Southbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
All Vehicles	1	365	9	0	242	2	5	0	1	0	0	4	629
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0
Single-Unit Trucks	0	0	0	0	1	0	0	0	0	0	0	0	1
Lights	1	365	9	0	241	2	5	0	1	0	0	4	628

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 VINEYARD TERRACE & VINEYARD AVE AM
Date: Thursday, August 22, 2024
Peak Hour: 07:55 AM - 08:55 AM
Peak 15-Minutes: 08:25 AM - 08:40 AM

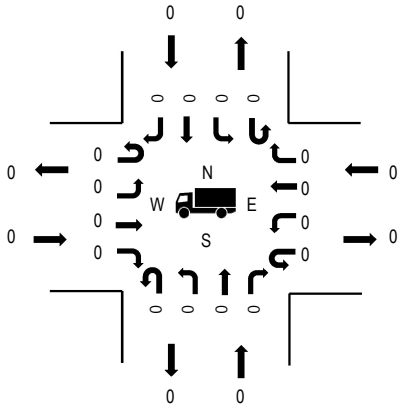
Peak Hour

Motorized Vehicles



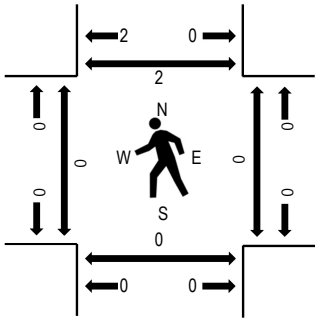
Note: Total study counts contained in parentheses.

Heavy Vehicles

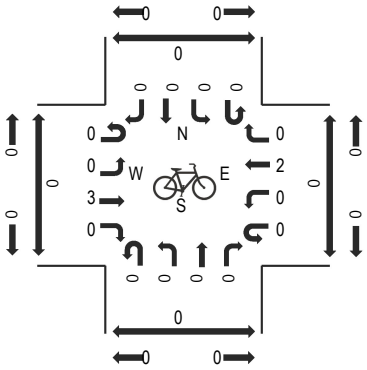


	HV%	PHF
EB	0.0%	0.81
WB	0.0%	0.80
NB	0.0%	0.63
SB	0.0%	0.00
All	0.0%	0.81

Pedestrians



Bicycles on Road

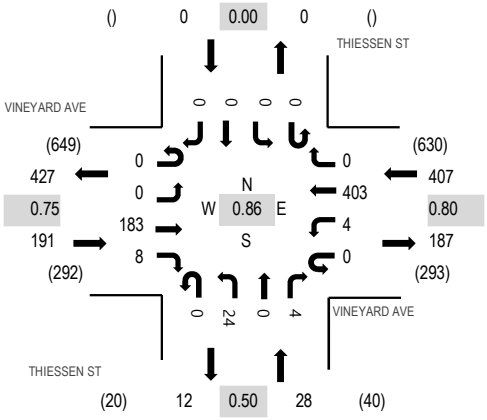


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 THIESSEN ST & VINEYARD AVE AM
Date: Thursday, August 22, 2024
Peak Hour: 07:55 AM - 08:55 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

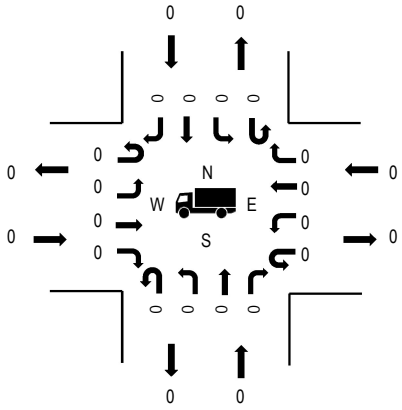
Peak Hour

Motorized Vehicles



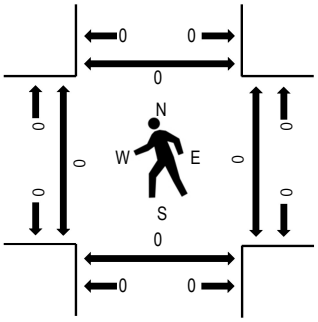
Note: Total study counts contained in parentheses.

Heavy Vehicles

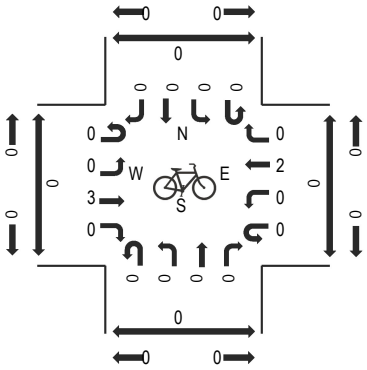


	HV%	PHF
EB	0.0%	0.75
WB	0.0%	0.80
NB	0.0%	0.50
SB	0.0%	0.00
All	0.0%	0.86

Pedestrians



Bicycles on Road

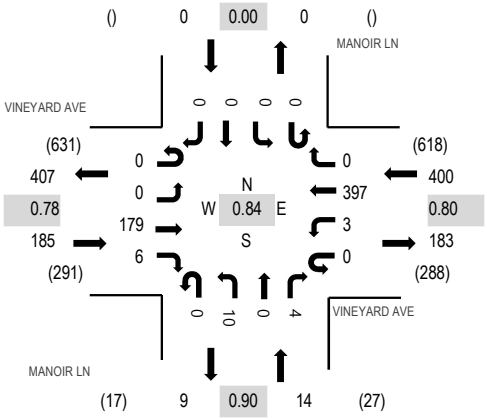


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 MANOIR LN & VINEYARD AVE AM
Date: Thursday, August 22, 2024
Peak Hour: 07:55 AM - 08:55 AM
Peak 15-Minutes: 08:25 AM - 08:40 AM

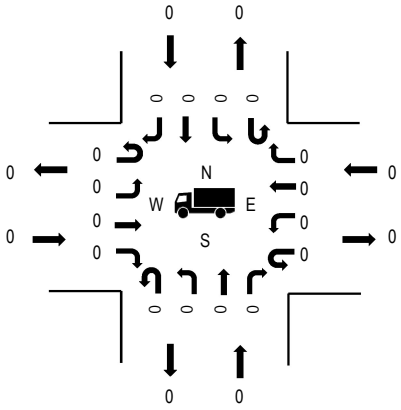
Peak Hour

Motorized Vehicles



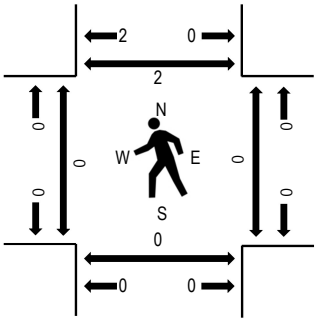
Note: Total study counts contained in parentheses.

Heavy Vehicles

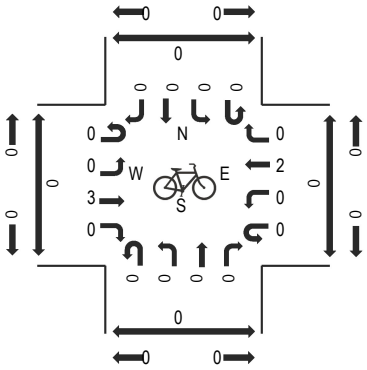


	HV%	PHF
EB	0.0%	0.78
WB	0.0%	0.80
NB	0.0%	0.90
SB	0.0%	0.00
All	0.0%	0.84

Pedestrians



Bicycles on Road

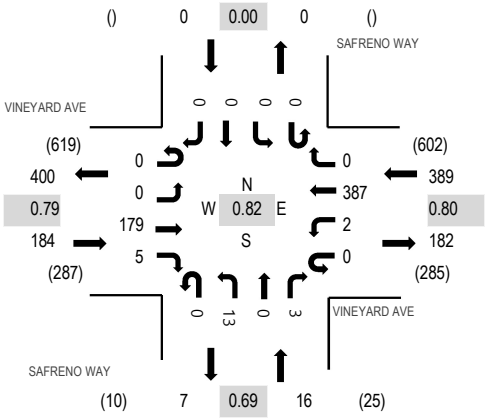


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 SAFRENO WAY & VINEYARD AVE AM
Date: Thursday, August 22, 2024
Peak Hour: 07:55 AM - 08:55 AM
Peak 15-Minutes: 08:25 AM - 08:40 AM

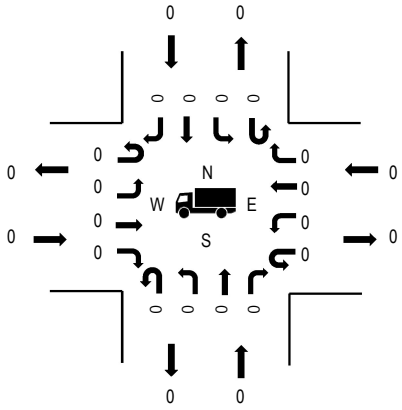
Peak Hour

Motorized Vehicles



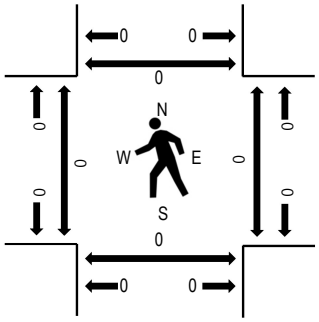
Note: Total study counts contained in parentheses.

Heavy Vehicles

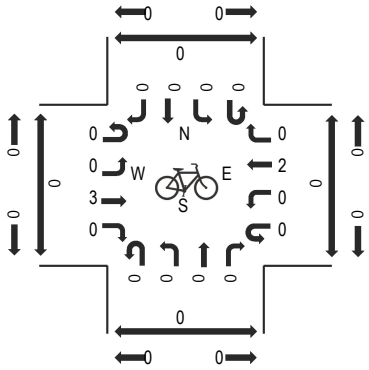


	HV%	PHF
EB	0.0%	0.79
WB	0.0%	0.80
NB	0.0%	0.69
SB	0.0%	0.00
All	0.0%	0.82

Pedestrians



Bicycles on Road

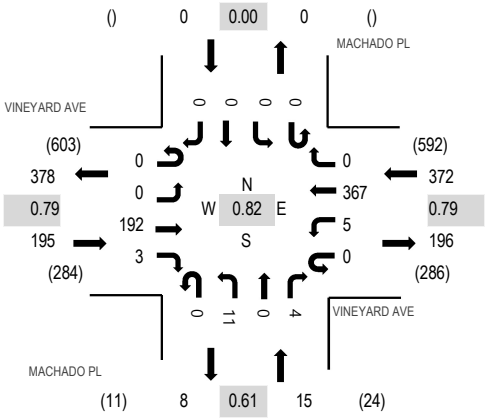


ALL TRAFFIC DATA SERVICES
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www.alltrafficdata.net

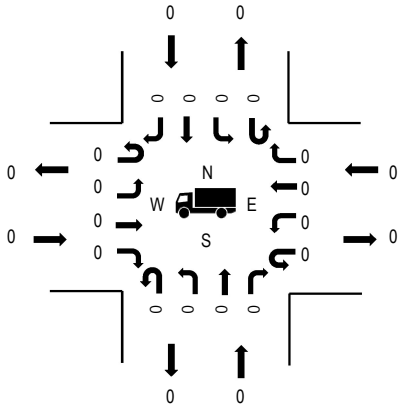
Location: 5 MACHADO PL & VINEYARD AVE AM
Date: Thursday, August 22, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:25 AM - 08:40 AM

Peak Hour

Motorized Vehicles



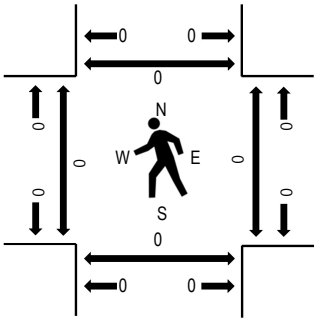
Heavy Vehicles



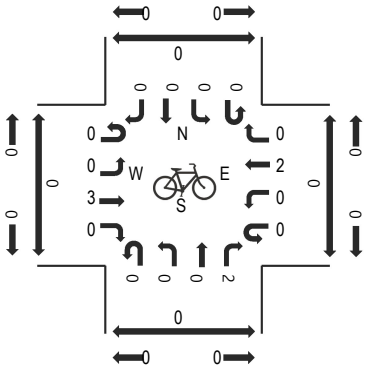
	HV%	PHF
EB	0.0%	0.79
WB	0.0%	0.79
NB	0.0%	0.61
SB	0.0%	0.00
All	0.0%	0.82

Note: Total study counts contained in parentheses.

Pedestrians



Bicycles on Road

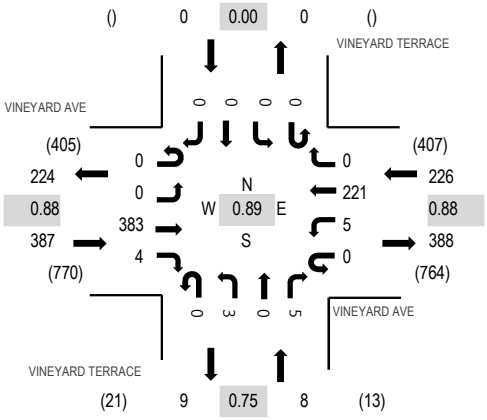


ALL TRAFFIC DATA SERVICES
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Location: 1 VINEYARD TERRACE & VINEYARD AVE PM
Date: Thursday, August 22, 2024
Peak Hour: 04:25 PM - 05:25 PM
Peak 15-Minutes: 05:10 PM - 05:25 PM

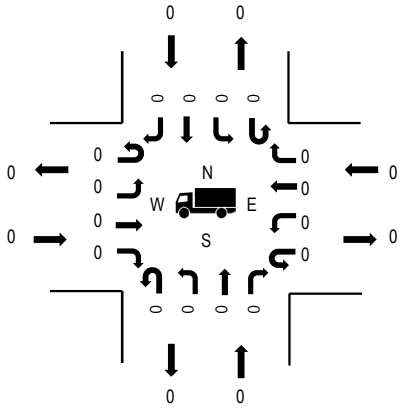
Peak Hour

Motorized Vehicles



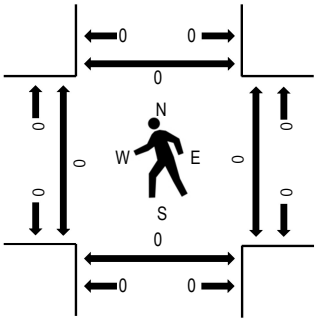
Note: Total study counts contained in parentheses.

Heavy Vehicles

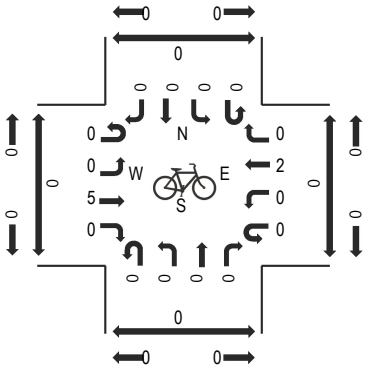


	HV%	PHF
EB	0.0%	0.88
WB	0.0%	0.88
NB	0.0%	0.75
SB	0.0%	0.00
All	0.0%	0.89

Pedestrians



Bicycles on Road

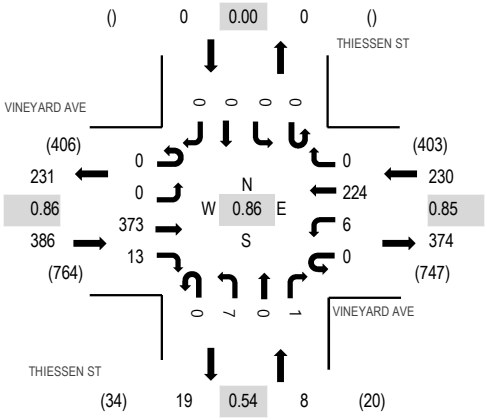


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 THIESSEN ST & VINEYARD AVE PM
Date: Thursday, August 22, 2024
Peak Hour: 04:25 PM - 05:25 PM
Peak 15-Minutes: 05:10 PM - 05:25 PM

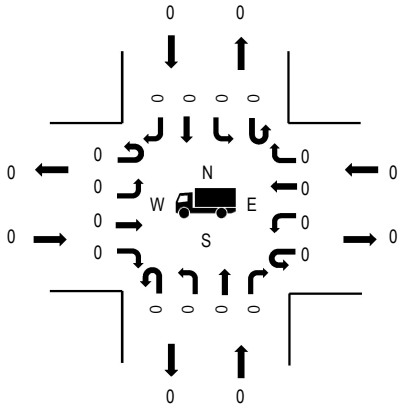
Peak Hour

Motorized Vehicles



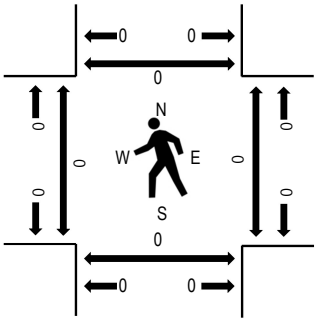
Note: Total study counts contained in parentheses.

Heavy Vehicles

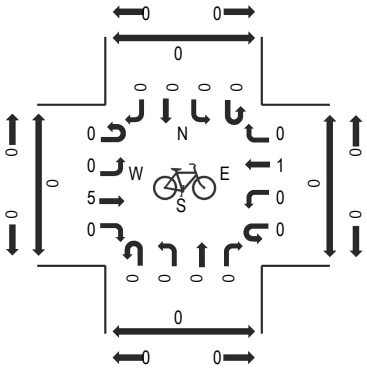


	HV%	PHF
EB	0.0%	0.86
WB	0.0%	0.85
NB	0.0%	0.54
SB	0.0%	0.00
All	0.0%	0.86

Pedestrians



Bicycles on Road

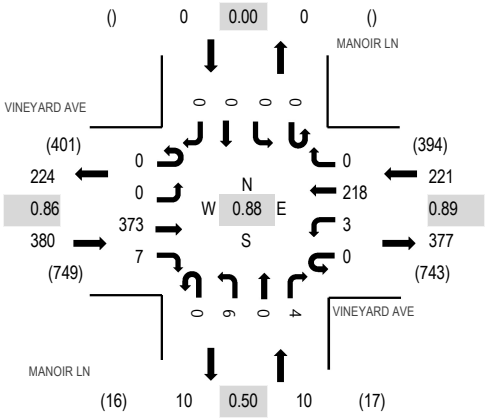


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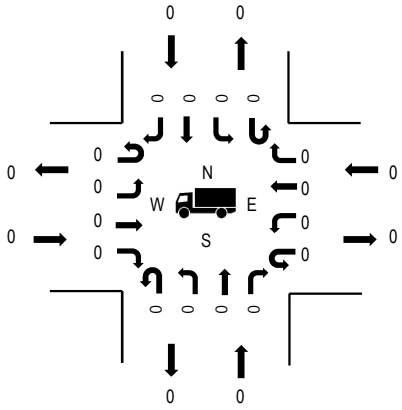
Location: 3 MANOIR LN & VINEYARD AVE PM
Date: Thursday, August 22, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:10 PM - 05:25 PM

Peak Hour

Motorized Vehicles



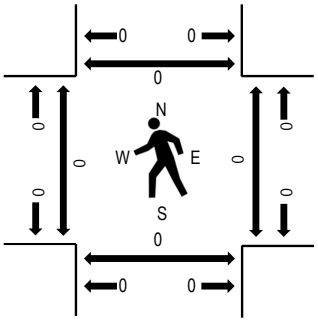
Heavy Vehicles



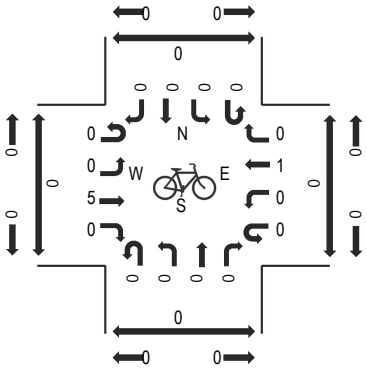
	HV%	PHF
EB	0.0%	0.86
WB	0.0%	0.89
NB	0.0%	0.50
SB	0.0%	0.00
All	0.0%	0.88

Note: Total study counts contained in parentheses.

Pedestrians



Bicycles on Road

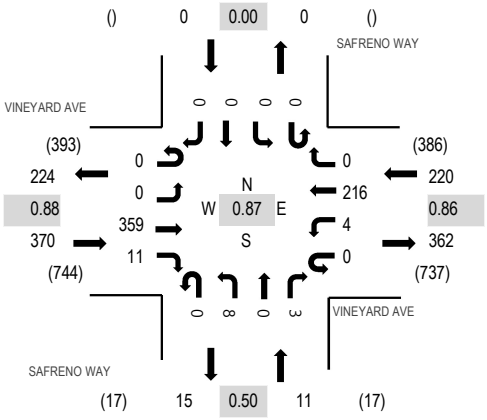


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

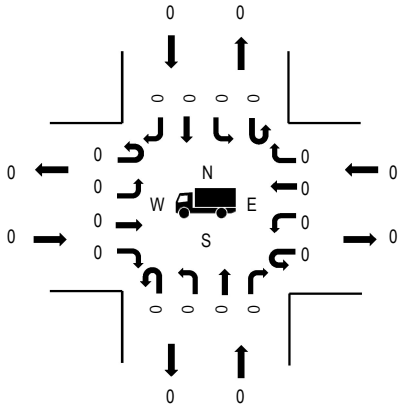
Location: 4 SAFRENO WAY & VINEYARD AVE PM
Date: Thursday, August 22, 2024
Peak Hour: 04:25 PM - 05:25 PM
Peak 15-Minutes: 05:10 PM - 05:25 PM

Peak Hour

Motorized Vehicles



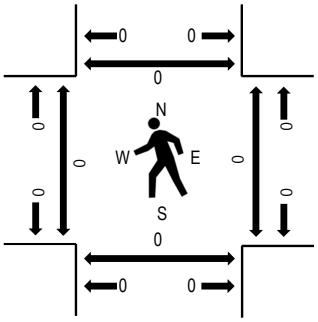
Heavy Vehicles



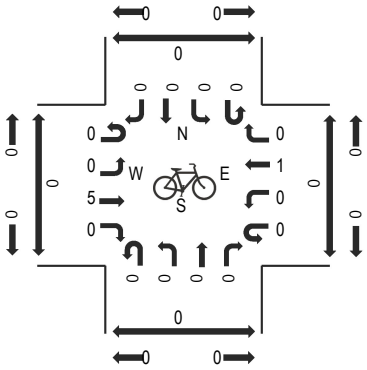
	HV%	PHF
EB	0.0%	0.88
WB	0.0%	0.86
NB	0.0%	0.50
SB	0.0%	0.00
All	0.0%	0.87

Note: Total study counts contained in parentheses.

Pedestrians



Bicycles on Road

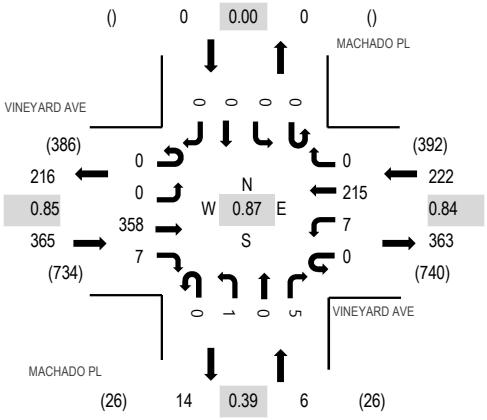


ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

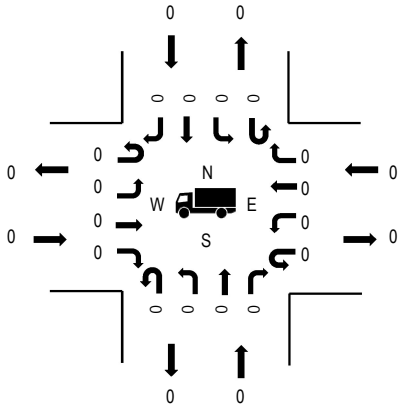
Location: 5 MACHADO PL & VINEYARD AVE PM
Date: Thursday, August 22, 2024
Peak Hour: 04:40 PM - 05:40 PM
Peak 15-Minutes: 05:10 PM - 05:25 PM

Peak Hour

Motorized Vehicles



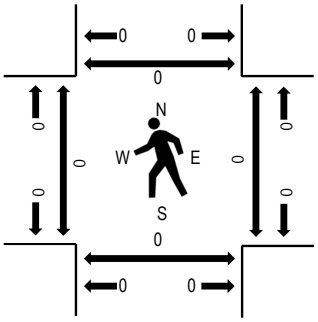
Heavy Vehicles



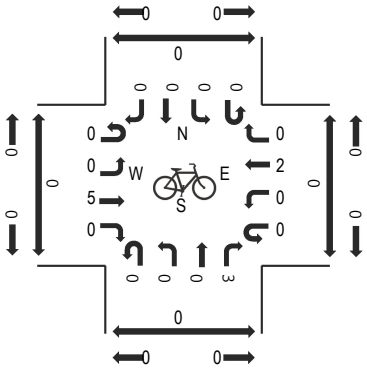
	HV%	PHF
EB	0.0%	0.85
WB	0.0%	0.84
NB	0.0%	0.39
SB	0.0%	0.00
All	0.0%	0.87

Note: Total study counts contained in parentheses.

Pedestrians

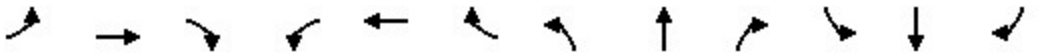


Bicycles on Road



Appendix C

Intersection Level of Service



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	194	8	2	544	0	21	0	0	2	0	3
Future Volume (veh/h)	0	194	8	2	544	0	21	0	0	2	0	3
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	213	9	2	598	0	23	0	0	2	0	3
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	351	1016	43	945	1068	905	406	0	0	269	0	35
Arrive On Green	0.00	0.57	0.49	0.57	0.57	0.00	0.18	0.00	0.00	0.18	0.00	0.04
Sat Flow, veh/h	820	1780	75	1159	1870	1585	1415	0	0	606	0	909
Grp Volume(v), veh/h	0	0	222	2	598	0	23	0	0	5	0	0
Grp Sat Flow(s),veh/h/ln	820	0	1855	1159	1870	1585	1415	0	0	1515	0	0
Q Serve(g_s), s	0.0	0.0	1.2	0.0	4.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0	1.2	1.2	4.1	0.0	0.3	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.00	0.40		0.60
Lane Grp Cap(c), veh/h	351	0	1059	945	1068	905	613	0	0	526	0	0
V/C Ratio(X)	0.00	0.00	0.21	0.00	0.56	0.00	0.04	0.00	0.00	0.01	0.00	0.00
Avail Cap(c_a), veh/h	1552	0	3775	2642	3806	3226	1247	0	0	1196	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0	2.2	2.4	2.8	0.0	8.1	0.0	0.0	8.9	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	0.0	2.3	2.4	3.2	0.0	8.1	0.0	0.0	8.9	0.0	0.0
LnGrp LOS			A	A	A		A			A		
Approach Vol, veh/h		222			600			23			5	
Approach Delay, s/veh		2.3			3.2			8.1			8.9	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	15.7	4.8	15.7	4.8
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	6.1	2.3	3.2	2.1
Green Ext Time (p_c), s	2.6	0.0	0.8	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	3.1
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	187	7	2	429	6	3
Future Vol, veh/h	187	7	2	429	6	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	231	9	2	530	7	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	240	0	765	231
Stage 1	-	-	-	-	231	-
Stage 2	-	-	-	-	535	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1327	-	371	808
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	587	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1327	-	370	808
Mov Cap-2 Maneuver	-	-	-	-	370	-
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	586	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.04	13.16
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	452	-	-	1327	-
HCM Lane V/C Ratio	0.025	-	-	0.002	-
HCM Control Delay (s/veh)	13.2	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	8	4	403	24	4
Future Vol, veh/h	183	8	4	403	24	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	213	9	5	469	28	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	222	0	695	217
Stage 1	-	-	-	-	217	-
Stage 2	-	-	-	-	478	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1347	-	408	822
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1347	-	407	822
Mov Cap-2 Maneuver	-	-	-	-	407	-
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	622	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.08	13.87
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	438	-	-	1347	-
HCM Lane V/C Ratio	0.074	-	-	0.003	-
HCM Control Delay (s/veh)	13.9	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	179	6	3	397	10	4
Future Vol, veh/h	179	6	3	397	10	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	213	7	4	473	12	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	220	0	696	217
Stage 1	-	-	-	-	217	-
Stage 2	-	-	-	-	480	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1349	-	407	823
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	623	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1349	-	406	823
Mov Cap-2 Maneuver	-	-	-	-	406	-
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	621	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.06	12.85
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	475	-	-	1349	-
HCM Lane V/C Ratio	0.035	-	-	0.003	-
HCM Control Delay (s/veh)	12.9	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	179	5	2	387	13	3
Future Vol, veh/h	179	5	2	387	13	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	218	6	2	472	16	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	224	0	695	218
Stage 1	-	-	-	-	218	-
Stage 2	-	-	-	-	477	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1344	-	408	821
Stage 1	-	-	-	-	818	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1344	-	407	821
Mov Cap-2 Maneuver	-	-	-	-	407	-
Stage 1	-	-	-	-	818	-
Stage 2	-	-	-	-	623	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.04	13.36
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	450	-	-	1344	-
HCM Lane V/C Ratio	0.043	-	-	0.002	-
HCM Control Delay (s/veh)	13.4	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

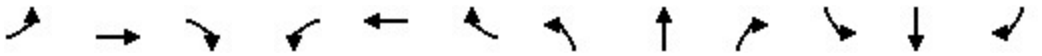
Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	192	3	5	367	11	4
Future Vol, veh/h	192	3	5	367	11	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	234	4	6	448	13	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	238	0	694	234
Stage 1	-	-	-	-	234	-
Stage 2	-	-	-	-	460	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1329	-	409	805
Stage 1	-	-	-	-	805	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1329	-	407	805
Mov Cap-2 Maneuver	-	-	-	-	407	-
Stage 1	-	-	-	-	805	-
Stage 2	-	-	-	-	633	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.1	12.99
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	469	-	-	1329	-
HCM Lane V/C Ratio	0.039	-	-	0.005	-
HCM Control Delay (s/veh)	13	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	200	8	2	560	0	21	0	0	2	0	3
Future Volume (veh/h)	0	200	8	2	560	0	21	0	0	2	0	3
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	220	9	2	615	0	23	0	0	2	0	3
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	351	1018	42	939	1068	905	406	0	0	269	0	35
Arrive On Green	0.00	0.57	0.49	0.57	0.57	0.00	0.18	0.00	0.00	0.18	0.00	0.04
Sat Flow, veh/h	807	1782	73	1152	1870	1585	1415	0	0	606	0	909
Grp Volume(v), veh/h	0	0	229	2	615	0	23	0	0	5	0	0
Grp Sat Flow(s),veh/h/ln	807	0	1855	1152	1870	1585	1415	0	0	1515	0	0
Q Serve(g_s), s	0.0	0.0	1.2	0.0	4.3	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0	1.2	1.3	4.3	0.0	0.3	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.00	0.40		0.60
Lane Grp Cap(c), veh/h	351	0	1059	939	1068	905	613	0	0	526	0	0
V/C Ratio(X)	0.00	0.00	0.22	0.00	0.58	0.00	0.04	0.00	0.00	0.01	0.00	0.00
Avail Cap(c_a), veh/h	1534	0	3776	2625	3806	3226	1247	0	0	1196	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0	2.2	2.5	2.8	0.0	8.1	0.0	0.0	8.9	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	0.0	2.3	2.5	3.3	0.0	8.1	0.0	0.0	8.9	0.0	0.0
LnGrp LOS			A	A	A		A			A		
Approach Vol, veh/h		229			617			23			5	
Approach Delay, s/veh		2.3			3.3			8.1			8.9	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	15.7	4.8	15.7	4.8
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	6.3	2.3	3.2	2.1
Green Ext Time (p_c), s	2.6	0.0	0.8	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	3.2
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	193	7	2	445	6	3
Future Vol, veh/h	193	7	2	445	6	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	238	9	2	549	7	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	247	0	793	238
Stage 1	-	-	-	-	238	-
Stage 2	-	-	-	-	554	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1319	-	358	801
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	575	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1319	-	357	801
Mov Cap-2 Maneuver	-	-	-	-	357	-
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	574	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.03	13.43
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	438	-	-	1319	-
HCM Lane V/C Ratio	0.025	-	-	0.002	-
HCM Control Delay (s/veh)	13.4	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	185	12	5	408	35	8
Future Vol, veh/h	185	12	5	408	35	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	215	14	6	474	41	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	229	0	708	222
Stage 1	-	-	-	-	222	-
Stage 2	-	-	-	-	486	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1339	-	401	817
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	618	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1339	-	399	817
Mov Cap-2 Maneuver	-	-	-	-	399	-
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	616	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.09	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	441	-	-	1339	-
HCM Lane V/C Ratio	0.113	-	-	0.004	-
HCM Control Delay (s/veh)	14.2	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	8	4	398	15	6
Future Vol, veh/h	183	8	4	398	15	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	218	10	5	474	18	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	227	0	706	223
Stage 1	-	-	-	-	223	-
Stage 2	-	-	-	-	483	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1341	-	402	817
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	620	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1341	-	401	817
Mov Cap-2 Maneuver	-	-	-	-	401	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	618	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.08	13.11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	469	-	-	1341	-
HCM Lane V/C Ratio	0.053	-	-	0.004	-
HCM Control Delay (s/veh)	13.1	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	185	5	2	389	13	3
Future Vol, veh/h	185	5	2	389	13	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	226	6	2	474	16	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	232	0	705	226
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	479	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1336	-	403	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	623	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1336	-	402	814
Mov Cap-2 Maneuver	-	-	-	-	402	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	622	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.04	13.48
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	444	-	-	1336	-
HCM Lane V/C Ratio	0.044	-	-	0.002	-
HCM Control Delay (s/veh)	13.5	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

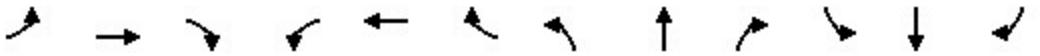
Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	198	3	5	369	11	4
Future Vol, veh/h	198	3	5	369	11	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	241	4	6	450	13	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	245	0	704	241
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	462	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1321	-	403	797
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	634	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1321	-	402	797
Mov Cap-2 Maneuver	-	-	-	-	402	-
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	631	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.1	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	463	-	-	1321	-
HCM Lane V/C Ratio	0.04	-	-	0.005	-
HCM Control Delay (s/veh)	13.1	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	220	10	2	700	0	40	0	0	2	0	10
Future Volume (veh/h)	10	220	10	2	700	0	40	0	0	2	0	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	11	242	11	2	769	0	44	0	0	2	0	11
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	521	1053	48	900	1110	941	401	0	0	192	0	93
Arrive On Green	0.59	0.59	0.52	0.59	0.59	0.00	0.11	0.00	0.00	0.11	0.00	0.07
Sat Flow, veh/h	700	1773	81	1127	1870	1585	1420	0	0	247	0	1358
Grp Volume(v), veh/h	11	0	253	2	769	0	44	0	0	13	0	0
Grp Sat Flow(s),veh/h/ln	700	0	1854	1127	1870	1585	1420	0	0	1605	0	0
Q Serve(g_s), s	0.3	0.0	1.5	0.0	6.7	0.0	0.5	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.0	0.0	1.5	1.6	6.7	0.0	0.6	0.0	0.0	0.2	0.0	0.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.00	0.15		0.85
Lane Grp Cap(c), veh/h	521	0	1101	900	1110	941	461	0	0	353	0	0
V/C Ratio(X)	0.02	0.00	0.23	0.00	0.69	0.00	0.10	0.00	0.00	0.04	0.00	0.00
Avail Cap(c_a), veh/h	1338	0	3266	2216	3295	2792	956	0	0	893	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	5.7	0.0	2.3	2.6	3.3	0.0	10.1	0.0	0.0	10.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	5.7	0.0	2.4	2.6	4.1	0.0	10.1	0.0	0.0	10.3	0.0	0.0
LnGrp LOS	A		A	A	A		B			B		
Approach Vol, veh/h		264			771			44			13	
Approach Delay, s/veh		2.5			4.1			10.1			10.3	
Approach LOS		A			A			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	18.1	5.6	18.1	5.6
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	8.7	2.6	9.0	2.2
Green Ext Time (p_c), s	3.6	0.0	1.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	4.0
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	211	7	2	583	6	3
Future Vol, veh/h	211	7	2	583	6	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	260	9	2	720	7	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	269	0	985	260
Stage 1	-	-	-	-	260	-
Stage 2	-	-	-	-	725	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1294	-	275	778
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	480	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1294	-	275	778
Mov Cap-2 Maneuver	-	-	-	-	275	-
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	479	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.03	15.62
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	350	-	-	1294	-
HCM Lane V/C Ratio	0.032	-	-	0.002	-
HCM Control Delay (s/veh)	15.6	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	207	8	4	557	24	4
Future Vol, veh/h	207	8	4	557	24	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	241	9	5	648	28	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	250	0	902	245
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	657	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1316	-	308	793
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	516	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1316	-	307	793
Mov Cap-2 Maneuver	-	-	-	-	307	-
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	514	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.06	16.84
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	336	-	-	1316	-
HCM Lane V/C Ratio	0.097	-	-	0.004	-
HCM Control Delay (s/veh)	16.8	-	-	7.7	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	203	6	3	551	10	4
Future Vol, veh/h	203	6	3	551	10	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	242	7	4	656	12	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	249	0	908	245
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	663	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1317	-	306	794
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1317	-	305	794
Mov Cap-2 Maneuver	-	-	-	-	305	-
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	511	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.04	15.19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	370	-	-	1317	-
HCM Lane V/C Ratio	0.045	-	-	0.003	-
HCM Control Delay (s/veh)	15.2	-	-	7.7	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	203	5	2	541	13	3
Future Vol, veh/h	203	5	2	541	13	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	248	6	2	660	16	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	254	0	912	248
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	665	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1311	-	304	791
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1311	-	303	791
Mov Cap-2 Maneuver	-	-	-	-	303	-
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	511	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.03	16.13
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	343	-	-	1311	-
HCM Lane V/C Ratio	0.057	-	-	0.002	-
HCM Control Delay (s/veh)	16.1	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

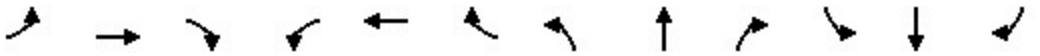
Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	216	3	5	521	11	4
Future Vol, veh/h	216	3	5	521	11	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	263	4	6	635	13	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	267	0	911	263
Stage 1	-	-	-	-	263	-
Stage 2	-	-	-	-	648	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1297	-	304	775
Stage 1	-	-	-	-	781	-
Stage 2	-	-	-	-	521	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1297	-	303	775
Mov Cap-2 Maneuver	-	-	-	-	303	-
Stage 1	-	-	-	-	781	-
Stage 2	-	-	-	-	518	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.07	15.48
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	362	-	-	1297	-
HCM Lane V/C Ratio	0.051	-	-	0.005	-
HCM Control Delay (s/veh)	15.5	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	226	10	2	716	0	40	0	0	2	0	10
Future Volume (veh/h)	10	226	10	2	716	0	40	0	0	2	0	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		1.00	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	11	248	11	2	787	0	44	0	0	2	0	11
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	512	1065	47	898	1122	951	395	0	0	189	0	93
Arrive On Green	0.60	0.60	0.53	0.60	0.60	0.00	0.11	0.00	0.00	0.11	0.00	0.07
Sat Flow, veh/h	688	1775	79	1120	1870	1585	1420	0	0	247	0	1359
Grp Volume(v), veh/h	11	0	259	2	787	0	44	0	0	13	0	0
Grp Sat Flow(s),veh/h/ln	688	0	1854	1120	1870	1585	1420	0	0	1606	0	0
Q Serve(g_s), s	0.3	0.0	1.6	0.0	7.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.3	0.0	1.6	1.6	7.0	0.0	0.7	0.0	0.0	0.2	0.0	0.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.00	0.15		0.85
Lane Grp Cap(c), veh/h	512	0	1113	898	1122	951	454	0	0	348	0	0
V/C Ratio(X)	0.02	0.00	0.23	0.00	0.70	0.00	0.10	0.00	0.00	0.04	0.00	0.00
Avail Cap(c_a), veh/h	1288	0	3206	2163	3234	2741	938	0	0	876	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	5.8	0.0	2.3	2.6	3.3	0.0	10.3	0.0	0.0	10.5	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	5.9	0.0	2.4	2.6	4.1	0.0	10.3	0.0	0.0	10.5	0.0	0.0
LnGrp LOS	A		A	A	A		B			B		
Approach Vol, veh/h		270			789			44			13	
Approach Delay, s/veh		2.5			4.1			10.3			10.5	
Approach LOS		A			A			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	18.5	5.6	18.5	5.6
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	9.0	2.7	9.3	2.2
Green Ext Time (p_c), s	3.8	0.0	1.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	4.1
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	217	7	2	599	6	3
Future Vol, veh/h	217	7	2	599	6	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	268	9	2	740	7	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	277	0	1012	268
Stage 1	-	-	-	-	268	-
Stage 2	-	-	-	-	744	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1286	-	265	771
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	470	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1286	-	264	771
Mov Cap-2 Maneuver	-	-	-	-	264	-
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	469	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.03	15.99
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	339	-	-	1286	-
HCM Lane V/C Ratio	0.033	-	-	0.002	-
HCM Control Delay (s/veh)	16	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	209	12	5	562	35	8
Future Vol, veh/h	209	12	5	562	35	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	243	14	6	653	41	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	257	0	915	250
Stage 1	-	-	-	-	250	-
Stage 2	-	-	-	-	665	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1308	-	303	789
Stage 1	-	-	-	-	792	-
Stage 2	-	-	-	-	511	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1308	-	301	789
Mov Cap-2 Maneuver	-	-	-	-	301	-
Stage 1	-	-	-	-	792	-
Stage 2	-	-	-	-	509	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.07	17.38
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	341	-	-	1308	-
HCM Lane V/C Ratio	0.147	-	-	0.004	-
HCM Control Delay (s/veh)	17.4	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	207	8	4	552	15	6
Future Vol, veh/h	207	8	4	552	15	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	246	10	5	657	18	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	256	0	918	251
Stage 1	-	-	-	-	251	-
Stage 2	-	-	-	-	667	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1309	-	302	787
Stage 1	-	-	-	-	791	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1309	-	301	787
Mov Cap-2 Maneuver	-	-	-	-	301	-
Stage 1	-	-	-	-	791	-
Stage 2	-	-	-	-	509	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.06	15.59
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	365	-	-	1309	-
HCM Lane V/C Ratio	0.068	-	-	0.004	-
HCM Control Delay (s/veh)	15.6	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	209	5	2	543	13	3
Future Vol, veh/h	209	5	2	543	13	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	255	6	2	662	16	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	261	0	922	255
Stage 1	-	-	-	-	255	-
Stage 2	-	-	-	-	667	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1303	-	300	784
Stage 1	-	-	-	-	788	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1303	-	299	784
Mov Cap-2 Maneuver	-	-	-	-	299	-
Stage 1	-	-	-	-	788	-
Stage 2	-	-	-	-	509	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.03	16.28
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	339	-	-	1303	-
HCM Lane V/C Ratio	0.058	-	-	0.002	-
HCM Control Delay (s/veh)	16.3	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	222	3	5	523	11	4
Future Vol, veh/h	222	3	5	523	11	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	271	4	6	638	13	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	274	0	921	271
Stage 1	-	-	-	-	271	-
Stage 2	-	-	-	-	650	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1289	-	300	768
Stage 1	-	-	-	-	775	-
Stage 2	-	-	-	-	520	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1289	-	299	768
Mov Cap-2 Maneuver	-	-	-	-	299	-
Stage 1	-	-	-	-	775	-
Stage 2	-	-	-	-	517	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.07	15.62
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	357	-	-	1289	-
HCM Lane V/C Ratio	0.051	-	-	0.005	-
HCM Control Delay (s/veh)	15.6	-	-	7.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	365	9	0	242	2	5	0	1	0	0	4
Future Volume (veh/h)	1	365	9	0	242	2	5	0	1	0	0	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1	406	10	0	269	2	6	0	1	0	0	4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	922	1054	26	357	1085	900	359	0	5	0	0	36
Arrive On Green	0.58	0.58	0.50	0.00	0.58	0.58	0.17	0.00	0.02	0.00	0.00	0.02
Sat Flow, veh/h	1108	1816	45	970	1870	1551	1202	0	200	0	0	1575
Grp Volume(v), veh/h	1	0	416	0	269	2	7	0	0	0	0	4
Grp Sat Flow(s),veh/h/ln	1108	0	1861	970	1870	1551	1402	0	0	0	0	1575
Q Serve(g_s), s	0.0	0.0	2.4	0.0	1.4	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Cycle Q Clear(g_c), s	1.4	0.0	2.4	0.0	1.4	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Prop In Lane	1.00		0.02	1.00		1.00	0.86		0.14	0.00		1.00
Lane Grp Cap(c), veh/h	922	0	1080	357	1085	900	572	0	0	0	0	36
V/C Ratio(X)	0.00	0.00	0.39	0.00	0.25	0.00	0.01	0.00	0.00	0.00	0.00	0.11
Avail Cap(c_a), veh/h	2571	0	3849	1801	3868	3208	1245	0	0	0	0	781
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	2.4	0.0	2.3	0.0	2.1	1.8	8.4	0.0	0.0	0.0	0.0	9.6
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.4	0.0	2.5	0.0	2.2	1.8	8.4	0.0	0.0	0.0	0.0	10.1
LnGrp LOS	A		A		A	A	A					B
Approach Vol, veh/h		417			271			7			4	
Approach Delay, s/veh		2.5			2.2			8.4			10.1	
Approach LOS		A			A			A			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	15.7	4.5	15.7	4.5
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	3.4	2.1	4.4	2.1
Green Ext Time (p_c), s	1.0	0.0	1.7	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	2.5
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	383	4	5	221	3	5
Future Vol, veh/h	383	4	5	221	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	430	4	6	248	3	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	435	0	690	430
Stage 1	-	-	-	-	430	-
Stage 2	-	-	-	-	260	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1125	-	411	625
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	784	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1125	-	409	625
Mov Cap-2 Maneuver	-	-	-	-	409	-
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	780	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.18	12.02
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	522	-	-	1125	-
HCM Lane V/C Ratio	0.017	-	-	0.005	-
HCM Control Delay (s/veh)	12	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	373	13	6	224	7	1
Future Vol, veh/h	373	13	6	224	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	434	15	7	260	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	449	0	716	441
Stage 1	-	-	-	-	441	-
Stage 2	-	-	-	-	274	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1112	-	397	616
Stage 1	-	-	-	-	648	-
Stage 2	-	-	-	-	772	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1112	-	394	616
Mov Cap-2 Maneuver	-	-	-	-	394	-
Stage 1	-	-	-	-	648	-
Stage 2	-	-	-	-	767	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.22	13.92
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	413	-	-	1112	-
HCM Lane V/C Ratio	0.023	-	-	0.006	-
HCM Control Delay (s/veh)	13.9	-	-	8.3	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	373	7	3	218	6	4
Future Vol, veh/h	373	7	3	218	6	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	424	8	3	248	7	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	432	0	682	428
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	255	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1128	-	415	627
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	788	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1128	-	414	627
Mov Cap-2 Maneuver	-	-	-	-	414	-
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	786	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.11	12.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	479	-	-	1128	-
HCM Lane V/C Ratio	0.024	-	-	0.003	-
HCM Control Delay (s/veh)	12.7	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	359	11	4	216	8	3
Future Vol, veh/h	359	11	4	216	8	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	413	13	5	248	9	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	425	0	670	413
Stage 1	-	-	-	-	413	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1134	-	422	639
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	786	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1134	-	420	639
Mov Cap-2 Maneuver	-	-	-	-	420	-
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	782	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.15	12.98
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	464	-	-	1134	-
HCM Lane V/C Ratio	0.027	-	-	0.004	-
HCM Control Delay (s/veh)	13	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	358	7	7	215	1	5
Future Vol, veh/h	358	7	7	215	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	411	8	8	247	1	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	420	0	675	411
Stage 1	-	-	-	-	411	-
Stage 2	-	-	-	-	263	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1140	-	420	640
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	781	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1140	-	417	640
Mov Cap-2 Maneuver	-	-	-	-	417	-
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	775	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.26	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	588	-	-	1140	-
HCM Lane V/C Ratio	0.012	-	-	0.007	-
HCM Control Delay (s/veh)	11.2	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	384	9	0	252	2	5	0	1	0	0	4
Future Volume (veh/h)	1	384	9	0	252	2	5	0	1	0	0	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1	427	10	0	280	2	6	0	1	0	0	4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	913	1055	25	357	1085	900	359	0	5	0	0	36
Arrive On Green	0.58	0.58	0.50	0.00	0.58	0.58	0.17	0.00	0.02	0.00	0.00	0.02
Sat Flow, veh/h	1097	1819	43	952	1870	1551	1202	0	200	0	0	1575
Grp Volume(v), veh/h	1	0	437	0	280	2	7	0	0	0	0	4
Grp Sat Flow(s),veh/h/ln	1097	0	1862	952	1870	1551	1402	0	0	0	0	1575
Q Serve(g_s), s	0.0	0.0	2.6	0.0	1.5	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Cycle Q Clear(g_c), s	1.5	0.0	2.6	0.0	1.5	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Prop In Lane	1.00		0.02	1.00		1.00	0.86		0.14	0.00		1.00
Lane Grp Cap(c), veh/h	913	0	1080	357	1085	900	572	0	0	0	0	36
V/C Ratio(X)	0.00	0.00	0.40	0.00	0.26	0.00	0.01	0.00	0.00	0.00	0.00	0.11
Avail Cap(c_a), veh/h	2545	0	3850	1773	3868	3208	1245	0	0	0	0	781
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	2.5	0.0	2.3	0.0	2.1	1.8	8.4	0.0	0.0	0.0	0.0	9.6
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.5	0.0	2.6	0.0	2.2	1.8	8.4	0.0	0.0	0.0	0.0	10.1
LnGrp LOS	A		A		A	A	A					B
Approach Vol, veh/h		438			282			7			4	
Approach Delay, s/veh		2.6			2.2			8.4			10.1	
Approach LOS		A			A			A			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	15.7	4.5	15.7	4.5
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	3.5	2.1	4.6	2.1
Green Ext Time (p_c), s	1.0	0.0	1.8	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	2.5
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	402	4	5	231	3	5
Future Vol, veh/h	402	4	5	231	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	452	4	6	260	3	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	456	0	722	452
Stage 1	-	-	-	-	452	-
Stage 2	-	-	-	-	271	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1105	-	393	608
Stage 1	-	-	-	-	641	-
Stage 2	-	-	-	-	775	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1105	-	391	608
Mov Cap-2 Maneuver	-	-	-	-	391	-
Stage 1	-	-	-	-	641	-
Stage 2	-	-	-	-	771	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.18	12.28
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	503	-	-	1105	-
HCM Lane V/C Ratio	0.018	-	-	0.005	-
HCM Control Delay (s/veh)	12.3	-	-	8.3	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	379	26	10	227	14	4
Future Vol, veh/h	379	26	10	227	14	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	441	30	12	264	16	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	471	0	743	456
Stage 1	-	-	-	-	456	-
Stage 2	-	-	-	-	287	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1091	-	383	605
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	762	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1091	-	378	605
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	753	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.35	14.19
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	413	-	-	1091	-
HCM Lane V/C Ratio	0.051	-	-	0.011	-
HCM Control Delay (s/veh)	14.2	-	-	8.3	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	376	13	5	222	9	5
Future Vol, veh/h	376	13	5	222	9	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	427	15	6	252	10	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	442	0	698	435
Stage 1	-	-	-	-	435	-
Stage 2	-	-	-	-	264	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1118	-	406	621
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	780	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1118	-	404	621
Mov Cap-2 Maneuver	-	-	-	-	404	-
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	777	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.18	13.07
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	462	-	-	1118	-
HCM Lane V/C Ratio	0.034	-	-	0.005	-
HCM Control Delay (s/veh)	13.1	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	363	11	4	222	8	3
Future Vol, veh/h	363	11	4	222	8	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	417	13	5	255	9	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	430	0	682	417
Stage 1	-	-	-	-	417	-
Stage 2	-	-	-	-	264	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1130	-	416	636
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	780	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1130	-	414	636
Mov Cap-2 Maneuver	-	-	-	-	414	-
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	777	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.15	13.09
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	457	-	-	1130	-
HCM Lane V/C Ratio	0.028	-	-	0.004	-
HCM Control Delay (s/veh)	13.1	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	362	7	7	221	1	5
Future Vol, veh/h	362	7	7	221	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	416	8	8	254	1	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	424	0	686	416
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	270	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1135	-	413	637
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	775	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1135	-	410	637
Mov Cap-2 Maneuver	-	-	-	-	410	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	770	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.25	11.25
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	583	-	-	1135	-
HCM Lane V/C Ratio	0.012	-	-	0.007	-
HCM Control Delay (s/veh)	11.2	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	700	10	0	300	10	30	0	10	0	0	10
Future Volume (veh/h)	1	700	10	0	300	10	30	0	10	0	0	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1	778	11	0	333	11	33	0	11	0	0	11
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	829	1108	16	294	1127	935	331	0	25	0	0	111
Arrive On Green	0.60	0.60	0.53	0.00	0.60	0.60	0.19	0.00	0.07	0.00	0.00	0.07
Sat Flow, veh/h	1037	1839	26	687	1870	1551	1039	0	346	0	0	1573
Grp Volume(v), veh/h	1	0	789	0	333	11	44	0	0	0	0	11
Grp Sat Flow(s),veh/h/ln	1037	0	1865	687	1870	1551	1386	0	0	0	0	1573
Q Serve(g_s), s	0.0	0.0	7.1	0.0	2.1	0.1	0.7	0.0	0.0	0.0	0.0	0.2
Cycle Q Clear(g_c), s	2.1	0.0	7.1	0.0	2.1	0.1	0.8	0.0	0.0	0.0	0.0	0.2
Prop In Lane	1.00		0.01	1.00		1.00	0.75		0.25	0.00		1.00
Lane Grp Cap(c), veh/h	829	0	1124	294	1127	935	525	0	0	0	0	111
V/C Ratio(X)	0.00	0.00	0.70	0.00	0.30	0.01	0.08	0.00	0.00	0.00	0.00	0.10
Avail Cap(c_a), veh/h	1969	0	3174	1049	3183	2640	1009	0	0	0	0	642
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	2.9	0.0	3.4	0.0	2.4	1.9	9.9	0.0	0.0	0.0	0.0	10.7
Incr Delay (d2), s/veh	0.0	0.0	0.8	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.3	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.9	0.0	4.2	0.0	2.5	2.0	10.0	0.0	0.0	0.0	0.0	10.8
LnGrp LOS	A		A		A	A	A					B
Approach Vol, veh/h		790			344			44			11	
Approach Delay, s/veh		4.2			2.5			10.0			10.8	
Approach LOS		A			A			A			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	18.8	5.7	18.8	5.7
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	4.1	2.8	9.1	2.2
Green Ext Time (p_c), s	1.3	0.0	3.9	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	4.0
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	727	4	5	287	3	5
Future Vol, veh/h	727	4	5	287	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	817	4	6	322	3	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	821	0	1151	817
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	334	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	808	-	219	376
Stage 1	-	-	-	-	434	-
Stage 2	-	-	-	-	726	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	808	-	217	376
Mov Cap-2 Maneuver	-	-	-	-	217	-
Stage 1	-	-	-	-	434	-
Stage 2	-	-	-	-	721	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.16	17.57
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	295	-	-	808	-
HCM Lane V/C Ratio	0.03	-	-	0.007	-
HCM Control Delay (s/veh)	17.6	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	717	13	6	290	7	1
Future Vol, veh/h	717	13	6	290	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	834	15	7	337	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	849	0	1192	841
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	351	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	789	-	207	365
Stage 1	-	-	-	-	423	-
Stage 2	-	-	-	-	713	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	789	-	205	365
Mov Cap-2 Maneuver	-	-	-	-	205	-
Stage 1	-	-	-	-	423	-
Stage 2	-	-	-	-	706	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.19	22.36
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	217	-	-	789	-
HCM Lane V/C Ratio	0.043	-	-	0.009	-
HCM Control Delay (s/veh)	22.4	-	-	9.6	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	717	7	3	284	6	4
Future Vol, veh/h	717	7	3	284	6	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	815	8	3	323	7	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	823	0	1148	819
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	330	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	807	-	220	376
Stage 1	-	-	-	-	433	-
Stage 2	-	-	-	-	729	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	807	-	219	376
Mov Cap-2 Maneuver	-	-	-	-	219	-
Stage 1	-	-	-	-	433	-
Stage 2	-	-	-	-	726	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.1	19.33
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	263	-	-	807	-
HCM Lane V/C Ratio	0.043	-	-	0.004	-
HCM Control Delay (s/veh)	19.3	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	703	11	4	282	8	3
Future Vol, veh/h	703	11	4	282	8	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	808	13	5	324	9	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	821	0	1141	808
Stage 1	-	-	-	-	808	-
Stage 2	-	-	-	-	333	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	808	-	222	381
Stage 1	-	-	-	-	438	-
Stage 2	-	-	-	-	726	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	808	-	221	381
Mov Cap-2 Maneuver	-	-	-	-	221	-
Stage 1	-	-	-	-	438	-
Stage 2	-	-	-	-	722	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.13	20.22
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	249	-	-	808	-
HCM Lane V/C Ratio	0.051	-	-	0.006	-
HCM Control Delay (s/veh)	20.2	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

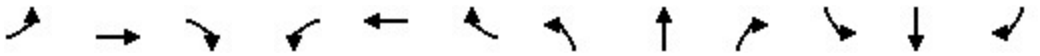
Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	702	7	7	281	1	5
Future Vol, veh/h	702	7	7	281	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	807	8	8	323	1	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	815	0	1146	807
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	339	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	812	-	220	381
Stage 1	-	-	-	-	439	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	812	-	218	381
Mov Cap-2 Maneuver	-	-	-	-	218	-
Stage 1	-	-	-	-	439	-
Stage 2	-	-	-	-	714	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.23	15.83
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	339	-	-	812	-
HCM Lane V/C Ratio	0.02	-	-	0.01	-
HCM Control Delay (s/veh)	15.8	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	719	10	0	310	10	30	0	10	0	0	10
Future Volume (veh/h)	1	719	10	0	310	10	30	0	10	0	0	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1	799	11	0	344	11	33	0	11	0	0	11
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	823	1123	15	287	1141	947	325	0	24	0	0	111
Arrive On Green	0.61	0.61	0.54	0.00	0.61	0.61	0.19	0.00	0.07	0.00	0.00	0.07
Sat Flow, veh/h	1026	1840	25	673	1870	1551	1038	0	346	0	0	1573
Grp Volume(v), veh/h	1	0	810	0	344	11	44	0	0	0	0	11
Grp Sat Flow(s),veh/h/ln	1026	0	1865	673	1870	1551	1385	0	0	0	0	1573
Q Serve(g_s), s	0.0	0.0	7.5	0.0	2.2	0.1	0.7	0.0	0.0	0.0	0.0	0.2
Cycle Q Clear(g_c), s	2.2	0.0	7.5	0.0	2.2	0.1	0.8	0.0	0.0	0.0	0.0	0.2
Prop In Lane	1.00		0.01	1.00		1.00	0.75		0.25	0.00		1.00
Lane Grp Cap(c), veh/h	823	0	1138	287	1141	947	515	0	0	0	0	111
V/C Ratio(X)	0.00	0.00	0.71	0.00	0.30	0.01	0.09	0.00	0.00	0.00	0.00	0.10
Avail Cap(c_a), veh/h	1905	0	3104	997	3113	2582	986	0	0	0	0	628
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	2.9	0.0	3.4	0.0	2.3	1.9	10.2	0.0	0.0	0.0	0.0	10.9
Incr Delay (d2), s/veh	0.0	0.0	0.8	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.3	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.9	0.0	4.2	0.0	2.5	1.9	10.2	0.0	0.0	0.0	0.0	11.0
LnGrp LOS	A		A		A	A	B					B
Approach Vol, veh/h		811			355			44			11	
Approach Delay, s/veh		4.2			2.5			10.2			11.0	
Approach LOS		A			A			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	19.3	5.8	19.3	5.8
Change Period (Y+Rc), s	5.7	4.0	5.7	4.0
Max Green Setting (Gmax), s	40.0	10.0	40.0	10.0
Max Q Clear Time (g_c+I1), s	4.2	2.8	9.5	2.2
Green Ext Time (p_c), s	1.3	0.0	4.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	4.0
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	746	4	5	297	3	5
Future Vol, veh/h	746	4	5	297	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	135	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	838	4	6	334	3	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	843	0	1183	838
Stage 1	-	-	-	-	838	-
Stage 2	-	-	-	-	345	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	793	-	209	366
Stage 1	-	-	-	-	424	-
Stage 2	-	-	-	-	717	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	793	-	208	366
Mov Cap-2 Maneuver	-	-	-	-	208	-
Stage 1	-	-	-	-	424	-
Stage 2	-	-	-	-	712	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.16	18.05
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	285	-	-	793	-
HCM Lane V/C Ratio	0.032	-	-	0.007	-
HCM Control Delay (s/veh)	18.1	-	-	9.6	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	723	26	10	293	14	4
Future Vol, veh/h	723	26	10	293	14	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	841	30	12	341	16	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	871	0	1220	856
Stage 1	-	-	-	-	856	-
Stage 2	-	-	-	-	364	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	774	-	199	358
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	703	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	774	-	196	358
Mov Cap-2 Maneuver	-	-	-	-	196	-
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	692	-

Approach	EB	WB	NB
HCM Control Delay, s/veh	0	0.32	23.28
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	218	-	-	774	-
HCM Lane V/C Ratio	0.096	-	-	0.015	-
HCM Control Delay (s/veh)	23.3	-	-	9.7	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	720	13	5	288	9	5
Future Vol, veh/h	720	13	5	288	9	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	818	15	6	327	10	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	833	0	1164	826
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	339	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	800	-	215	372
Stage 1	-	-	-	-	430	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	800	-	213	372
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	430	-
Stage 2	-	-	-	-	717	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.16	20.26
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	252	-	-	800	-
HCM Lane V/C Ratio	0.063	-	-	0.007	-
HCM Control Delay (s/veh)	20.3	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	707	11	4	288	8	3
Future Vol, veh/h	707	11	4	288	8	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	60	80	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	813	13	5	331	9	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	825	0	1153	813
Stage 1	-	-	-	-	813	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	805	-	218	379
Stage 1	-	-	-	-	436	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	805	-	217	379
Mov Cap-2 Maneuver	-	-	-	-	217	-
Stage 1	-	-	-	-	436	-
Stage 2	-	-	-	-	717	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.13	20.45
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	246	-	-	805	-
HCM Lane V/C Ratio	0.051	-	-	0.006	-
HCM Control Delay (s/veh)	20.5	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	706	7	7	287	1	5
Future Vol, veh/h	706	7	7	287	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	70	190	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	811	8	8	330	1	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	820	0	1157	811
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	346	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	809	-	217	379
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	809	-	215	379
Mov Cap-2 Maneuver	-	-	-	-	215	-
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	709	-

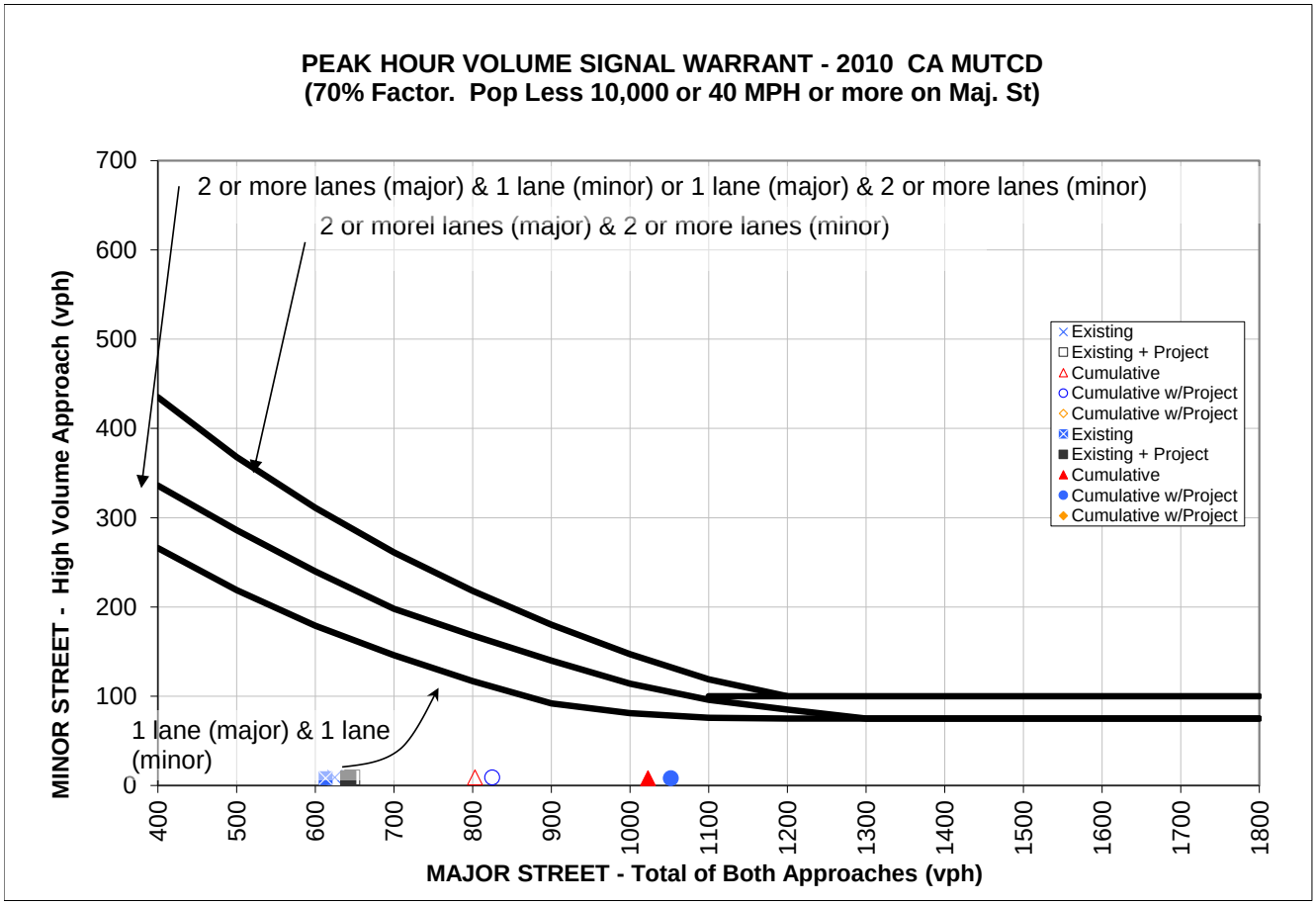
Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.23	15.93
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	336	-	-	809	-
HCM Lane V/C Ratio	0.021	-	-	0.01	-
HCM Control Delay (s/veh)	15.9	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Appendix D

Signal Warrant Sheets

Vineyard Avenue & Vineyard Terrace



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD - Over 40 MPH

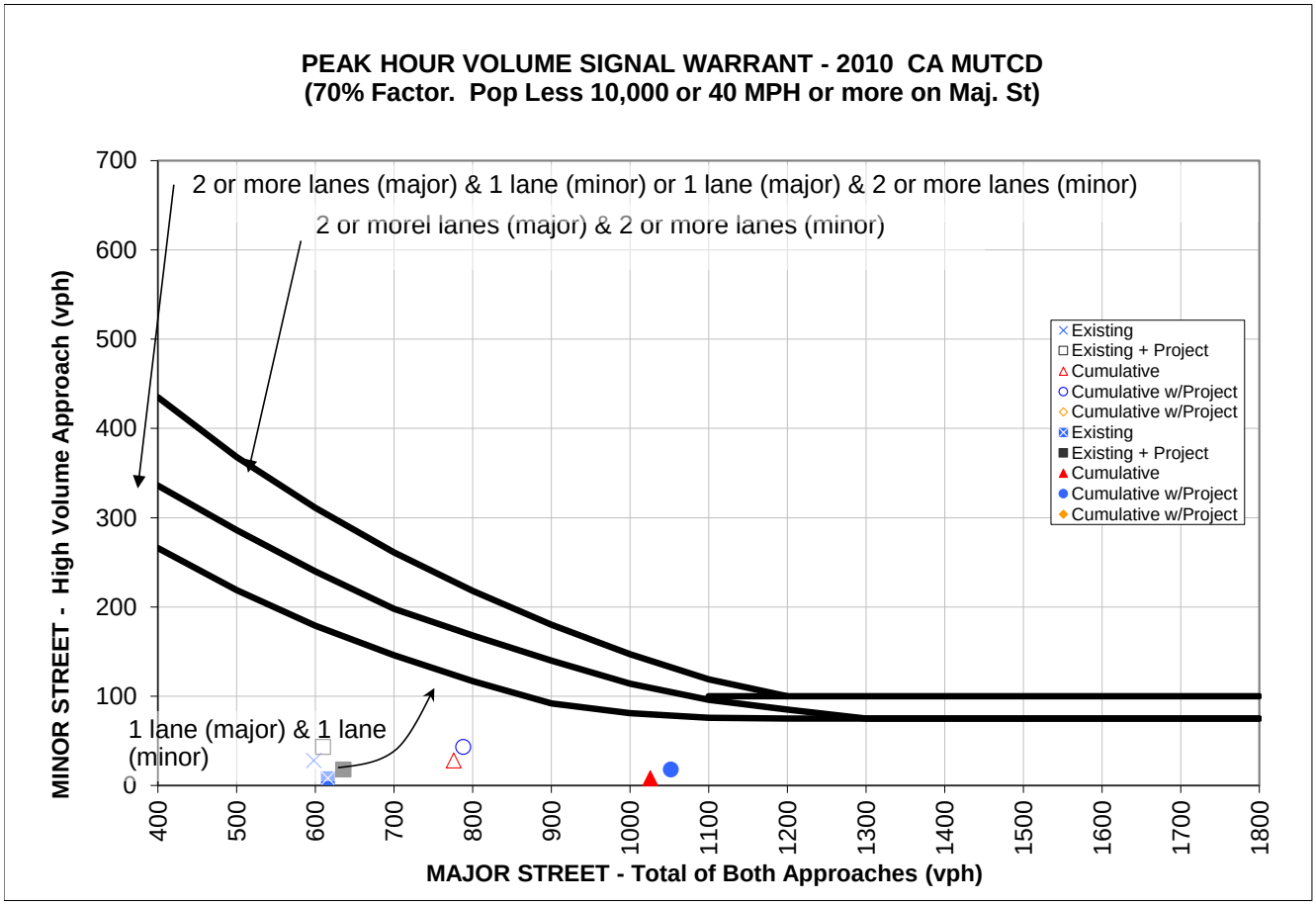
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		625	647	803	825
Minor Street - Highest Approach	Vineyard Terrace	x		9	9	9	9
Warrant Met?				no	no	no	no

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		613	642	1023	1052
Minor Street - Highest Approach	Vineyard Terrace	x		8	8	8	8
Warrant Met?				no	no	no	no

Vineyard Avenue & Thiessen Street



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD - Over 40 MPH

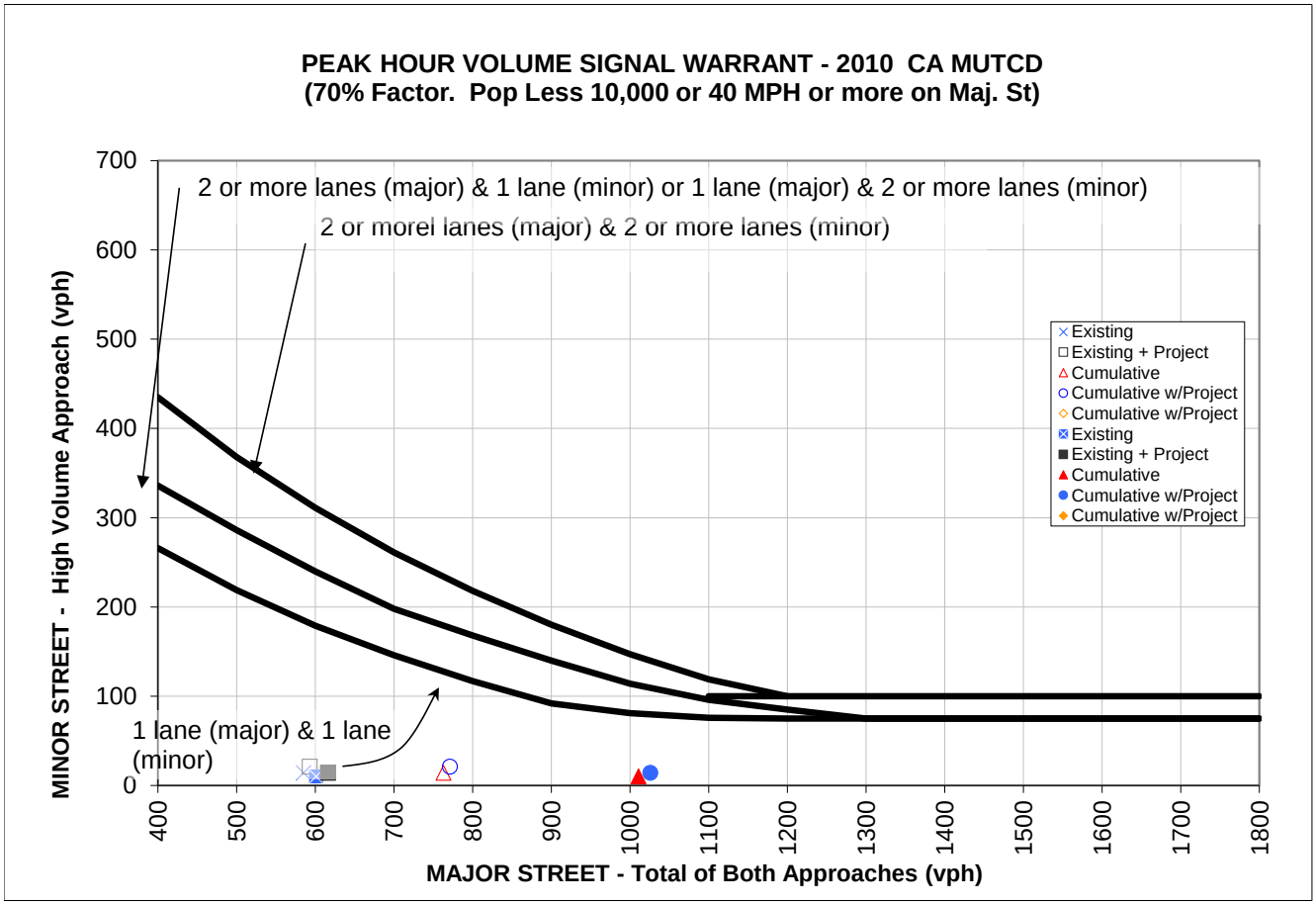
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		598	610	776	788
Minor Street - Highest Approach	Thiessen St	x		28	43	28	43
			Warrant Met?	no	no	no	no

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		616	636	1026	1052
Minor Street - Highest Approach	Thiessen St	x		8	18	8	18
			Warrant Met?	no	no	no	no

Vineyard Avenue & Manoir Lane



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD - Over 40 MPH

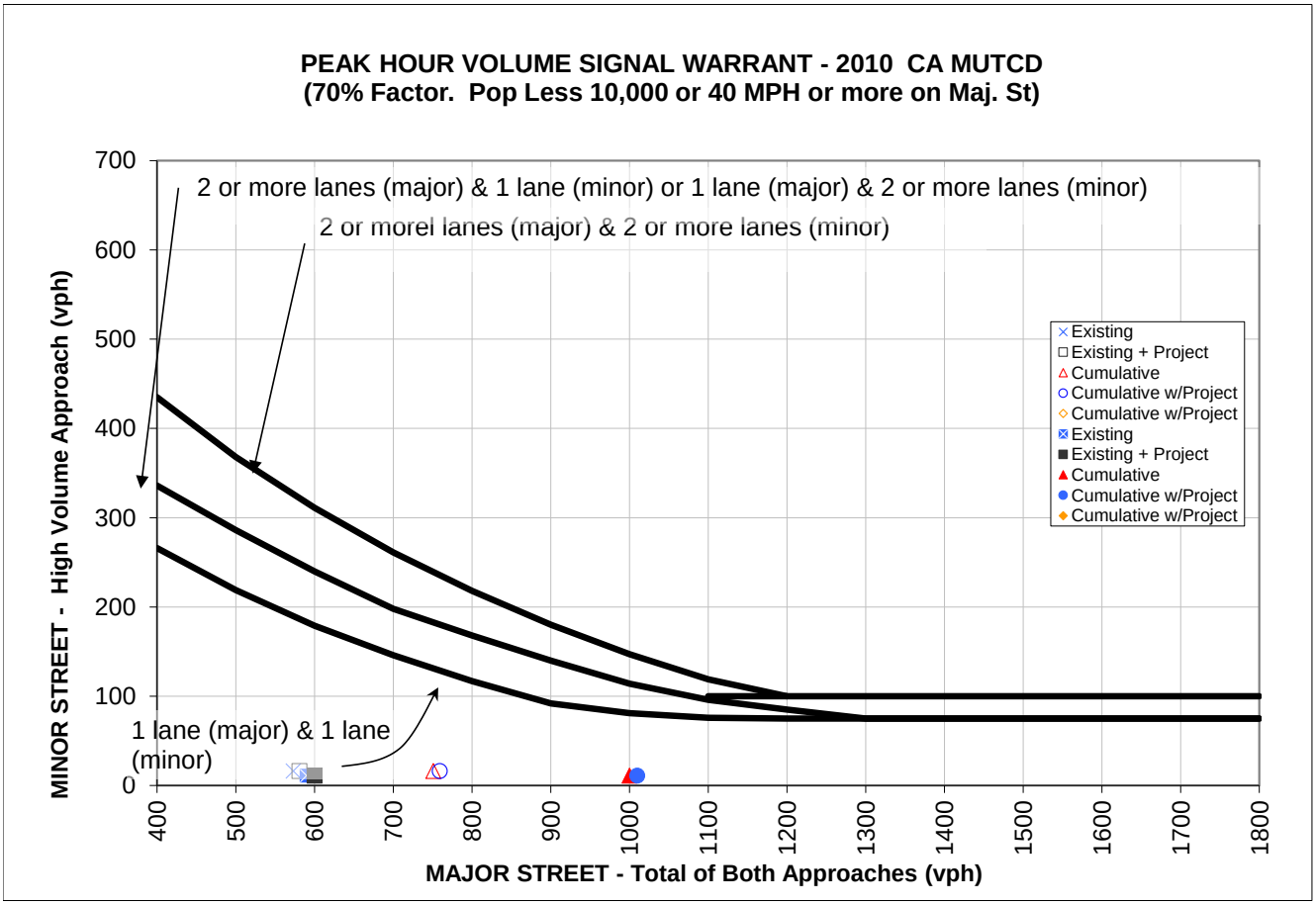
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		585	593	763	771
Minor Street - Highest Approach	Manoir Lane	x		14	21	14	21
		Warrant Met?		no	no	no	no

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		601	616	1011	1026
Minor Street - Highest Approach	Manoir Lane	x		10	14	10	14
		Warrant Met?		no	no	no	no

Vineyard Avenue & Safreno Way



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD - Over 40 MPH

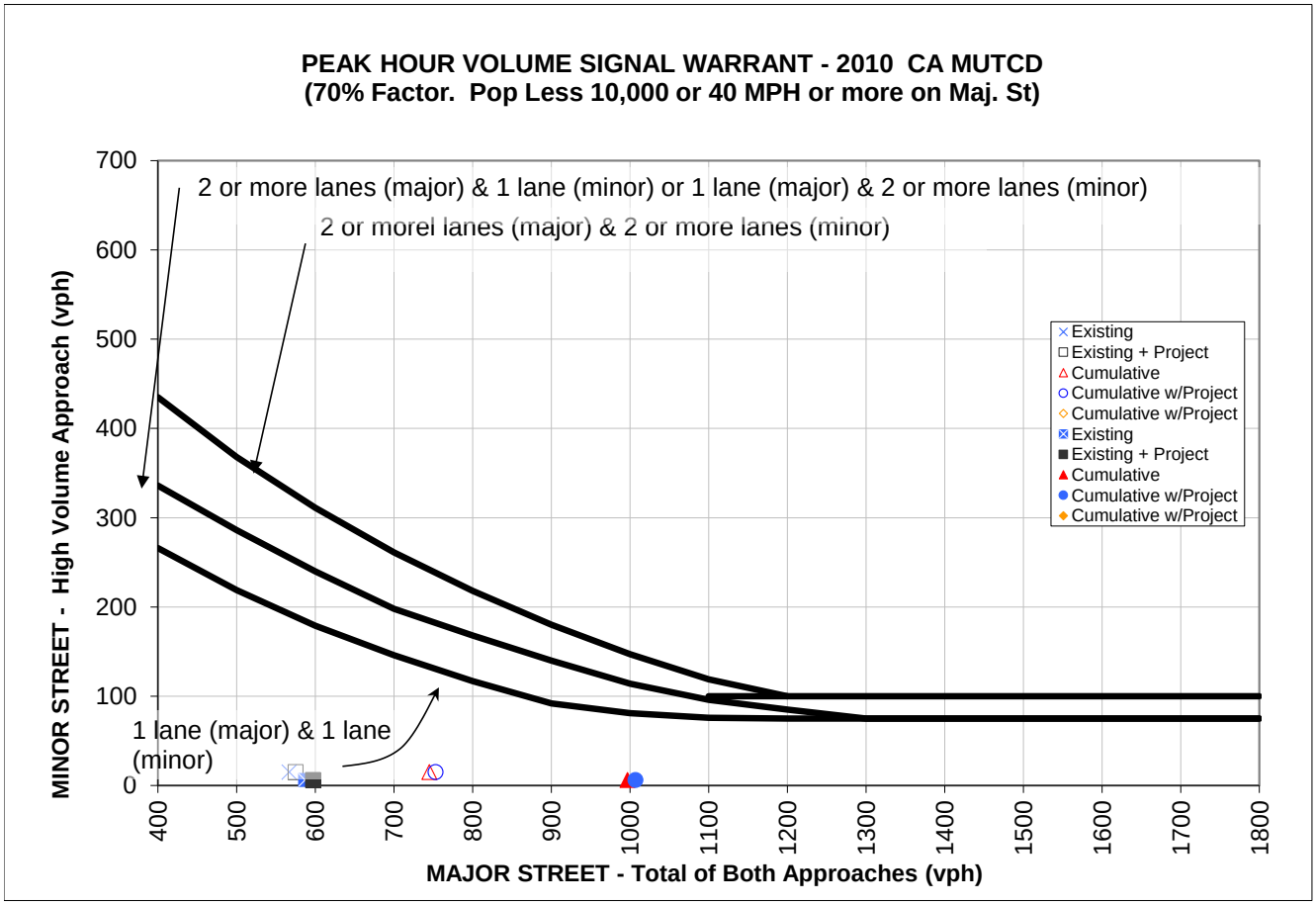
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		573	581	751	759
Minor Street - Highest Approach	Safreno Way	x		16	16	16	16
Warrant Met?				no	no	no	no

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project
Major Street - Both Approaches	Vineyard Ave	x		590	600	1000	1010
Minor Street - Highest Approach	Safreno Way	x		11	11	11	11
Warrant Met?				no	no	no	no

Vineyard Avenue & Machado Place



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD - Over 40 MPH

AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project	
Major Street - Both Approaches	Vineyard Ave	x		567	575	745	753	
Minor Street - Highest Approach	Machado Place	x		15	15	15	15	
	Warrant Met?			no	no	no	no	

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Existing	Existing + Project	Cumulative	Cumulative w/Project	
Major Street - Both Approaches	Vineyard Ave	x		587	597	997	1007	
Minor Street - Highest Approach	Machado Place	x		6	6	6	6	
	Warrant Met?			no	no	no	no	

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 9, 2025
Item 7

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time:	Fourth Monday of every other month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative:	Commissioner Jain
Alternate:	Commissioner Pace
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time:	First Monday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time:	Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location:	Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact:	Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time:	Third Thursday of each month at 7:30 a.m.
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioners Wedge and Mohan
Alternate:	Commissioner Jagoe
Staff Contact:	Sarah Hosterman, Landscape Architect Asst., 931-5514

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time:	First Wednesday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time:	First Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time:	Second Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time:	Second Wednesday of each month at 7 p.m., September-May
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Nicole Thomas, Recreation Supervisor, 931-3432

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 9, 2025
Item 8

SUBJECT: Future Planning Calendar

Continued from May 28, 2025 - P25-0192, City of Pleasanton, Innovation-based Businesses (IBB) Zoning Text Amendments - Application to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the C-R(p), I-P, I-G, O, PUD-C (Johnson Drive Economic Development Zone), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses.

P22-0902, William Wood Architects for Hana Japan Restaurant - Consideration of adoption of the Initial Study/Mitigated Negative Declaration prepared under CEQA Guidelines and approval of a design review application for the construction of an approximately 6,445-square-foot restaurant with on- and off-site improvements located at 1991 Dublin Canyon Road (APN 941-1710-10-1). ZONING is Central Commercial (C-C) and Planned Unit Development - Commercial Office (PUD-C) Districts.

P25-0244, Kevin Crow, Ballistic United Soccer Club (BUSC) - Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds located at 4501 Pleasanton Avenue. Zoning for the site is Public & Institutional (P) District.